



Department of Planning and Building San Luis Obispo County

County Government Center
San Luis Obispo
California 93408
(805) 549-5600

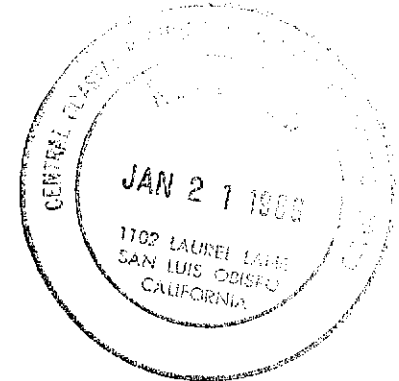
Paul C. Crawford, AICP
Director

January 21, 1988

Mr. Roger Briggs
California Regional Water Quality Control Board
1102A Laurel Lane
San Luis Obispo, CA 93401

Dear Mr. Briggs:

SUBJECT: LOS OSOS MORATORIUM



This is intended to summarize the conclusions reached at our meeting on January 21, 1988, which included John Goni and Jay Kano of your staff, Tim Mazzacano, county Director of Environmental Health, Fred Norton and Doug Morris of my staff, you and I. We met to clarify the provisions of your Board's order of January 8, and agreed upon the following points, all of which resulted from the basic understanding that the order of the Regional Water Quality Control Board prohibits this office from issuing any construction permits which would result in new sewage discharge or increases in discharge from existing sewage disposal systems within the prohibition area.

1. Independent structures without toilets or other plumbing fixtures (e.g. detached garages) may be approved.
2. Additions to existing buildings which would normally (in circumstances other than the moratorium) require accompanying expansion of on-site sewage disposal (septic) systems shall not be approved, even where the existing septic system was originally oversized and could accommodate the addition without expansion.
3. Proposed living area (not bedroom) additions to existing dwellings will be processed per normal procedures: if they would not normally require accompanying septic system expansion, we will approve them.
4. Any change in occupancy of commercial structures which would increase the "fixture unit" requirements per the Uniform Plumbing Code shall not be approved.

Item No. 3 Attachment No. 1
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5. Alterations of existing buildings which propose additional plumbing fixtures, including but not limited to water supply fixtures, drain or disposal fixtures, shall not be approved. No replacement of existing fixtures shall be approved except where replacement is in-kind or involves a reduction in the actual number of fixtures. No "credit" will be allowed for fixtures which use less water.
6. Commercial shell buildings may undergo internal modifications through tenant improvements, limited only by the design capacity of the originally-approved and installed septic system.
7. Swimming pools and hot tubs/spas may be approved.
8. Holding tanks shall not be allowed as a method of sewage disposal.
9. No "exotic" disposal systems shall be allowed as an alternative to the moratorium.
10. Repair and/or replacement of existing septic systems will be approved as usual.
11. An expired building permit shall not be reissued.
12. Exceptions to any of the above "prohibitions" may be granted by the Regional Water Quality Control Board.

Please notify me as soon as possible if your understanding of any of the above points differs from mine.

Sincerely,



PAUL C. CRAWFORD
Director of Planning and Building

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