



DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2013

NOV 22 2013

TO: P.W.

COUNTY OF SAN LUIS OBISPO

FROM: Schani Siong, ssiong@co.slo.ca.us (805) 781-4374 - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00042 LAMPE - Proposed minor use permit for a replacement residence. Site location is 19 19th St, Cayucos. APN: 064-232-007.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment

12.6.13
Date

[Signature]
Name

5271
Phone

Attachment 4



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2013

TO: _____

FROM: Schani Siong, ssiong@co.slo.ca.us (805) 781-4374 - Coastal Team / Development Review

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This project will require a Conditional Sewer
will serve letter.

11/21/13
Date

Anita Rebich
Name

805-995-3290
Phone



Attachment 4

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

By E-MAIL To
Lou SMITH @

By e-mail THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2013 TO

TO: Terry Walther - Sr. Planner, CCAC Liaison

FROM: Schani Siong, ssiong@co.slo.ca.us (805) 781-4374 - Coastal Team / Development Review

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

- ① Indicate NO Covered Decks - open decks only.
- ② Indicate Patio is uncovered.
- ③ 20' x 10' TANDUM SPACE from Street To Garage Door OPEN

12-3-13
Date

Larry J. [Signature]
Name

995-0007
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

L.U.C. 12-2-13

MOTION, Approved 4-0 TO SUPPORT PROJECT AS PRESENTED WITH COMMENTS ABOVE.



Re: DRC2013-00042 LAMPE, Coastal E-Referral, MUP, Cayucos

Charles Riha to: Schani Siong

12/05/2013 01:46 PM

Cc: Cheryl Journey, Stephen Hicks

From: Charles Riha/Planning/COSLO
To: Schani Siong/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings

Schani,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the currently adopted California Codes (at the time of plan submittal).
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
5. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING

COUNTY OF SAN LUIS OBISPO

976 Osos Street, Room 200

San Luis Obispo, Ca 93408

805-781-5630

<http://www.sloplanning.org>

<http://www.facebook.com/SLOPlanning>

<http://twitter.com/SLOCoPlanning>

Attachment 4



Re: Air Quality Control for old house demolition 
Tim Fuhs to: Schani Siong

01/02/2014 12:53 PM

History: This message has been replied to.

Hi Schani, This is a great question, thank you for asking.

-Yes AQ-8 is worded perfectly in that it takes the burden of an air quality compliance determination (in this case 40 CFR 61.145 - asbestos) from your Department and places it on the apcd. There are so many gray areas when we get into the demolition of SFR's that it would be best to have the applicant contact us in order to determine the applicability of the federal asbestos reg. If after our review they are indeed exempt from our direct authority for the demo, we can inform the Owner/Applicant of the other applicable regs such as Cal OSHA and DTSC, etc (Transportation/Disposal). At times these older exempt SFR's can pose an issue if asbestos (or Pb also) is not handled correctly and neighbors or the workers are exposed. Any assistance in passing these types of demolition projects to us would be appreciated.

I hope this helps, please let me know if you need any additional information!

Tim

Tim Fuhs
San Luis Obispo County
Air Pollution Control District
3433 Roberto Court SLO, CA 93401
805-781-5912 o
805.781.1002 f
web: slocleanair.org



Schani Siong

Hi Tim I am Stephanie's colleague at the Plannin...

01/02/2014 11:53:00 AM

From: Schani Siong/Planning/COSLO
To: Tim Fuhs/APCD/COSLO@Wings
Cc: Stephanie Fuhs/Planning/COSLO@Wings
Date: 01/02/2014 11:53 AM
Subject: Air Quality Control for old house demolition

Hi Tim

I am Stephanie's colleague at the Planning Dept and I'm a new planner. I'm working on 2 Minor use permits involving full demolition of old houses (prior 70's) and rebuild new houses on already urbanized lots in Cayucus and Cambria.

Being single family residence projects, my concern is how planners can ensure good air quality control is managed during the demo process. There is a mitigation measure we normally condition for larger, complex projects in our environmental review document. Please see bellow.

D. Demolition

AQ-8 Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to issuance of any construction permit** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

My question is, would it suffice and alert APCD compliance verification process by inserting this condition in the land use permit? After talking to several people, I have the understanding that small, residential projects normally do not trigger APCD compliance and good abatement (and air quality) practices falls on the good conscience of contractors/owner builders. How does APCD treat air quality control for old residential demo projects?

I appreciate your comments and thoughts on this matter.

Thank you kindly.

Best regards,

Schani Siong
Department of Planning and Building
County of San Luis Obispo
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
805.781.4374
ssiong@co.slo.ca.us

