



# CHIMNEY FIRE REBUILD

## FREQUENTLY ASKED QUESTIONS

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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**Q: What should I do FIRST if my structure has been damaged/destroyed?**

A: Contact the County Assessor's office. They will be able to help you file for property tax relief and assist in researching/documenting the structures that were on your property. Please contact Noni Todd at 805-788-2039 or [ntodd@co.slo.ca.us](mailto:ntodd@co.slo.ca.us)

**Q: Will my building permit fees be waived?**

A: The County Board of Supervisors has waived all County fees required to re-establish fire damaged structures which have been built with a building permit or legally established (some structures built without a County building permit may be verified as legally established by Planning and Building through assessors records). There are some minor State fees which cannot be waived.

**County Planning and Building Information**

**Q: Do I need plans to rebuild?**

A: Yes. 3 copies of plans will need to be submitted along with 2 extra site plans. We have checklists available on our website ([www.sloplanning.org](http://www.sloplanning.org)) to help identify the information needed on the plans.

**Q: How long will it take to get my building permit?**

A: Priority will be given to fire restoration projects. The County Planning and Building Department is committed to completing our review process within 10 business days. When revised plans are needed it is important the design professional submit and resubmit plans/corrections in a timely manner.

**Q: Will I have to pay for additional square footage on my new home?**

A: Yes. Anything over the original legally established square footage will have the applicable fees added.

**Q: Does my new home/structure need to meet current building code?**

A: Yes. The California Building Code requires that all permits must meet the minimum requirements of the current building codes.

**Q: Will I need fire sprinklers?**

A: Yes. Fire sprinklers are required in all dwelling units and attached garages. Detached accessory structures may also require fire sprinklers, depending on the size and location.

**Q: Who can I contact with septic questions or septic verification?**

A: Please contact Barry Tolle at 805-781-5628 or [btolle@co.slo.ca.us](mailto:btolle@co.slo.ca.us)

Properties within the Nacimiento Sub-area, shall comply with the following standards, where applicable:  
Sewage disposal.

1. Individual sewage disposal systems. Individual sewage disposal systems are not permitted:

- a. On lots with an area less than 2½ acres per dwelling unit, except where a parcel is located within a cluster subdivision in compliance with Section 22.22.140 with a maximum density of 2½ acres or more per dwelling unit;
  - b. Below an elevation of 825 feet above mean sea level (MSL);
  - c. In any case closer than 200 feet, horizontal projection, from the lake's high water elevation of 800 feet;
  - d. On slopes of 30 percent or greater; or
  - e. Where percolation rates are less than one inch in 30 minutes.
2. Substandard sewage disposal systems. Substandard sewage disposal systems that do not meet the requirements of the building code or the Regional Water Quality Control Board shall be replaced in conjunction with any new development.

**Q: Where can I submit my plans?**

A: The County Permit Center in San Luis Obispo is open Monday through Friday 8:30 – 4:30, excluding the major holidays. The North County Service Center is open 7:30 – 4:00 Mondays, Wednesdays, and Fridays and located in Atascadero at 6555 Capistrano Ave (above the County Library).

**Q: Where can I find out more information on building permits?**

A: You may visit our webpage at [www.sloplanning.org](http://www.sloplanning.org)

**Q: Who can I contact for more building permit information?**

A: You may contact Building Division Supervisor, Mike Stoker at 805-781-1543 [mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us) or Chief Building Official, Cheryl Journey at 805-781-1314 [cjourney@co.slo.ca.us](mailto:cjourney@co.slo.ca.us)

**Q: What are the Zoning/Planning requirements?**

A: Below are some important zoning requirements. **Note:** Contact the Planning Counter for a full list of requirements.

All development and new land uses in the Nacimiento Sub-area, shall comply with the following standards, where applicable.

A. Finished floor elevations. Within the Lake Nacimiento watershed, the first floor of a building used for habitation shall not be constructed below the 825-foot elevation.

B. Water treatment. Where use of lake water is authorized by the County, the treatment of lake water shall include storage, coagulation, sedimentation, filtration, and chlorination. Intake systems shall be protected to prevent contamination either by means of a closed zone or other approved method. The systems shall be designed by a registered civil engineer and approved by the County Health Department.

**Q: Who can I contact for more Zoning or Planning information?**

A: You may contact Supervising Planner, Karen Nall at 805-781-5606 [knall@co.slo.ca.us](mailto:knall@co.slo.ca.us) or Susan Callado at 805-788-2714 [scallado@co.slo.ca.us](mailto:scallado@co.slo.ca.us)

**County Public Works Information**

**Q: What about Public Works fees, flood hazard information, or encroachment permits?**

A: Please contact the Public Works Department – Tim Tomlinson [ttomlinson@co.slo.ca.us](mailto:ttomlinson@co.slo.ca.us) 805-781-5271 or Glenn Marshall 805-781-1596 [gdmarshall@co.slo.ca.us](mailto:gdmarshall@co.slo.ca.us)

**Q: Where can I find information about public and County maintained roads?**

A: Please contact the Public Works Department – Jeremy Ghent 805-781-1406 [jghent@co.slo.ca.us](mailto:jghent@co.slo.ca.us) or Tim Cate 805-781-5293 [tcate@co.slo.ca.us](mailto:tcate@co.slo.ca.us)

### **County Environmental Health Information**

**Contact Environmental Health for questions regarding water well requirements, hazardous materials and underground storage tank questions.** Please call the main office at Environment Health 805-781-5544 to be directed to the correct division or visit the webpage [www.slocounty.ca.gov/health/publichealth](http://www.slocounty.ca.gov/health/publichealth)

#### **Well Location Requirements**

- No closer than 10 feet from the property line
- 50 feet from a sewer line (this may be reduced to 25 feet when the drainage pipe is constructed of materials approved for use within a building.
- 100 feet from a septic tank, leach field, or animal enclosure.
- 150 feet of a cesspool or seepage pit.
- 100 feet from storage and preparation areas of pesticides, fertilizers, and other chemicals.

### **County Assessors Information**

**Q: Can I apply for a temporary property tax relief?**

A: Please contact the County Assessor's Office - Noni Todd at 805-788-2039 or [ntodd@co.slo.ca.us](mailto:ntodd@co.slo.ca.us)

### **Additional Information**

- Monterey County has an 825 foot floodage easement around the Nacimiento Reservoir. This floodage easement precludes construction which, when completed, falls within this easement. For specific questions regarding this easement please contact Monterey County Water Resources Agency Manager David Chardavoyne or Deputy General Manager Brent Buche at 831-755-4860.
- For Questions regarding school fee applicability please contact Kim Blanton 805-769-1000 at the Paso Robles Unified School District.