



COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

California Valley

Frequently Asked Questions

What is lot Zoned for?

A majority of the parcels in California Valley are in the Residential Suburban (RS) land use category. The Land Use Element characterizes RS uses as primarily single-family residential development on estate size lots in a semi-rural suburban setting with limited compatible non-residential uses that compliment suburban neighborhoods such as animal raising or hobby farming. The County Land Use Ordinance (Title 22) Chapter 22.06 has the full table of allowable land uses and permit requirements: Table 2-2 Allowable Land Uses.

What Can I build on it?

The lot is buildable if you can meet building code requirements including demonstrating sufficient potable water source and feasible on-site septic system. These are the two major limiting factors in California Valley. The suitability of these two issues would be determined by the conditions of the lot and is not something that can be determined by the County without supporting information (e.g. well test/water quality test, geotechnical/soils eval of septic suitability).

Well permits for water are obtained through Environmental Health Services: Water Well Construction Permitting - County of San Luis Obispo (ca.gov). This can be done before acquiring a construction permit to build a residence; A septic permit is obtained via a construction permit. The septic tank must be part of a proposal to construct a residence.

Can I store my RV on it?

A RV can be stored on the site along with an established residential use (i.e. house). A RV cannot be stored on the site by itself and cannot be used as a residence.

Can I build a Septic system?

The feasibility would be determined by the geotechnical/soils information and if feasible...constructed with a construction permit associated with a residential use.

Can I place a Storage Container on the lot?

A storage container or other accessory uses are allowed only associated with an established primary residential use such as a house. Storage on a vacant lot is not allowed.



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Can I farm on the land?

Crop production and grazing is an allowed use. Commercial farming of cannabis is not allowed on lots zoned Residential Suburban.

Rare plants & animals?

California Valley is home to a number of rare plants and animals including several that are protected under State and Federal law. A building permit is a ministerial permit and as such the County would not typically address potential impacts to rare, endangered or protected species. However, owners should be aware that "take" (e.g. kill, harm, capture, harass) any State or Federal protected species may be a violation of State and/or Federal law and could result in enforcement actions by State or Federal authorities.