



LOS OSOS BUILDING MORATORIUM

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

Promoting the Wise Use of Land • Helping to Build Great Communities

On January 8, 1988 the California Regional Water Quality Control Board (RWQCB) imposed a moratorium on current discharges, new sources of sewage discharge and increases in the volume of existing sources in the community of Baywood-Los Osos. The moratorium was imposed through the provisions of a Memorandum of Understanding executed between the county and the RWQCB in December 1978, and imposes a variety of responsibilities on the county. The purpose of this memo is to set forth official Department of Planning and Building policy on the implementation of the moratorium by staff.

AREA WHERE MORATORIUM APPLIES

The area subject to the moratorium is shown on the attached map, and is known as the prohibition area. The provisions of the moratorium **do not** apply outside of the prohibition area. (See last page for Martin Tract and Bayview Heights Exception Areas)

EFFECT OF MORATORIUM ON THE PERMIT PROCESS

The primary effect of the moratorium is that this office is prohibited from issuing any permits for new on-site sewage disposal systems (commonly called “septic” systems) within the prohibition area. We are also prohibited from issuing permits for expansion of the capacities of any existing systems, which means not permitting any additional building areas (bedrooms) that would increase the amount of discharge. These mandates (for our purposes) translate into the following specific requirements:

1. Independent structures without toilets or other plumbing fixtures (e.g. detached garages) may be approved as long as there are no rooms which can be used as bedrooms.
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, they may be approved. However, only living area additions that are open to the “core” of the house (kitchen, living room or dining room), that have large cased openings (half the area of the wall between them) with no doors and that do not have closets will be approved. If you have any questions about these requirements please call Steve Hicks, Supervising Plans Examiner, at 781-5709 before you complete your design.
4. Any change in occupancy of commercial structures which would increase the “drainage fixture unit” requirements per the Uniform Plumbing Code shall not be approved.
5. Fill out the attached Statement of Compliance. Please have it signed, notarized and recorded prior to permit issuance.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

APN No. _____ Permit No. _____

STATEMENT OF COMPLIANCE

I, _____, the owner of real property commonly known as
_____, APN # _____ ("Property"), state:
(address)

1. I have received a copy of the Los Osos Moratorium Bulletin ("Moratorium Bulletin") as part of my permit application package from the San Luis Obispo County Department of Planning and Building ("County").
2. In consideration of the County issuing Construction Permit No. _____ ("Permit") and granting final approval on the Permit, I agree to maintain the Property in conformance with the Moratorium Bulletin and the Property plans as approved by the County for issuance of the Permit.
3. I acknowledge that a conversion of non-sleeping rooms without a permit is a misdemeanor. Any modification of the Property in violation of the Moratorium Bulletin or the Permit constitutes an illegal modification in violation of County and State regulations and could subject me and subsequent owners of the Property to civil and/or criminal liability and damages.
4. In the event the Property is connected to a community sewer system and discontinues use of an on-site sewage disposal system or the Los Osos Building Moratorium is lifted and is no longer in effect, this Statement of Compliance shall be of no further force or effect.
5. I acknowledge that this Statement of Compliance shall be recorded in the Office of the County Recorder for the County.

Signature of Owner _____

Print Name: _____ Date: _____

Signature of Owner _____

Print Name: _____ Date: _____

Note: The signatures on this page must be acknowledged by a Notary.





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On-Site Waste Discharge in Los Osos for Martin Tract and Bayview Heights Exception Areas

1. Per RWQCB WDR 00-12, Waste discharge is permitted in the Martin tract and Bayview Heights as long as the following conditions are met.

- a) The lot is an existing lot of record one acre minimum with an approved tentative subdivision map on or before September 8, 1999, or less than one acre with an approved tentative subdivision map on or before September 16, 1983.
- b) The project includes approved conventional septic system with at least 30 feet to groundwater.
- c) The discharger must submit a complete Notice of Intent (NOI) and first annual fee for each discharge to the RWQCB. Plans will not be approved until the RWQCB approves the NOI
- d) Remodels of existing units within the Bayview Heights and Martin Tract areas are authorized without filing an NOI provided the onsite wastewater system serving such re-model complies with the Basin Plan criteria for such systems and the wastewater system is inspected for condition, and verified for size by a C-42 Plumber.
- e) Daily flow of discharge averaged over a monthly period shall not exceed 375 gallons.
- f) The discharger shall have accumulated solids removed from septic tanks at least every five years, and more frequently if needed.