



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

December 20, 2024

From: County of San Luis Obispo
Department of Planning & Building
976 Osos St., Room 300
San Luis Obispo, CA 93408

To: Property Owners, Los Osos "Waitlist-to-Build"

Subject: Los Osos Waitlist-to-Build Update

You are receiving this letter because you own one or more properties on the Los Osos "Waitlist-to-Build". Important information regarding future development allowed in Los Osos are summarized below:

Recent Los Osos Community Development Milestones:

- December 10, 2024: The County Board of Supervisors (BOS) conducted a review of the County's annual growth for fiscal year 2023-24 and adopted a resolution to establish the maximum growth rate and allocation for new dwelling units for calendar year 2025, in accordance with Title 26 of the County Code. Additionally, the BOS approved the funding and implementation of the Los Osos Habitat Conservation Plan (LOHCP, information below).
- December 11, 2024: The California Coastal Commission certified an amendment to the County's Local Coastal Program (LCP) for the Los Osos community. This resulted in the adoption of the Los Osos Community Plan and updated Estero Area Plan, which provides guidelines for sustainable development within the community.

Waitlist-to-Build Timing and Notification Process:

On December 10, 2024, the County Board of Supervisors (BOS) adopted a 0.4% growth rate for the Los Osos community for the calendar year 2025. This allocation translates to 25 new dwelling units for the entire community. Of these, 75% (19 units) will be designated for new developments within the community sewer service area (SSA), with 12 units reserved for single-family dwellings (SF) and 7 units for multi-family dwellings (MF).



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The Department of Planning and Building will notify the landowners on Waitlist-to-Build (Waitlist) in batches during the first half 2025:

- Batch 1: Properties 1 through 12 on SF waitlist & Properties 1 through 7 on MF waitlist;
- Batch 2: Properties 13 through 24 on SF list & Properties 8 through 14 on the MF list;
- Batch 3 : Properties 25 through 36 on SF list & Properties 15 through 21 on MF list.

Phasing of Allocation in 2025

Phase 1: January 1 through June 30

- Waitlist property owners will be notified in three batches regarding available allocation
- Priority based on Waitlist position
- 30 day response window to submit intent to apply for construction permits
- 45 days (post 30-day response window) to submit construction permit applications

Phase 2: July 1 through August 1

- Any unused allocations will be made available to all Waitlist property owners
- Priority based on Waitlist position
- 30-day response window to submit intent to apply for construction permits
- 45 days (post 30-day response window) to submit construction permit applications

Phase 3: October 1 through December 31

- Remaining unused allocations will be available to all property owners in the SSA
- First-come, first-served basis regardless of Waitlist position
- Construction applications must be submitted by December 31

Please find more information about the Waitlist-to-Build procedures at:

<https://www.slocounty.ca.gov/departments/planning-building/grid-items/community-engagement/communities-villages/los-osos>



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Los Osos Habitat Conservation Plan (LOHCP) Participation Required:

A Certificate of Inclusion or equivalent from the County is needed to demonstrate compliance with the Los Osos Habitat Conservation Plan and County Incidental Take Permit. In general, building residential structures on parcels require:

1. a Certificate of Inclusion (COI),
2. compliance with all applicable conditions of the County Incidental Take Permit, including, but not limited to, avoidance and minimization measures, and
3. payment of LOHCP fees based on total square foot of disturbance area.

To start the COI process, please contact LOHCP staff to confirm availability of mitigation credit and estimated amount of fees necessary to cover activity resulting in ground disturbance.

Note: The Department is in the process of establishing the LOHCP program. It is anticipated that the program will be available for participation by Summer 2025. To better inform your project planning, it is recommended that you confirm availability of mitigation credits prior to initiating substantial investment in your project.

Please coordinate with the Department via the contact information on the LOHCP webpage:
<https://www.slocounty.ca.gov/departments/planning-building/grid-items/community-engagement/communities-villages/los-osos>

For further general questions, please contact:

County Planning & Building Department

planning@co.slo.ca.us

Attn: Dominic Dal Porto, Planner