



December 3, 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 Community Update

You are receiving this letter because you own one or more properties on the Los Osos "Waitlist to Build".

Los Osos Community Development

The intent of this letter is to inform of the Los Osos Community Development milestones accomplished in 2024 and to inform of the updated Los Osos Waitlist to Build Procedures.

2024 Los Osos Community Development milestones include:

- February 15, 2024: U.S. Fish and Wildlife Service approve a 25-year community-wide programmatic Incidental Take Permit and Los Osos Habitat Conservation Plan
- June 13, 2024: California Coastal Commission provide suggested modifications to Local Coastal Plan (LCP) amendment for community of Los Osos
- October 29, 2024: County Board of Supervisors accepted California Coastal Commission's LCP amendment suggested modifications, amendment to Los Osos Community Plan, establishment of Los Osos growth rate and protocols for the "Los Osos Waitlist to Build"
- December 10, 2024: County Board of Supervisors meeting to receive an annual review of the County growth for Fiscal Year 2023-24 and to consider adoption of a resolution establishing the County maximum growth rate and allocation for new dwelling units for calendar year 2025 in accordance with Title 26 of the County Code; and County Board of Supervisors hearing for implementation of the Los Osos Habitat Conservation Plan
- December 11, 2024: California Coastal Commission meeting to consider County Board of Supervisors action on the LCP amendment for community of Los Osos

Waitlist to Build Noticing

Please expect a future notice sent by January 1st, 2025, via mail and/or email which will confirm your property's Waitlist to Build position, the property Batch Number, and all upcoming deadlines.

The maximum number of allowed new dwelling units in the Los Osos community sewer service area will be allocated to properties on the Waitlist to Build throughout the calendar year in three Phases.

Phase 1: January 1 through June 30

Applicants that were notified by January 1 of their Batch Number will have a 30-day window to respond to the County in writing their intent to submit or not submit a construction permit application; applicants will have 45 days from the 30-day window to submit a construction permit application.

Phase 2: July 1 through August 1

All allocated new dwelling units that were unused between January 1 and June 30 will become available to the entire Waitlist to Build and the applicant's position on the Waitlist will be prioritized. Waitlist Property Owners who declare in writing that they intend to use an allocation for a new dwelling unit will have 45 days to submit a construction permit application.

Phase 3: October 1 through December 31

All allocated new dwelling units that were unused between January 1 and August 1 will become available to the entire community sewer service area, regardless of Waitlist to Build position. Applicants must submit construction permit applications prior to December 31.

A lack of response to the County notices or failure to submit a construction permit application within the 45-day window does not remove a property from its position on the Waitlist to Build for future available allocation of new dwelling units.

Key construction permit submittal requirements include and are not limited to: verification of water service, verification of wastewater treatment, and verification of compliance with the Los Osos Habitat Conservation Plan.

Please find more information about the Waitlist to Build procedures at:
<https://www.slocounty.ca.gov/departments/planning-building/grid-items/community-engagement/active-planning-projects/gmo>

For further questions, please contact:

County Planning & Building Department
planning@co.slo.ca.us
attn: Planner, Dominic Dal Porto