



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

Date: January 1, 2025

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

To: Property Owners on "Los Osos Waitlist to Build"

Subject: Notice of Available Residential Unit Allocations

Dear Property Owner:

Each year, when residential unit allocations are available for property owners on the "Los Osos Waitlist to Build" based on their placement on the waitlist, the County of San Luis Obispo will provide notice of such availability. The available residential unit allocation represents an opportunity for property owners to develop a new dwelling on their property.

In accordance with the Growth Management Ordinance and the established growth rate for 2025, residential unit allocations are available for the first twelve on the "Single-family Los Osos Waitlist to Build" and first seven on the "Multi-family Los Osos Waitlist to Build". You are receiving this notice because you have been identified to own a parcel that is one of the first twelve on the "Single-Family Los Osos Waitlist to Build" or is one of the first seven on the "Multi-Family Los Osos Waitlist to Build".

The number of allocations available will be updated on the County's website at: <https://www.slocounty.ca.gov/departments/planning-building/grid-items/community-engagement/communities-villages/los-osos>

What are your next steps?

Step 1: By January 31, 2025, inform the Department of Planning and Building if you would like to obtain an allocation. Please contact the Department of Planning and Building by sending an email to waterprograms@co.slo.ca.us or by sending a letter to 976 Osos Street, Room 200, San Luis Obispo, CA 93408.

Note: Those who do not obtain an allocation this year will retain their position on the waitlist.

Step 2: If you receive confirmation of an allocation, by March 15, 2025, the following must be submitted to the Department of Planning and Building to utilize the allocation:

- Construction permit application and plans
- Evidence of available water service (water “will-serve” letter)
- Evidence of available wastewater service (wastewater “will-serve” letter)
- Los Osos Habitat Conservation Plan (LOHCP) Certificate of Inclusion

What should be considered in your project planning?

Land Use Permit: Development, such as constructing a new dwelling, may require obtaining a land use permit. If required, the land use permit must be obtained prior to submittal of construction permit application and plans. Please contact the Department of Planning and Building to understand necessary permitting information before preparing design and construction plans.

Certificate of Inclusion: The Department of Planning and Building is in the process of establishing the Los Osos Habitat Conservation Plan (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 LOHCP mitigation credits prior to initiating substantial investment in your project.

How can you learn more?

To learn more, please visit the County website:
<https://www.slocounty.ca.gov/departments/planning-building/grid-items/community-engagement/communities-villages/los-osos>

Inquiries may also be addressed to Dominic Dal Porto (County Planner) by email: planning@co.slo.ca.us