



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

Date: May 1, 2026

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 2026, residential unit allocations are available for the first twelve parcels on the "Single-family Los Osos Waitlist to Build" and first seven parcels 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/communities-villages/los-osos>

Note: Development, such as constructing a new dwelling, may require obtaining a discretionary land use permit. If required, the land use permit **must** be obtained prior to submission of construction permit application and plans (see Step 2a). Please contact the Department of Planning and Building to understand necessary permit requirements before preparing design and construction plans. Those who do not obtain an allocation this year will retain their position on the waitlist.

What are your next steps?

Step 1:	<p>By May 31, 2026*, submit a completed Development Request Form (DRF, available on the Los Osos website above) if you would like to obtain an allocation and Los Osos Habitat Conservation Plan (LOHCP) credits. You can submit the DRF via email to pl_lohcp@co.slo.ca.us.</p> <p>When submitting a DRF, the following information <u>must</u> be included:</p> <ul style="list-style-type: none">• Evidence of available water service (water “will-serve” letter)• Evidence of available wastewater service (wastewater “will-serve” letter)• LOHCP Ground Disturbance Plan• Visual survey for LOHCP covered species <p>Planning staff will notify property owners who receive LOHCP credits by June 5, 2026*. County staff will provide a Credit Reservation Form (CRF) and an Allocation Confirmation letter, which will be required at building permit submittal.</p>
Step 2a: Land Use Permit & Construction Permit Required	<p>Projects that require a discretionary land use permit are eligible to reserve LOHCP credits at the time the land use permit has been ‘Accepted for Processing’. If credits are available, a CRF will be issued for the project and you must obtain a construction permit issuance within 3 years of the CRF.</p> <p>DRFs received for projects that are not yet ‘Accepted for Processing’ will be denied.</p> <p><i>Note: Land use permit final approval may be subject to appeals to the Board of Supervisors and California Coastal Commission.</i></p>
Step 2b: Only Construction Permit Required	<p>If you receive confirmation of an allocation by June 5, 2026*, and only a construction permit is required, you must submit the construction permit application and pay construction permit initial fees, by July 15, 2026* to secure reserved LOHCP credits. The construction permit application must include:</p> <ul style="list-style-type: none">• Building plans• Credit Reservation Form (CRF)• Allocation Confirmation letter <p><i>Note: LOHCP fees need to be paid prior to permit issuance in order to receive a Certificate of Inclusion (COI).</i></p>

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 the Los Osos Coordinator by email: pl_lohcp@co.slo.ca.us

* If the final day of an application submittal period falls on a day when County offices are closed, the deadline will be automatically extended to the next business day. This extension applies only when the public does not have the ability to submit an application due to the closure.