



Urban Dwelling Pre-Screening Checklist

Updated: 6/26/2025

I/we, the undersigned, have completed the Urban Dwelling Pre-Screening Checklist, a required component of an urban dwelling unit application, and certify that the parcel(s) described in this application meet the requirements for the construction of an urban dwelling unit as provided below. The regulations outlined in this checklist may impact the total number of allowed dwelling units and the site design.

Urban Dwelling Units are not permitted in Flood Hazard Areas or within the Coastal Zone

Property and Applicant Information

Landowner: Phone:

Mailing Address:

Project APN(s): Zip:

Parcel is within SB-9 Eligibility Layer: Yes No

Additional Required Materials

In addition to this checklist, applications for urban dwelling units shall also provide a site plan showing the proposed project.

Urban Dwelling Regulations

- Urban Dwelling Eligibility Layer - Land Use View: "SB-9 Eligibility" Layer
Urban Dwelling Regulations - Section 22.30.471

Project complies with Land Use regulations in Section 22.30.471
Yes No

Urban Dwelling Site Design Considerations

Table with 2 columns: Site Design Factors, Summary of Considerations. Rows include Access, Fire, Water Supply, Wastewater Treatment, Flood Hazard Areas, and Drainage and Flood Control.

A. Wastewater Treatment

Applications for urban dwellings on parcels served by community sewer and on-site wastewater treatment systems (OWTS) shall meet the following water supply requirements:

- 1. Public Sewer. Projects within a public sewer service area must provide a sewer will-serve letter. Some public sewer service providers may have limited capacity, which will impact the number of total dwelling units.



My parcel is served by a public sewer system and I have obtained a will-serve letter from my service provider.

Yes No

2. On-Site Wastewater Treatment. Projects outside a public sewer service area must use an on-site wastewater treatment system (OWTS) (or multiple OWTS) that meets the requirements of the [Local Agency Management Program \(LAMP\)](#).

My parcel is served by OWTS and sewer is not available. Parcel meets the applicable LAMP requirements.

Yes No

****LAMP requirements and site-specific constraints may impact the total number of allowed dwelling units and type of system required ****

For more details on LAMP requirements see contact information in the Contact Information table on page 4.

B. Access

Applications for an urban dwelling will not be approved if they cannot demonstrate legal access and meet physical access requirements. Please indicate whether the project site can meet the following site access requirements:

1. Legal access shall be demonstrated by either having direct access to a public roadway or by access easement to a private roadway/driveway.

Yes No

2. Physical access shall be provided when none exists and will need to comply with County Public Improvement Standards, State standards, or County Fire regulations, as applicable.

Yes No

****Access requirements may impact the total number of allowed dwelling units ****
****Properties adjacent to highways and railroads may be subject to additional requirements****

C. Fire

Applications for an urban dwelling will not be approved if they cannot meet all [Fire Code requirements](#), including but not limited to:

- Water Source. Access to a sufficient emergency water supply, either a hydrant system or a water tank of specified storage capacity.
- Emergency Access. Roads, driveways, gates, and fences must meet design requirements for emergency vehicle access (e.g., width, surface, slope, curvature, turnouts, turnarounds, vertical clearance, vegetation clear zone). Dead-end roads are limited to specific lengths in certain areas.

My project meets all fire code requirements including but not limited to water source and emergency access.

Yes No

****Fire requirements may impact the total number of allowed dwelling units ****



D. Water Supply

Applications for an urban dwelling shall provide evidence of adequate water supply either through a (1) community water purveyor or (2) an on-site well.

Please indicate whether the project site can meet the following water supply requirements:

1. Parcel served by community water purveyor. Projects within a water purveyor service area shall provide a water will-serve letter from the purveyor.

My parcel is served by a community water purveyor, and I have obtained a will-serve letter from my service provider.

Yes No

2. Parcel served by on-site or shared well. Projects outside a water purveyor service area shall be served by an on-site well that meets the minimum pumping capacity for each dwelling unit found in Title 19.

My parcel is served by on-site well water and meets the requirements for dwelling units in Title 19.

Yes No

****On-site well requirements may impact the total number of allowed dwelling units ****

Documentation of pumping capacity and clearance for potability from Health Department required prior to permit issuance.

Water Supply: Area-Specific Limitations

In addition to the above requirements, projects within the areas described below must comply with the following additional requirements:

1. Nipomo Mesa: Water Offset Requirements: In the Nipomo Mesa Water Conservation Area (see “Nipomo Prohibition Zone” layer in [Land Use View](#)), new structures must offset their water use through water conservation projects prior to construction permit issuance.
2. Los Osos: Residential Growth Rate: In the Los Osos urban area (see URL layer in Land Use View), all new dwellings, including urban dwelling units are subject to an annual residential growth rate, which is established every year after review of most recent groundwater basin monitoring data. There is a waitlist for vacant lots waiting to receive allocations that receives priority. New dwelling units may not be approved if there are no available growth rate allocations. For more information, visit: <https://www.slocounty.ca.gov/departments/planning-building/grid-items/communities-villages/los-osos>.

E. Flood Hazard Control (Federal Regulations)

Projects within Flood Hazard Areas may have to prepare a flood hazard study – and shall comply with Flood Hazard construction standards ([Section 22.14.060](#) and [Section 23.07.060](#) of County Code) and shall consider flood insurance.

Development within the Flood Hazard Area may require additional grading and engineering (see “CD FH – Flood Hazard” layer in [Land Use View](#)).



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My project complies with all applicable flood hazard control regulations.

Yes

No

****Flood Hazard Control regulations may impact the total number of allowed dwelling units ****

F. Drainage and Flood Control (Additional Local Regulations)

Projects in areas with drainage concerns may be required to prepare a drainage report and include on-site retention and/or detention of runoff created by new impervious areas in their site design, which may limit the number of dwellings that can fit on the project parcel.

Areas with known drainage concerns include but are not limited to:

- Areas with greater than 10 acres of site run-on
- Areas of known ponding
- On slopes greater than 10%
- Adjacent to bluff edges
- Flood hazard areas
- Areas within 100 feet of top of bank of any waterway

Typical thresholds of review are based on square footage as follows:

Square-feet of New/Replaced Impervious Surface Thresholds	
Square-feet (sf) Threshold	Applicable Drainage Review
500 sf or less	<ul style="list-style-type: none"> • No drainage review required
501 - 5,000 sf	<ul style="list-style-type: none"> • Review of drainage strategy and structures to prevent erosion or inundation hazards.
5,001 – 20,000 sf	<ul style="list-style-type: none"> • Review of drainage strategy and structures. • On-site treatment and infiltration of the 85th percentile storm event.
20,001 sf or more	<ul style="list-style-type: none"> • Review of drainage strategy and structures. • On-site treatment and infiltration of the 85th percentile storm event. • Net-zero increase of peak runoff flowrate from 10-year storm.

My project complies with all applicable drainage and flood control regulations.

Yes

No

****Drainage & Flood Control regulations may impact the total number of allowed dwelling units ****

Questions on Regulations

Contact Information			
Review Criteria	County Department	Email	Phone
Urban Dwelling Eligibility	Planning & Building	planning@co.slo.ca.us	(805) 781-5600
Access, Flood Hazard Control, & Drainage and Flood Control	Public Works	pwd@co.slo.ca.us	(805) 781-5252
Fire	SLO County Fire	SLU.Inspections@fire.ca.gov	(805) 593-3490
Wastewater Treatment: OWTS	Planning & Building	planning.septic@co.slo.ca.us	(805) 781-5600
Water Supply: On-site Well	Environmental Health	ehs@co.slo.ca.us	(805) 781-5544
Water Supply: Water Purveyor	Please contact your local water purveyor		
Wastewater Treatment: Community Sewer	Please contact your community sewer service provider		