



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

December 24, 2025

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 is summarized below:

Waitlist-to-Build Timing and Notification Process:

On December 16, 2025, the County Board of Supervisors (BOS) adopted a 0.4% growth rate for the Los Osos community for the calendar year 2026. This growth rate (allocation) allows 25 new dwelling units for the entire community. Of these, 75% (19 units) will be designated for new development within the community sewer service area (SSA), with 12 units reserved for single-family dwellings (SF) and 7 units for multi-family dwellings (MF).

The Department of Planning and Building will notify the landowners on the Waitlist-to-Build (Waitlist) in "batches" during the first half 2026 using the mailing address on file:

- 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;

Important Update: *It is anticipated Los Osos Habitat Conservation Program (LOHCP) credits will be available on March 1, 2026 onwards. Therefore, only Batch 1 and Batch 2 will be notified on March 1, 2026 and May 1, 2026 respectively. Everyone else on the Waitlist-to-Build may be able to secure any unused allocations (if available) starting July 1, 2026.*

Phasing of Allocation in 2026

Phase 1: March 1 through June 30

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



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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 your intent to apply for construction permits
- 45 days (post 30-day response window) to submit your construction permit application

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
- Your construction application must be submitted by December 31

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. 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 coordinator Anna Wagner, awagner@co.slo.ca.us, to confirm availability of mitigation credits and estimated amount of fees necessary to cover activity resulting in ground disturbance.

To find out more information about the Waitlist-to-Build procedures and LOHCP requirements, please visit the County website at:

<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