



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

February 25, 2026

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 or are have an interest in one or more properties on the Los Osos "Waitlist-to-Build". Important information regarding future development allowed in Los Osos is summarized below:

Growth Rate Allocation Procedures:

At the beginning of 2026 the County notified property owners and interested parties for the "Waitlist-to-Build" of the anticipated timelines and procedures for growth rate allocation and Los Osos Habitat Conservation Plan (LOHCP) credit availability. This letter serves as an update regarding anticipated timelines and procedures for 2026.

Due to delays that precluded the issuance of allocations in January and March of 2026, the **County will only be notifying Batch 1 properties for 2026 growth rate allocation**. Batch 1 properties for 2026 are positions 1 through 12 on single-family waitlist & 1 through 7 on multifamily waitlist.

Batch 1 properties will be notified on May 1, 2026, regarding GMO allocation and LOHCP credit availability. All other properties on the waitlist may be able to secure any unused growth rate allocation and LOHCP credits (if available) starting July 1, 2026.

Phasing of Allocation in 2026

Phase 1: May 1 through June 30

- Only batch 1 Waitlist property owners will be notified regarding available allocation for 2026
- Priority based on Waitlist position
- 30-day response window to submit your intent to apply for construction permits (June 1, 2026)
- 45 days (post 30-day response window) to submit construction permit application (July 15, 2026)

Phase 2: July 1 through August 1

- Any unused allocations will be made available to all Waitlist property owners
- Priority based on Waitlist position

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- 30-day response window to submit your intent to apply for construction permits
- 45 days (post 30-day response window) to submit 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
- 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 require¹:

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 Tristan Roach, troach@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: Tristan Roach, Planner

¹ Some projects in Los Osos may require discretionary permits including but not limited to a Minor Use Permit (MUP) and/or Coastal Development Permit (CDP). Please reach out to planning@co.slo.ca.us for project permit requirements.