

## Los Osos waitlist and growth policies

Kylie Hensley <khensley@co.slo.ca.us>

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To: karen@karenpeek.com <karen@karenpeek.com>

📎 2 attachments (1,023 KB)

Request-for-Allocation.pdf; LOCP ASA updated map.png;

Hello Karen,

Undeveloped parcels within the Los Osos sewer service area are not able to build at this time. There is a waiting list to apply for building permits. Currently there are 217 requests on the waiting list for single family residences and 130 requests for multi family units on the waitlist. Copies of the waitlists are available on this website: [www.slocountywwcp.org/logwb](http://www.slocountywwcp.org/logwb). This website also contains application forms for retrofit verification for property sales and the retrofit-to-build requirement for constructing new structures.

To get on the waiting list, the property owner may fill out the attached allocation request form and send to me and I will send an invoice for \$594 to be paid online, including a \$94 admin fee and a \$500 deposit that may be applied towards building permit fees when the property owner is able to apply.

There is a public hearing for Planning Commission next Thursday, August 13 to discuss a proposed growth rate for Los Osos. The agenda, item documents (including a graphic showing the proposed timeline for allowing new development), and instructions to listen/watch remotely and provide public comment are available at [www.slocounty.ca.gov](http://www.slocounty.ca.gov).

Please also note that:

1. A single family dwelling must be permitted on site before the applicant may apply to build an ADU.
2. Parcels are required to receive a water will-serve letter from their water service company before a building permit may be issued. Private wells may only be used as a water supply outside of water purveyor service areas and must meet minimum pumping rate and water quality standards.
3. If a parcel is within the Coastal Appealable Zone, a Minor Use Permit is required before a building permit may be issued, either for a single family dwelling or an ADU. Please click this link ([Minor Use Permit](#)) to access the *Land Use Permit Application Package* and the *Land Use Permit User Guide*.
4. If a parcel is designated as within an Archaeological Sensitive Area (see attached map), before the owner can apply for a building permit, they would need to submit an archaeology report prepared by a [qualified professional](#). An estimate of the Minor Use Permit fees if significant archaeology findings were reported is as follows:
  - \$7,218 Minor Use Permit Tier II with Initial Study
  - + \$456 Coastal Zone minor project
  - = \$7,674 total (estimate), not including the cost of the archaeology study or building permit fees

Please let me know if you have any questions.

Sincerely,

Kylie Hensley  
Planner  
805-781-4979



COUNTY OF SAN LUIS OBISPO  
PLANNING & BUILDING

Figure 4-4: Archaeologically Sensitive Areas

