



COUNTY OF SAN LUIS OBISPO

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Los Osos Growth Rate Implementation Approach

**Los Osos Basin Management
Committee Board of Directors
August 21, 2024**



Los Osos Community Plan (LOCP) Update Milestones

June 13, 2024:

California Coastal Commission (CCC) provided suggested modifications to Local Coastal Plan amendment

October 5, 2024:

Los Osos "town hall" (details to follow)

October 24, 2024:

Los Osos Community Advisory Council General Council meeting at 6:30 pm

October 29, 2024:

County Board of Supervisors hearing to consider: CCC suggested modifications, amendment to LOCP, Los Osos growth rate and "Los Osos Waitlist to Build", and Los Osos Habitat Conservation Plan implementation

**December 2024
(Tentative):**

CCC meeting to consider County Board of Supervisors action



County Code Title 26

Growth Management Ordinance

Existing Growth Management Ordinance (GMO):

- Established in 1990
- Annual review of maximum growth rate for new dwelling units for each fiscal year after consideration of most recent resource reports
- Maximum number of new dwelling units allowed each year is known as the "*maximum allocation*"
- Provision for the Los Osos Waitlist to Build
- 0% growth rate for parcels in the Los Osos Prohibition Zone



California Coastal Commission

June 13th, 2024 Action

Key policies and regulations:

- Residential growth rate cap : 1% total residential dwelling units, including accessory and affordable dwelling units
- Requirement for development to comply with the community-wide Los Osos Habitat Conservation Plan (LOHCP) and Incidental Take Permit
- Requirement for development to be served by a sustainable wastewater treatment system (such as the Los Osos sewer)



Recommended Amendments to the GMO – General Procedures

General procedure sections:

- Annual review change to Calendar Year from Fiscal Year
- Annual review to be based on “best available information and data”



Recommended Amendments to the GMO - Los Osos

Los Osos section:

- Specifies growth rate is applicable within the Los Osos Urban Reserve Line
- Establishes maximum residential growth rate of 1% that includes accessory and affordable housing units
- Utilize Los Osos Waitlist to Build to determine priority of allocation within the community sewer service area
- Requires review of the “best available groundwater monitoring data”
- Requires annual coordination with LOBMC
- Clarifies when an applicant may request allocation



Recommended Amendments to the GMO - Los Osos

Los Osos section (continued):

- Establishes a growth rate not exceeding 1% and dependent upon the best available groundwater basin data
 - Basin Yield Metric (BYM)
 - 5 year rolling average of BYM data
- Establishes a metered approach to allowable development based on recent available groundwater data
 - Calendar Year 2025: 0.4%
 - Calendar Year 2026: 0.6%
 - Calendar Year 2027: 0.8%





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