

ATTACHMENT B

LOS OSOS COMMUNITY PLAN DRAFT WORK PROGRAM

Major Milestones

Milestone	Estimated Date
Public Review Draft and DEIR	Winter 2014
Public Hearing Draft	Spring 2014
Planning Commission hearings commence	Spring 2014
Board of Supervisors approval	Summer 2014
Submittal package to Coastal Commission	Summer 2014
Coastal Commission approval	Summer 2015
Board acceptance of CCC approval	Fall 2015

Work Outline

I. Public Review Draft Plan

- A. **Agency referrals**, including SB 18 process: Native American contacts
- B. **Property owner requests**. Notify landowners about submitting requests for general plan amendments as part of the Los Osos Community Plan update.
- C. **Technical studies** to support the Community Plan and EIR. Complete the scopes of work for the economic strategy, and public facility financing studies; prepare and publish RFPs; select consultants; bring contracts to Board for approval; and oversee consultant work.
- D. **Public Review Draft Plan Document**
 - 1. Review and update the 2004 Board approved Estero Area Plan Los Osos urban area.
 - 2. Incorporate results of technical studies, agency comments and property owner requests, as appropriate.
 - 3. Prepare a report on the property owner requests that evaluates General Plan consistency and alignment with the Community Plan and makes recommendations.
 - 4. Prepare policies and implementation programs.
 - 5. Revise existing Community Planning Standards and prepare new ones to implement the Community Plan.
 - 6. Prepare exhibits showing changes to land use categories in the Official Maps, Part III of the Land Use Element.

II. Public Outreach

- A. **Website development**. Create a website to serve as a repository for information and public comments on the Los Osos Community Plan.

- B. **Seek comments** on the Public Review Draft Plan from stakeholders, the Advisory Council, and the general public. Conduct a community meeting.

III. Public Hearing Draft Plan

- A. **Public and agency comments and environmental constraints and mitigation measures** identified in the EIR process: consider and incorporate as appropriate in the Plan.
- B. **Public Facilities Financing Plan:** finalize and include as a chapter in the Plan.
- C. **Release Public Hearing Draft Plan**, together with the Draft EIR and a table that responds to public and agency comments on the Public Review Draft Plan and describes how those comments have been addressed in the Public Hearing Draft Plan.

IV. Environmental Impact Report and Review

- A. **Prepare Initial Study, Notice of Preparation.**
- B. **Prepare detailed project description** consistent with the Public Hearing Draft Plan.
- C. **Conduct an EIR scoping meeting** in Los Osos.
- D. **Prepare Draft EIR.** To be prepared by staff, by a consultant, or by staff with consultant to assist in peer review and document preparation.
- E. **Release Draft EIR and Public Hearing Draft Plan.**
- F. **Prepare Final EIR**, including response to comments and mitigation monitoring and reporting program.
- G. **Prepare CEQA Findings**

V. Public Hearings

- A. **Planning Commission study session**
- B. **Planning Commission public hearings**
- C. **Prepare Planning Commission-recommended Plan**
- D. **Board of Supervisors public hearings**
- E. **Revised / Board Approved Plan.** The plan will be revised based on the changes made by the Board of Supervisors.

VI. Coastal Commission Review

- A. **Coastal Commission staff review**
- B. **Coastal Commission public hearings**
- C. **Coastal Commission approval of plan with modifications (likely).**
- D. **Board of Supervisors approval of Coastal Commission modifications**
- E. **Coastal Commission acceptance.**
- F. **Final Community Plan.** Prepare and publish final Community Plan, and the Official Maps.