



NOTICE OF PREPARATION AND SCOPING MEETING

DATE: April 4, 2013

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

The City of San Clemente is preparing a new general plan. As part of that process, the City intends to prepare an environmental impact report (EIR), pursuant to the requirements of the California Environmental Quality Act (CEQA) for the proposed Centennial General Plan, described below. We request your views and comments as to the scope and content of the proposed environmental impact report, as summarized in the Initial Environmental Study, available on the City's website at <http://san-clemente.org>, or available at City offices, 910 Calle Negocio, San Clemente, California.

AGENCIES: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue, or other approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with implementation of the proposed project.

PROJECT TITLE: City of San Clemente Centennial General Plan

PROJECT LOCATION: The City of San Clemente is in the southeastern corner of Orange County. As shown on Figure 1, *Vicinity Map*, San Clemente is surrounded by the Pacific Ocean to the southwest; the cities of Dana Point and San Juan Capistrano to the northwest; unincorporated areas of Orange County to the north; and San Onofre State Beach and Camp Pendleton in unincorporated San Diego County to the southeast.

DESCRIPTION: The proposed project is a new San Clemente "Centennial" General Plan that meets California Code requirements for a general plan, a Strategic Implementation Program that implements the goals and policies of the General Plan, a Climate Action Plan, and the San Clemente Bicycle and Pedestrian Master Plan. The proposed General Plan revises the 1993 General Plan land use map, elements required by the State of California, and optional elements. The exception is the Housing Element, which was adopted separately in July 2011.

The San Clemente Centennial General Plan would allow development of up to 3,585 additional dwellings and up to 2,981,980 additional square feet of non-residential floor area, for totals of up to 29,567 residential dwelling units, 4,428,332 square feet of retail use, 8,834,477 square feet of office use, 2,981,980 square feet of industrial use, and 1,894,695 square feet institutional use.

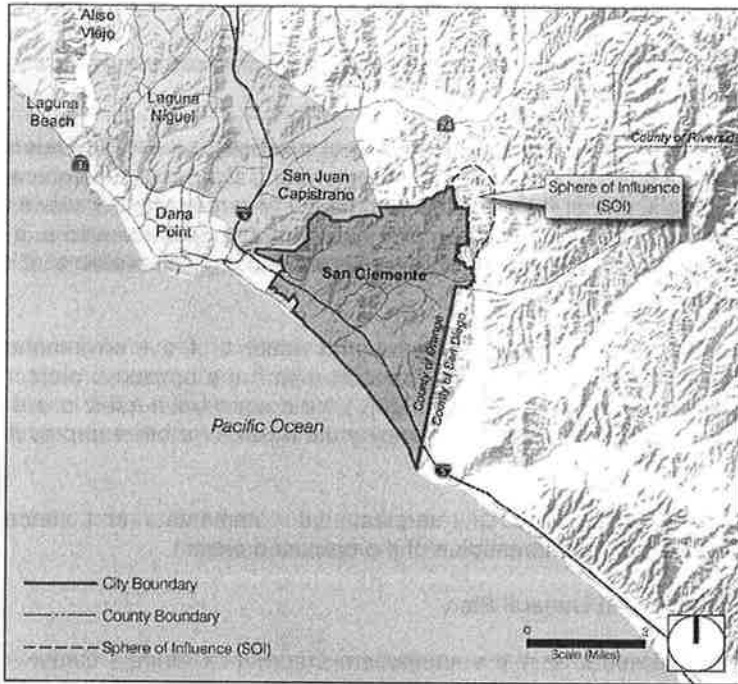
Proposed changes in land use and/or land use intensity are located predominantly in eight (8) "focus areas:" Camino de Estrella/Camino de Los Mares, Rancho San Clemente Business Park, Los Molinos, North Beach/North El Camino Real, Del Mar/T-Zone, Pier Bowl, South El Camino Real Area (West of Interstate 5), and South El Camino Real (East of Interstate 5).

POTENTIAL ENVIRONMENTAL EFFECTS: A Program EIR will be prepared to evaluate the project's potential environmental impacts and to analyze project alternatives. The topic areas to be discussed in the EIR are Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation/Traffic, and Utilities and Service Systems impacts.



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Figure 1 - Vicinity Map



PUBLIC REVIEW PERIOD: The City has determined to make this Notice of Preparation (NOP) and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Please provide any comments by **May 7, 2013 at 5:00 p.m.** to the contact person listed below. The comment period for the NOP begins April 8, 2013 and ends on May 7, 2013.

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your responses and comments to: Jeff Hook, Principal Planner; Phone: (949) 361-6184; E-mail: HookJ@san-clemente.org; Mailing Address: City of San Clemente, Planning Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673; Website: www.san-clemente.org.

SCOPING MEETING: One scoping meeting will be held to receive comments on the proposed scope and content of the San Clemente Centennial General Plan Draft Environmental Impact Report (DEIR). You are invited to attend and present environmental information that you believe should be addressed in the EIR. The meeting is scheduled for:

Date: Thursday, April 25th, 2013
Time: 6:00 p.m.
Place: City Council Chambers
San Clemente City Hall
100 Avenida Presidio
San Clemente, CA 92672

DOCUMENT AVAILABILITY: The Initial Study is available for public review during regular business hours at the City of San Clemente Planning Department listed above. The Initial Study can be viewed on the City of San Clemente website at the following address (URL): <http://san-clemente.org>.