

**NOTICE OF PREPARATION  
AND  
NOTICE OF PUBLIC SCOPING MEETING**

**To:** Interested Parties

**From:** City of San Marcos  
Development Services Department  
Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069

**Date:** July 5, 2011

**Subject:** Notice of Preparation of Draft Program Environmental Impact Report

**Project:** City of San Marcos General Plan and Zoning Ordinance Update

The City of San Marcos is the lead agency, pursuant to the California Environmental Quality Act (CEQA) (CEQA Guidelines, § 15050) for preparation of an Environmental Impact Report (EIR) for the updated General Plan and Zoning Ordinance. The purpose of this Notice of Preparation (NOP) is to inform agencies and the public that an EIR is being prepared for this project and to invite specific comments on the scope and content of the information to be included and analyzed in the EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project.

**Project Location:** Figure 1 in the Project Description, Attachment A, depicts the regional location and Figure 2 depicts the local vicinity of the project area, as well as the project's boundaries.

**Project Description:** The proposed project is a comprehensive update and implementation of the City of San Marcos General Plan and Zoning Ordinance. Attachment A provides a detailed description of the proposed project.

**Potential Environmental Effects of the Project:** These issue areas will be addressed in the Program EIR.

- |                                      |                             |
|--------------------------------------|-----------------------------|
| • Aesthetics                         | • Land Use/Planning         |
| • Agriculture and Forestry Resources | • Mineral Resources         |
| • Air Quality                        | • Noise                     |
| • Biological Resources               | • Population/Housing        |
| • Cultural Resources                 | • Public Services           |
| • Geology/Soils                      | • Recreation                |
| • Greenhouse Gas Emissions           | • Transportation/Traffic    |
| • Hazards and Hazardous Materials    | • Utilities/Service Systems |
| • Hydrology/Water Quality            |                             |

**Public Scoping Meeting:** A scoping meeting will be held in Valley of Discovery Room at San Marcos City Hall, 1 Civic Center Drive, San Marcos, 92069 on July 14, 2011 at 6:00 pm.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice (California Public Resource Code § 21092.3). Please send your response to Garth Koller, Principal Planner, Development Services Department at the address shown below. With your correspondence, please provide the name for the contact person in your agency.

**Date:** July 5, 2011



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(Colored Figures are provided on website).