



## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND SCOPING MEETING/PUBLIC WORKSHOP

**Project Title:** Hughes SMCC  
**Project Number:** Site Development Plan SDP22-0002  
**Applicant:** Hughes SMCC, LLC  
**NOP Comment Period:** February 22, 2023 to March 24, 2023  
**Meeting Date/Time:** March 9, 2023 at 6 P.M.

**PURPOSE FOR NOTICE:** This Notice of Preparation (NOP) is being issued by the City of San Marcos for the Hughes SMCC project located in the City of San Marcos. The City is the lead agency for the project and will prepare an Environmental Impact Report (EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines. This NOP is being circulated pursuant to California Resources Code Section 211153(a) and CEQA Guidelines Section 15082.

The City is requesting written feedback from the public, interested organizations, and responsible trustee agencies about the scope and content of the environmental information that will be addressed in the EIR.

**Project Location:** Northeast side of S. Pacific Street, approximately 750 feet south of Linda Vista Drive. Assessor's Parcel Number(s): 219-223-20-00 and 219-223-22-00.

**Project Description:** Request for a Site Development Plan for the development of a 67,410 SF light industrial building to support the expansion of the existing operations of Hughes Circuits Inc., currently located across from the proposed project site to the south, at 546 S. Pacific Street. The 67,410 SF industrial building includes a 56,310 SF ground floor, and an 11,100 SF mezzanine. The proposed building would be located at the western-most portion of the project site, and the disturbance area associated with project construction would be limited to approximately 113,877 SF or 2.61 acres of the 10.46-acre project site. The remaining 7.85 acres of the 10.46-acre project site would be preserved and restored open space and habitat area.

**Potential Environmental Effects:** The Environmental Impact Report (EIR) to be prepared for the proposed project will analyze the following environmental effects: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR.

**Scoping Meeting/Public Workshop:** A joint Scoping Meeting/Public Workshop for the project will be held on **March 9, 2023 at 6 PM** at the San Marcos City Hall in the Valley of Discovery Room (next to City Council Chambers) located at 1 Civic Center Drive, San Marcos, CA 92069. The intent of the Scoping Meeting/Public Workshop is to obtain information and solicit comments from the public about the issues and content of the EIR. During the meeting, the project applicant will provide an overview of the project, will explain the environmental review process, and will be available to hear your comments and questions. Attendance of the scoping meeting is not required in order to submit written comments.



**NOP Comments:** All written comments on the Notice of Preparation (NOP) must be submitted within 30 days of this notice and received no later than close of business on **March 24, 2023**. Written comments can be submitted via letter or email to the following address, and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Chris Garcia, Senior Planner  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
Email: [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net)

For more information regarding the proposed project, please visit:

<https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

or contact Chris Garcia, Senior Planner, at (760) 744-1050 x3237 or [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net).

#### PROJECT LOCATION MAP



#### CONCEPTUAL SITE PLAN

