



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of San Marcos has prepared a Draft Environmental Impact Report (EIR 23-006) for the proposed HUGHES SMCC, LLC located in the City of San Marcos. A 45-day public review and comment period for the Draft EIR is provided under State law. The public review period will start **December 21, 2023** and end **February 5, 2024**. Response letters shall be postmarked by the review end date and submitted to the City at the mailing address given below or emailed no later than close of business on the review end date to:

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

PROJECT TITLE: HUGHES SMCC, LLC

PROJECT NUMBER: SDP22-0002 and EIR 23-006

APPLICANT: HUGHES SMCC, LLC

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.

DESCRIPTION OF THE PROJECT: The approximately 10.46-acre project site consists of development of a 67,410 SF light industrial building. The 67,410 SF light industrial building includes a 56,310 SF first floor, and an 11,100 SF mezzanine. The proposed light industrial 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. Proposed development would only occur within APN 219-223-20-00.

ENVIRONMENTAL IMPACTS: The Draft EIR analyzes impacts associated with the HUGHES SMCC, LLC project. Significant impacts have been identified for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Transportation, and Tribal Cultural Resources.

DOCUMENT REVIEW: The Draft EIR and technical appendices will be available for review at the Development Services Department's public information counter during normal business hours and on the City's website given below. The document will also be available at the County Library at 2 Civic Center Drive, San Marcos.

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



All written comments must be received no later than close of business on February 5, 2024.

For more information regarding this notice or the proposed project, please contact Chris Garcia, Senior Planner, at (760) 744-1050, ext. 3237, or cgarcia@san-marcos.net.

VICINITY MAP:

