



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

**Project Title:** Ascend Specific Plan

**Project Number:** SP25-0003, GPA25-0004, R25-0003, TSM25-0004, MFSDP25-0003, CUP25-0003, EIR25-006

**Applicant:** MDLV Investments, LLC & Diamond Street Industrial, LLC

**NOP Comment Period:** November 18, 2025 to December 18, 2025

**Meeting Date/Time:** Thursday, December 4, 2025, at 6:00 pm

**Meeting Location:** San Marcos City Hall, Valley of Discovery Room (next to City Council Chambers), located at 1 Civic Center Drive, San Marcos, CA 92069

**Purpose for Notice:** This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Ascend Specific Plan residential 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 as well as general feedback on the development proposal.

**Project Location:** The 16.12-acre project site is located on the north side of Melrose Drive at the intersection of Diamond Street in the City of San Marcos (City), California. The project site is currently an undeveloped, vacant lot located in the Questhaven/La Costa neighborhood in the southern area of the City. Assessor's Parcel Number(s): 223-341-17-00.

**Project Description:** The project applicant is requesting approval of a Specific Plan (SP25-0003), General Plan Amendment (GPA25-0004), Rezone (R25-0003), Tentative Subdivision Map (TSM25-0004), Multi-Family Site Development Plan (MFSDP25-0003) and Conditional Use Permit (CUP25-0003) for a new residential development on an undeveloped lot. The proposed Specific Plan allows for up to 160 residential units, but the current Tentative Map and Site Development Plan identify 147 units. The EIR will analyze the development of up to 160 units for flexibility. Based on the current Site Plan, there would be 59 free-standing single family residential units and 44 duplex buildings with two residential units each. Access to the project would be provided at the signalized intersection of Melrose Drive and Diamond Street. Secondary emergency access is proposed on the west side of the project to and from Melrose Drive. All units are designed to be three stories in height and have attached two-car garages. Common open space and recreational amenities are mainly proposed at the north end of the property. A total of 79 guest parking spaces have been allocated throughout the project. The project has been designed around the existing San Diego Gas & Electric easements and utility tower. Proposed grading includes 163,197 cubic yards (cy) of cut and 217,649 cy of fill, with an import of 54,452 cy. Rock drilling, blasting and the use of a temporary rock crusher may also be required.

**Potential Environmental Effects:** Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to: Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives. 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 EIR Scoping Meeting and Public Workshop for the project will be held on **Thursday, December 4, 2025 at 6:00 pm** at San Marcos City Hall in the Valley of Discovery Room (next to the 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 and receive general feedback on the project proposal. 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. No decisions will be made at this meeting.

**NOP Comments:** All written comments must be submitted within 30 days of this notice and received no later than 5pm on December 18, 2025. 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 ext. 3237 or [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net).

**Project Location Map:**

