



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of San Marcos has prepared a Draft Environmental Impact Report (EIR) for the proposed Ascend Specific Plan project (SCH#2025110592) 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 **July 17, 2026**, and end **August 31, 2026**. 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@sanmarcosca.gov

PROJECT TITLE: Ascend Specific Plan

PROJECT NUMBERS: SP25-0003, GPA25-0004, R25-0003, TSM25-0004, MFSDP25-0003, CUP25-0003, and EIR25-006

APPLICANT: MDLV Investments, LLC & Diamond Street Industrial, LLC

LOCATION: The approximately 16.12-acre project site is located along the northeast side of Melrose Drive at the northern terminus of Diamond Street between Rancho Santa Fe Road and San Elijo Road in the City of San Marcos, California. The project site is undeveloped. Assessor's Parcel Number(s): 223-341-17-00.

DESCRIPTION OF THE PROJECT:

The project applicant is requesting approval of a Specific Plan (SP25-0003) for residential development, General Plan Amendment (GPA25-0004) and Rezone (R25-0003) to change the site's land use and zoning designation from Light Industrial (LI) to Specific Plan Area (SPA), Tentative Subdivision Map (TSM25-0004) for residential condominium purposes, Multi-Family Site Development Plan (MFSDP25-0003) for 147 residential units and associated facilities, Conditional Use Permit (CUP25-0003) for use of a temporary rock crusher during project construction, and adoption of an Environmental Impact Report (EIR25-006). The proposed Specific Plan allows for, and the EIR analyzes up to 160 residential units, but the current Tentative Map and Site Development Plan identify 147 units consisting of 59 free-standing single family residential units and 44 duplex buildings. Access to the project would be provided at the signalized intersection of Melrose Drive and Diamond Street with emergency access on the west side of the project to and from Melrose Drive. All units are designed to be three stories in height with attached two-car garages. Common open space and recreational amenities are mainly proposed at the north end of the property. 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.



ENVIRONMENTAL IMPACTS: The Draft EIR analyzes impacts associated with the Ascend Specific Plan project. Potentially significant impacts have been identified for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. Significant and unavoidable Transportation impacts have been identified in relation to Vehicle Miles Traveled (VMT) thresholds.

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.sanmarcosca.gov/Business-Services/Development/Planning/Community-Input/CEQA-Documents>

All written comments must be received no later than close of business on **August 31, 2026**.

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

VICINITY MAP:

