

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON June 5, 2025
Posted June 5, 2025
Removed
Returned to agency on
DEPUTY

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

Check Document being Filed:

PL23-0319 & PL25-0070

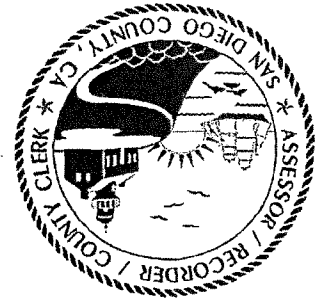
Project Title

TYPE OR PRINT CLEARLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

THIS SPACE FOR CLERK'S USE ONLY

SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET



**FILED**  
 Jun 05, 2025 09:44 AM  
 JORDAN Z. MARKS  
 SAN DIEGO COUNTY CLERK  
 File # 2025-000468  
 State Receipt # 37060520250425

Payment Reference #:

SIGNATURE **X** *J. Hood*  
 AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TERRANI HOOD, Deputy

**PAYMENT METHOD**  
 Cash  Credit  Check  Other  
 TOTAL RECEIVED \$ 50.00

Other  
 County documentary handling fee  
 Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00  
 Fee previously paid (attach previously issued cash receipt copy)  
 CDFW No Effect Determination (attach)  
 Notice of Exemption (attach)  
 Exempt from fee

**CHECK APPLICABLE FEES:**  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75  
 Mitigated/Negative Declaration (MND)/(ND) \$ 2,968.75  
 Environmental Impact Report (EIR) \$ 4,123.50  
 0.00  
 0.00  
 0.00

**PROJECT APPLICANT (Check appropriate box)**  
 Local Public Agency  School District  Other Special District  State Agency  Private Entity

PROJECT APPLICANT NAME RYAN LAVIGNE, SR. PROJECT MANAGER, DR HORTON  
 PROJECT APPLICANT ADDRESS 980 MONTECITO DRIVE, STE 300  
 CITY CORONA STATE CA ZIP CODE 92879  
 PROJECT APPLICANT EMAIL PHONE NUMBER 951-739-5413

PROJECT TITLE PL23-0319 & PL25-0070

COUNTY/STATE AGENCY OF FILING SAN DIEGO DOCUMENT NUMBER 37-2025-0425

LEAD AGENCY CITY OF ESCONDIDO PLANNING DIVISION LEAD AGENCY EMAIL DATE 06/05/2025

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.  
 STATE CLEARING HOUSE NUMBER (if applicable) 37-06/05/2025-0425  
 RECEIPT NUMBER:

Signed by Applicant

Signed by Lead Agency

Date received for filing at OPR:

Contract Planner  
Greg Mattson, AICP

Signature:

June 4, 2025  
Date

Lead Agency Contact Person: Greg Mattson, Contract Planner Area Code/Telephone/Extension: 619-895-7177

The project is consistent with the applicable general plan designation, zoning designation, and applicable policies. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project will not create significant effects relating to traffic, noise, air quality, or water quality. The site is adequately served with all applicable utilities and public services. There are no unusual circumstances that occur on-site.

**Reasons why project is exempt:**

The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15304 (Minor Alterations to Land) staff prepared a Notice of Exemption for the project.

**Exempt Status:**

Private entity  School district  Local public Agency  State agency  Other special district

Address: 980 Montecito Drive, Ste 300, Corona, CA 92879 Telephone: 951-739-5413

Name: Ryan Lavigne, Sr. Project Manager, DR Horton Los Angeles Holding Company, Inc.

Name of Person or Agency Carrying Out Project:

Name of Public Agency Approving Project: City of Escondido

**Description of Project:** Temporary sales office and display of model homes to market the project known as Canterbury Subdivision ("Tesoro"). The project consists of the construction of Building Two and utilizing Lots 6 and 7 for model homes and Lot 8 to function as the sales office. As part of the project, the applicant is proposing to construct four off-street parking spaces (including one ADA compliant space) adjacent to Lot 8, an ADA compliant restroom, temporary fencing, and associated temporary directional signage.

Project Location - City: Escondido Project Location - County: San Diego

Project Location - Specific: 2402 South Escondido Blvd (APN 238-140-18-00)

Project Title/Case No.: PL23-0319 & PL25-0070

To: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101  
MS: A-33  
From: City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025

**Notice of Exemption**

CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4671

