



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Mar 03, 2026 08:55 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000210
State Receipt # 37030320260192
Document # 2026-NOD-25

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

**PARKVIEW TOWNHOMES - PL24-0157/PL25-0010/PL25-0011/PL25-0012/
PL25-0013/ PL24-0014/ PL25-0015/ PL25-0016**

Check Document being Filed:

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

<p>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>March 3, 2026</u></p> <p>Posted <u>March 3, 2026</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>



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

NOTICE OF DETERMINATION

DATE: March 3, 2026

TO: Office of Planning Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044
FROM: City of Escondido 201 North Broadway Escondido, CA 92025 (Lead Agency)
Street Address: 1400 Tenth St. Rm 113 Sacramento, CA 95814

X San Diego County Recorder's Office
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS: A-33

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

"Parkview Townhomes" - PL27-0157/PL25-0010/PL25-0011/PL25-0012/PL25-0013/PL25-0014/PL25-0015/PL25-0016

Project Title/Case No.

SCH#2025100346 City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Touchstone Communities (C/O Kerry Garza) 12975 Brookprinter Place, Suite 250, Poway, CA 92064 (858) 230 - 4037

Project Applicant, Address and Phone Number

92064

Ivan Flores, AICP Principal Planner 760-839-4529 ivan.flores@escondido.gov
Contact Person Telephone Number Email

Project Location (Include County): The 4.96-acre site is located on the north side of W. El Norte Parkway and is addressed at 550 W. El Norte Parkway, Escondido, CA 92026 (Assessor's Parcel Number: 226-380-48-00).
County of San Diego

Project Description: Approval of a development project with a Specific Planning Area 13 (SPA13) General Land Use Designation and within the Professional Commercial (CP) zoning district, consisting of: 1) a General Plan Map Amendment to amend the existing land use designation from SPA13 to Urban IV (U4); 2) a Zone Map Amendment to amend the existing zoning to High Multiple Family Residential (R-4-24) to permit up to 24 dwelling units per acre; 3) a Tentative Subdivision Map/Condominium Permit to allow for an air space subdivision for 70 condominium units; 4) a Major Plot Plan Permit and Design Review permit for construction of 70 for-sale dwelling units; 5) Grading Exemptions to permit fill slopes up to 40'-0" in height,

PL24-0157/ PL25-0010/PL25-011/PL25-0012/PL25-0013/PL25-0014/PL25-0015 - Parkview Townhomes
March 3, 2026

and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and, 5) an Administrative Adjustment to reduce the required rear yard setback for the second and third story by 25-percent ("Project"). The Project includes standard ancillary on-site improvements; in addition to off-site improvements proposed to reduce Vehicles Miles Traveled (VMT) impacts. The proposal also adoption of a Final Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.


This is to advise that on February 25, 2026, the Escondido City Council (Lead Agency) has approved the above described project and adopted a Final Initial Study/Mitigated Negative Declaration (City File No. PL24-0157/PL25-0010/PL25-011/PL25-0012/PL25-0013/PL25-0014/PL25-0015; Reso No. 2026-13/2026-28/2026-20 and Ord No. 2026-03) and has made the following determinations regarding the proposed project:

1. The project **will not** have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** adopted for this project.
4. A mitigation reporting or monitoring plan **was** adopted for this project
5. A Statement of Overriding Considerations **was not** required for this project.
6. Findings identified CEQA Guidelines Section 15091 **were not** made pursuant to the provisions CEQA.

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. PL24-0157/PL25-0010/PL25-011/PL25-0012/PL25-0013/PL25-0014/PL25-0015; Reso No. 2026-13/2026-28/2026-20 and Ord No. 2026-03), and record of project approval(s) with any comments and responses are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number: 760-839-4671. The City of Escondido has complied with CEQA in preparation of the final adopted Initial Study/Mitigated Negative Declaration.

Name of Official Filing Notice: Ivan Flores, AICP, Principal Planner

City of Escondido
Lead Agency

Signature: 

Date: March 3, 2026

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$3,093.75