



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jun 15, 2026 02:44 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000577
State Receipt # 37061520260533

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

PASQUAL HEIGHTS TENTATIVE MAP AND DENSITY BONUS PERMIT; PDS2024-TM-5657;
PDS2024-DB-24-001; PDS2024-ER-24-08-006

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):

Posted: 6/15/26

Filed by: TIFFANI HOOD

Deputy County Clerk

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.

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s): Pasqual Heights Tentative Map and Density Bonus Permit; PDS2024-TM-5657; PDS2024-DB-24-001; PDS2024-ER-24-08-006

Project Location: Northwest of the intersection of Idaho Avenue and San Pasqual Valley Road (SR-78), in the North County Metropolitan Subregional Plan area, within unincorporated San Diego County (APN: 234-160-25-00).

Project Applicant: Touchstone Development, Inc. (Attn: Kerry Garza); 12975 Brookprinter Place, Suite 250, Poway, CA 92064; (858) 204-1342

Project Description: The project is a Tentative Map application to subdivide and grade a 10.39 acre parcel into a total of 42 single-family residential lots, and an open space lot, by utilizing Density Bonus Law to increase the density allowance of the project footprint. The project includes 7 affordable units (4 very-low income and 3 moderate-income), representing 29% of the base density. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-2). Zoning for the site is Limited Agriculture (A70). The subject parcel is currently developed with an existing vacant dwelling, which will be removed. Access to the site is being proposed via private road connected to Idaho Avenue, which is a County maintained mobility element road. The project would be served by water systems from the City of Escondido and will require an out-of-agency service agreement for sewer service from the City of Escondido. Earthwork will consist of cut of 74,791 cubic yards and fill of 74,893 cubic yards of material. The project includes the following on-site/frontage improvements: removal of existing vacant house and construct grading, utilities, street improvements, and landscaping to create a new residential community. The frontage improvements include street widening and stripping on adjacent Idaho Avenue. Additionally, the project proposes the following off-site improvements: sewer extension and annexation into the City of Escondido's sanitation district.

Agency Approving Project: County of San Diego

County Contact Person: Aidan Pulley

Date Form Completed: June 12, 2026

This is to advise that the County of San Diego Planning Commission has approved the above-described project on June 12, 2026 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☒ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

Statement of reasons why project is exempt: Section 15183 consists of project which are consistent with development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. These projects shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  050 Telephone: (858) 694-3728

Name: Aidan Pulley Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15052.



San Diego County



Transaction #: 9081504
Receipt #: 2026230817

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 06/15/2026
Cashier Location: SD

Print Date: 06/15/2026 2:45 pm

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #4404	\$50.00
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Total Payments	\$50.00
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Filing

CEQA - NOE	FILE #: 2026-000577 Date: 06/15/2026 2:44PM Pages: 3
	State Receipt # 37-06/15/2026-0533
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00

Grand Total - All Documents:	\$50.00
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State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

37-06/15/2026-0533

STATE CLEARING HOUSE NUMBER(If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT
SERVICES

LEAD AGENCY EMAIL

DATE

06/15/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0533

PROJECT TITLE

PASQUAL HEIGHTS TENTATIVE MAP AND DENSITY BONUS PERMIT; PDS2024-TM-5657; PDS2024-DB-24-001;
PDS2024-ER-24-08-006

PROJECT APPLICANT NAME

TOUCHSTONE DEVELOPMENT , INC (ATTN: KERRY
GARZA)

PROJECT APPLICANT EMAIL

PHONE NUMBER

858-204-1342

PROJECT APPLICANT ADDRESS

12975 BROOKPRINTER PLACE, SUITE 250

CITY

POWAY

STATE

CA

ZIP CODE

92064

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee(State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

T. Hood

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 4404