

TENTATIVE MAP

PASQUAL HEIGHTS

COUNTY OF SAN DIEGO TRACT TM 5657

COUNTY OF SAN DIEGO, CA

PDS2024-TM-5657

PDS2025-DB-25-00

LEGEND

ITEMS	SYMBOL
PROPERTY LINE/ RIGHT OF WAY	---
ASPHALT PAVEMENT	[Pattern]
CONCRETE PAVING	[Pattern]
GRANITE-CRETE (VEHICULAR) OR APPROVED EQUAL	[Pattern]
BIO-RETENTION BASIN/VEGETATED SWALE	[Pattern]
EXISTING CONTOUR	(700)
PROPOSED CONTOUR	700
PROPOSED SLOPE	FILL CUT
CUT/FILL LINE	---
LIMIT OF GRADING	---
EXISTING EASEMENT	---
SETBACK	---
LOT NUMBER	70
ACCESSIBLE PATH OF TRAVEL	---
CONCRETE CURB	---
CONCRETE CURB & GUTTER	---
8" PVC WATER MAIN	W
FIRE HYDRANT ASSEMBLY	FH
GATE VALVE	⊗
AIR RELEASE VALVE	•
BLOW-OFF	■
PROPOSED PVC SEWER LINE W/ MANHOLE	S
STORM DRAIN SYSTEM	CURB INLET, CATCH BASIN, HEADWALL & RIP-RAP
STORM DRAIN "FILTRERRA" TREATMENT UNIT	CLEANOUT, TYPE F CB
CONCRETE BROW DITCH	---
SECTION LABEL	SECTION SHEET
RELINQUISH ACCESS	---
SITE LIGHTING	⊙
MASONRY SOUND WALL	---
LODGE POLE FENCING	---
STEEL TUBE FENCING	---
VINYL FENCING	---

EXISTING PARCEL SLOPE INFORMATION:

SLOPE ANALYSIS		
MIN SLOPE (%)	MAX SLOPE (%)	AREA (AC)
0%	15%	7.17
15%	25%	2.77
25%	50%	0.41
50%	100%	0.04

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 15 IN BLOCK 188 OF THE RANCHO RINCON DE DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892; EXCEPT THAT PORTION OF SAID LOT CONVEYED TO W.L. PURDUM BY DEED DATED JANUARY 20, 1910 AND RECORDED IN BOOK 249, PAGE 442 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO LOTS 15, 16 AND 31 IN BLOCK 188; THENCE ALONG THE NORTHWESTERLY LINE OF LOT 15, 592.5 FEET; THENCE AT RIGHT ANGLES WITH SAID LINE IN A SOUTHEASTERLY DIRECTION 662.7 FEET TO THE INTERSECTION OF SOUTHEASTERLY LINE OF LOT 15; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, 259.7 FEET TO SOUTHERLY CORNER OF LOT 15; THENCE ALONG THE SOUTHERLY LINE OF LOT 15, 762.2 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THAT PORTION OF LOT 15 IN BLOCK 188 OF RANCHO RINCON DE DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, MADE BY J. M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15, THENCE (1) SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15 27.10 FEET; THENCE (2) LEAVING SAID SOUTHWESTERLY LINE NORTH 09° 27' 53" WEST, 42.36 FEET; THENCE (3) NORTH 34° 58' 00" WEST, 150.16 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 15; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 37° 38' 19" EAST, 185.00 FEET TO THE POINT OF BEGINNING.



PROJECT MAP
SCALE: 1" = 50'

EXISTING ZONING INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: VILLAGE
GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-2) 2 DU/Ac
COMMUNITY/SUBREGIONAL PLAN AREA: NORTH COUNTY METRO

ZONE	EX APN: 234-160-25
USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DENSITY	-
MIN. LOT SIZE	0.5AC
MAX FLOOR AREA RATIO	-
FLOOR AREA RATIO	-
BUILDING TYPE	C
HEIGHT	G
SETBACK	C
LOT COVERAGE	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

PARK LAND DEDICATION STATEMENT

PER COUNTY CODE SECTION 810.103(b), FOR SUBDIVISIONS CONTAINING FIFTY (50) OR FEWER PARCELS, ONLY THE PAYMENT OF PARK IN-LIEU FEES SHALL BE REQUIRED.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE SWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION (WITH THE EXCEPTION OF LOTS A,B,C,D).

PROPOSED ZONING INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: VILLAGE
GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-2) 2 DU/Ac (DENSITY BONUS LAW PER AB1287 USED TO INCREASE DENSITY TO 42 LOTS BY RESERVING 29% (7 LOTS) OF THE BASE DENSITY FOR VERY LOW AND MODERATE INCOME HOUSEHOLDS AS FOLLOWS: 15% OF BASE DENSITY (4 LOTS) RESERVED FOR VERY LOW INCOME HOUSEHOLDS PLUS AN ADDITIONAL 14% OF THE BASE (3 LOTS) RESERVED FOR MODERATE INCOME HOUSEHOLDS). DENSITY BONUS LAW ALLOWS FOR FOUR (4) PROJECT INCENTIVES.
COMMUNITY/SUBREGIONAL PLAN AREA: NORTH COUNTY METRO

ZONE	EX APN: 234-160-25
USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DENSITY	-
MIN. LOT SIZE	5,000 SF*
MAX FLOOR AREA RATIO	-
FLOOR AREA RATIO	-
BUILDING TYPE	C
HEIGHT	G
SETBACK	V**
LOT COVERAGE	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

- * DENSITY BONUS INCENTIVE #1 - REDUCED MIN LOT SIZE.
- ** FRONT YARD INCENTIVE #2 - REDUCED SET BACKS: 20' FRONT YARD SETBACK, 5' SIDE YARD SETBACK, 10' REAR YARD SETBACK. PROPOSED SETBACKS SHOWN ON SHEET 3

DENSITY BONUS LOTS:

VERY LOW INCOME LOTS: 5, 18, 19, 29
MODERATE INCOME LOTS: 1, 11, 42

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BF	BOTTOM OF FOOTING
BMP	BEST MANAGEMENT PRACTICE
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT
CONC	CONCRETE
DWG	DRAWING
DWY	DRIVEWAY
EX	EXISTING
FG	FINISHED GRADE
FGWB	FINISH GRADE BOTTOM OF WALL
FGTW	FINISH GRADE TOP OF WALL
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
IE	INVERT ELEVATION
IOD	IRREVOCABLE OFFER TO DEDICATE
LP	LOW POINT
MH	MANHOLE
MOD	MODIFIED
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVT	PRIVATE
RCP	REINFORCED CONCRETE PIPE
SD	SEWER
SD	STORM DRAIN
SDBC	STORM DRAIN CATCH BASIN
SDBC-F	STORM DRAIN CATCH BASIN TYPE F
SHT	SHEET
TC	TOP OF CURB
TG	TOP OF GRADE
TF	TOP OF FOOTING
TW	TOP OF WALL

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY ARE BASED ON THE GRID BEARING OF NORTH 47°39'14" WEST BETWEEN PT. 2103 AND PT. 1007, AS SHOWN ON RECORD OF SURVEY MAP NO. 14236, FILE NO. 93-428510, RECORDED ON JULY 2, 1993.

EARTHWORK

CUT = 74,791 CY.
FILL = 74,893 CY.
NET FILL = 102 CY

NOTE: QUANTITIES SHOWN ASSUME 42 PAD SPOILS, AND 2' STREET UNDERCUT SPOILS. DOES NOT INCLUDE THE EFFECT OF REMEDIAL GRADING, REMOVAL AND RECOMPACTION, SHRINKAGE, UTILITY & FOOTING SPOILS.

PRELIMINARY GRADING PLAN NOTE:

THE PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

DENSITY BONUS HOUSING PROGRAM

EACH FINAL MAP OR PARCEL MAP SHALL BEAR A NOTE INDICATING THE METHOD OF COMPLIANCE WITH THE REQUIREMENTS OF THE DENSITY BONUS/AFFORDABLE HOUSING PROGRAM AND STATING THAT AN AFFORDABLE HOUSING AGREEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT WITH RESPECT TO EACH PARCEL CREATED BY THE MAP

INDEX

- C1 - TITLE SHEET
- C2 - SECTIONS
- C3 - TENTATIVE MAP
- C4 - EXISTING CONDITIONS/ENCUMBRANCE MAP

GENERAL NOTES

- GROSS PROJECT AREA: 10.39 ACRES
- NET PROJECT AREA: 10.36 ACRES
- TOTAL NUMBER OF LOTS: 42
- TOTAL NUMBER OF RESIDENTIAL LOTS: 42 (DENSITY BONUS LAW PER AB1287 USED TO INCREASE DENSITY TO 42 LOTS BY RESERVING 29% (7 LOTS) OF THE BASE DENSITY FOR VERY LOW AND MODERATE INCOME HOUSEHOLDS AS FOLLOWS: 15% OF BASE DENSITY (4 LOTS) RESERVED FOR VERY LOW INCOME HOUSEHOLDS PLUS AN ADDITIONAL 14% OF THE BASE (3 LOTS) RESERVED FOR MODERATE INCOME HOUSEHOLDS.
- MINIMUM LOT SIZE: 5,000 SF
- ASSESSOR'S PARCEL NUMBER: 234-160-25
- PRESENT LAND USE DESIGNATION: LIMITED AGRICULTURE (A70)
- GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-2)
- GENERAL PLAN REGIONAL CATEGORY: VILLAGE
- WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND THE REQUIREMENTS OF THE CITY OF ESCONDIDO
- SOURCE OR TOPOGRAPHY: BOUNDARY AND TOPOGRAPHIC SURVEY DATED 8/8/24 PREPARED BY KIER + WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
- UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
- CUT AND FILL SLOPES NOT TO EXCEED 2:1, UNLESS OTHERWISE NOTED.
- UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
- TEMPORARY & PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- ASSESSOR'S TAX RATE AREA: 74019
- STREET LIGHTS: DEVELOPER SHALL COMPLY WITH REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED, AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- BENCHMARK: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHERLY END OF HEADWALL 145'± SOUTHWESTERLY OF CENTERLINE INTERSECTION. ELEV=708.06 FEET (NGVD29).
- ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE HOA, UNLESS OTHERWISE NOTED.
- PRIVATE ROADS AND ALL NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA

PUBLIC UTILITIES & DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	AT&T
WATER	CITY OF ESCONDIDO
SEWER	CITY OF ESCONDIDO (REQUIRES LAFCO OAS)
STORM WATER	COUNTY OF SAN DIEGO
FIRE	RINCON DEL DIABLO FIRE PROTECTION DISTRICT
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DISTRICT

OWNER/APPLICANT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS TENTATIVE PLAN, AND THAT SAID PLAN SHOWS ALL OF THE CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS AND/OR UTILITY EASEMENTS.

OWNER:
JAMISON BUILDERS, INC.
27023 BANBURY DRIVE
VALLEY CENTER, CA 92082

APPLICANT:
TOUCHSTONE COMMUNITIES, LLC
12975 BROOKPRINTER PL, STE 250
POWAY, CA 92064

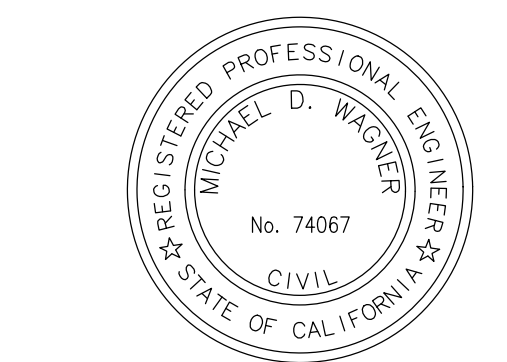
Olivia Ruth Tsemant
OLIVIA RUTH TSEMANT ZIS

Kerry Garza
KERRY GARZA

ENGINEER

TOUCHSTONE DEVELOPMENT, INC.
12975 BROOKPRINTER PL, STE 250
POWAY, CA 92064

Michael D. Wagner
MICHAEL D. WAGNER
R.C.E #74067



04/03/26
DATE

TITLE SHEET

PASQUAL HEIGHTS

PDS2024-TM-5657
PDS2025-DB-25-00
E25-0047 (C.O.E.)

PREPARED BY:



PROJECT ADDRESS
830 IDAHO AVE, ESCONDIDO CA 92025

ASSESSOR'S PARCEL NO:
234-160-25

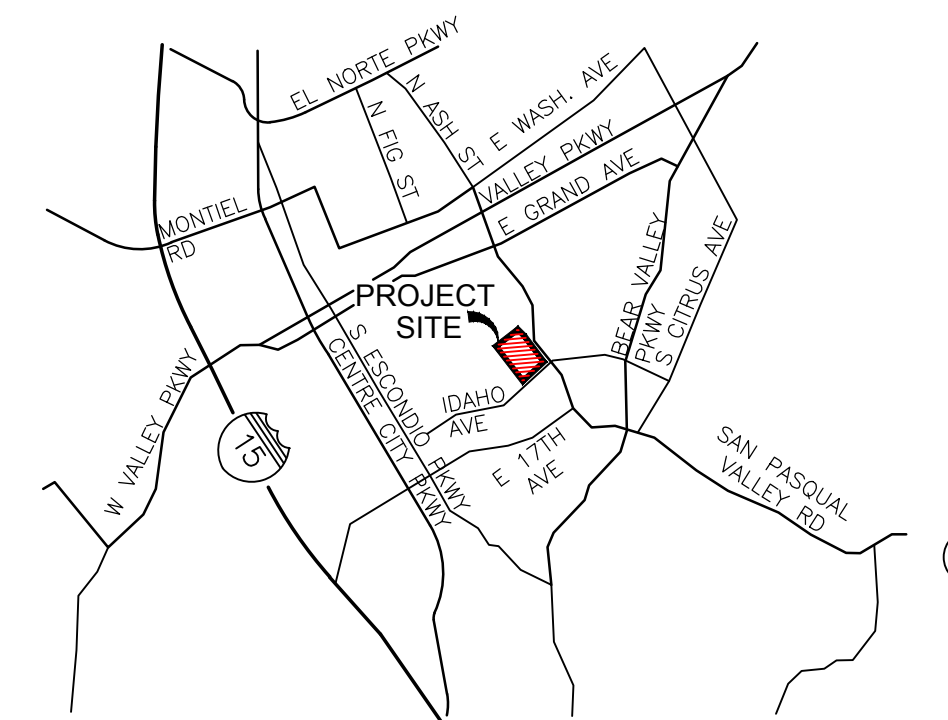
APPLICANT:
TOUCHSTONE COMMUNITIES, LLC
KERRY GARZA
12975 BROOKPRINTER PL, STE 250
POWAY, CA 92064
858-586-0414

PROJECT DESCRIPTION

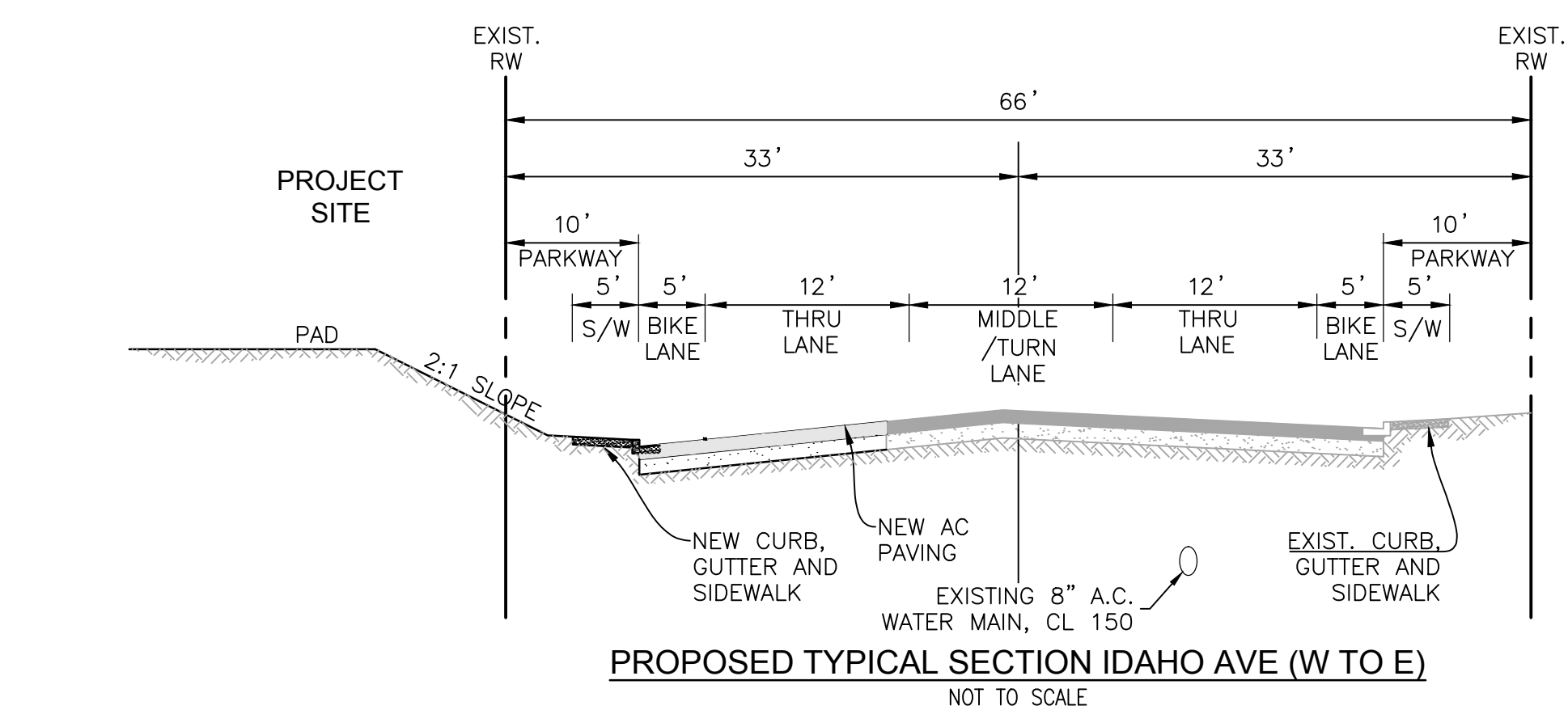
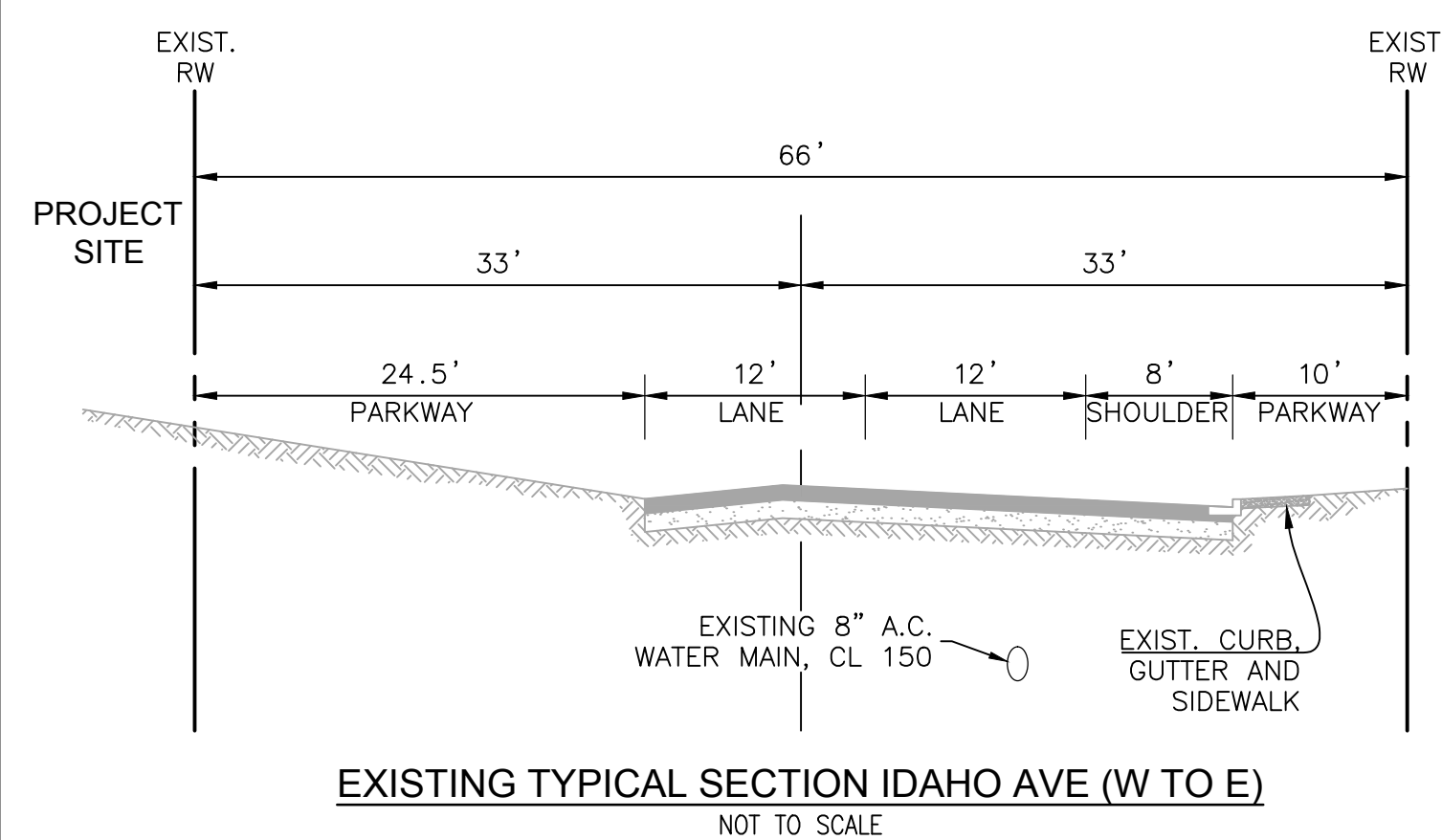
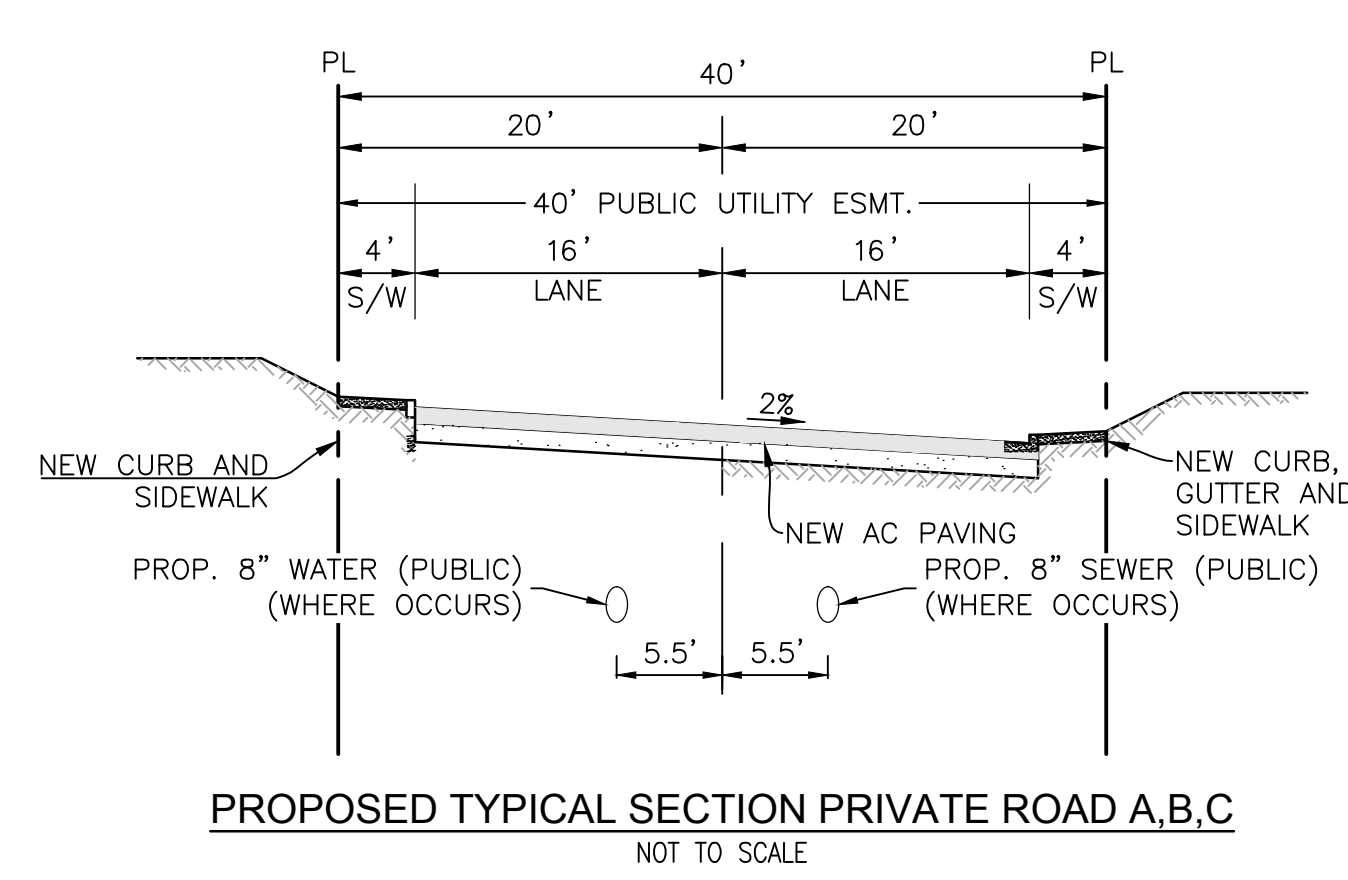
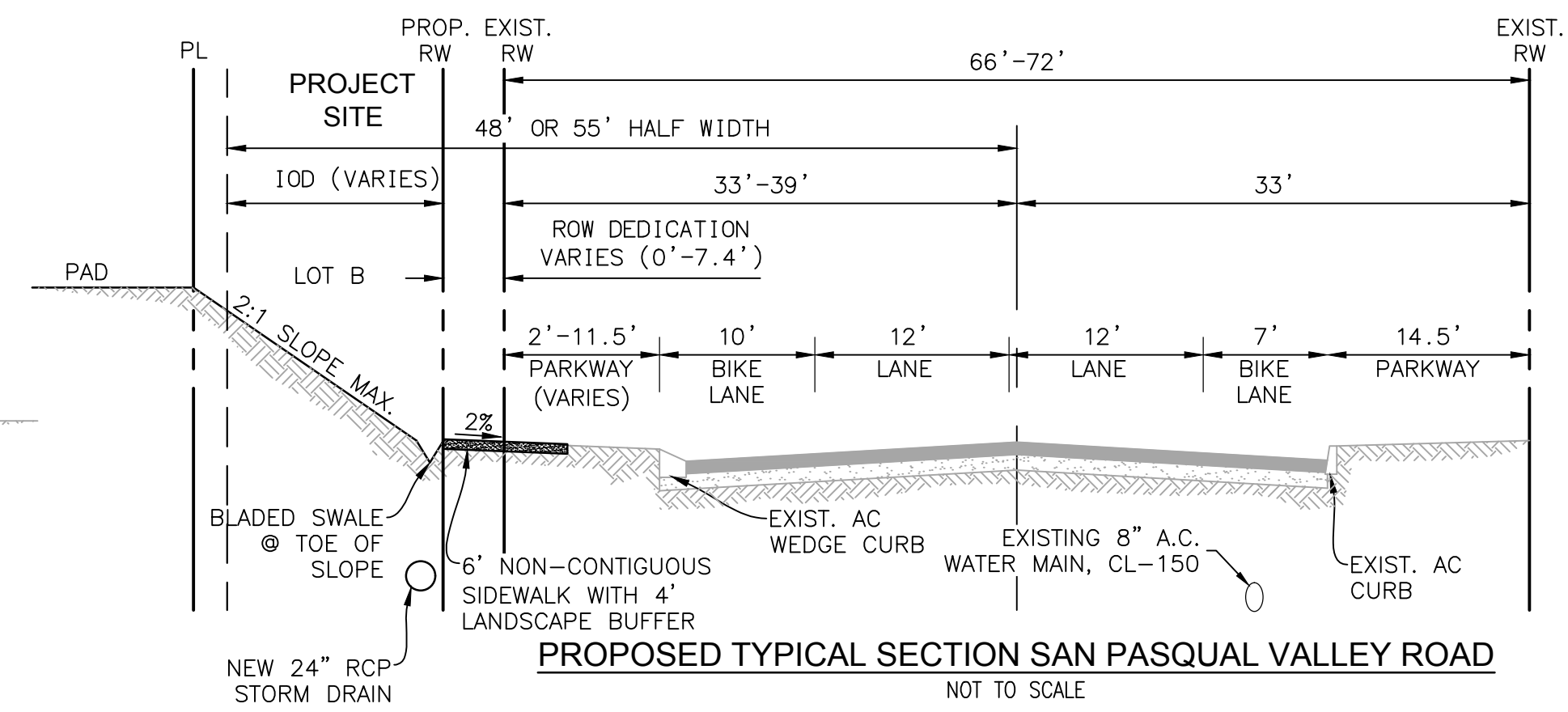
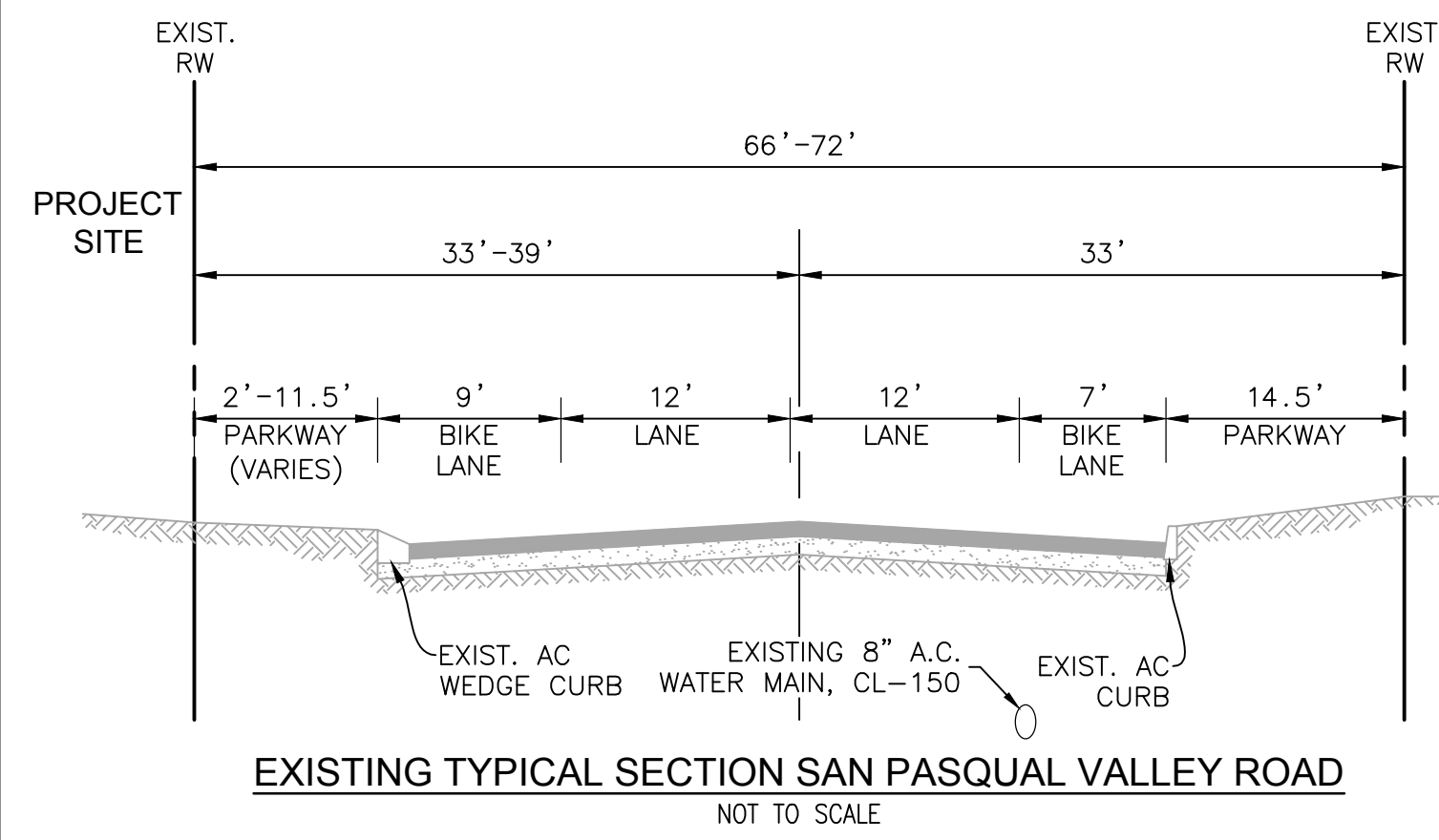
42 SINGLE FAMILY HOMES

NO.	DATE	REVISIONS
1	11/2024	1ST SUBMITTAL
2	02/2025	UPDATE
3	07/2025	2ND SUBMITTAL
4	10/2025	3RD SUBMITTAL
5	04/2026	FINAL SUBMITTAL


SHEET 1 OF 4



VICINITY MAP



S:_Civil\Projects\1058_Pasqual Heights\Drawings\Sheet_Dwg13 - Pasqual - Sections.dwg Apr 06, 2025 - 4:24pm

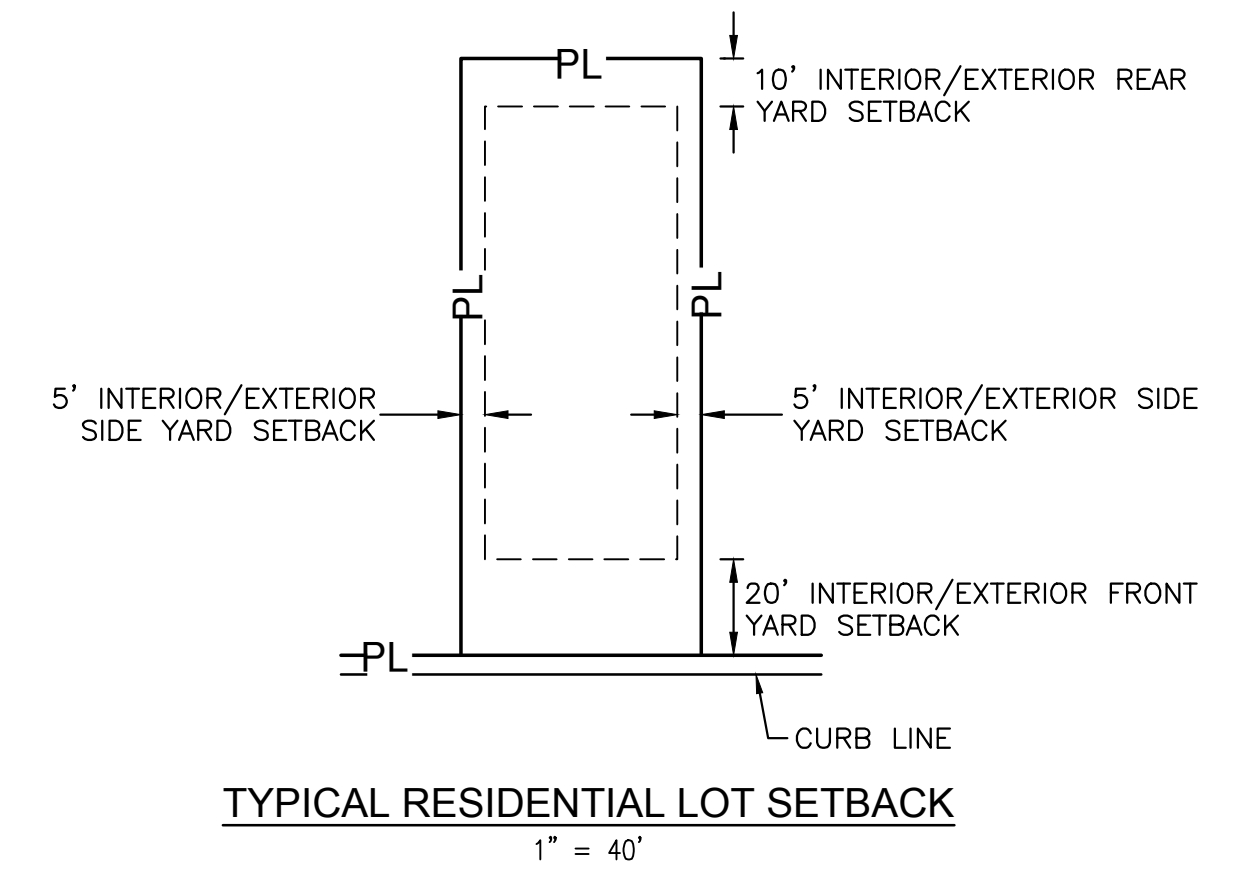
SECTION																			
PASQUAL HEIGHTS																			
PDS2024-TM-5657 PDS2025-DB-25-00 E25-0047 (C.O.E.)																			
PREPARED BY:	PROJECT DESCRIPTION																		
 TOUCHSTONE DEVELOPMENT	42 SINGLE FAMILY HOMES																		
PROJECT ADDRESS 830 IDAHO AVE, ESCONDIDO CA 92025																			
ASSESSOR'S PARCEL NO.: 234-160-25																			
APPLICANT: TOUCHSTONE COMMUNITIES, LLC KERRY GARZA 12975 BROOKPRINTER PL, STE 250 POWAY, CA 92064 858-586-0414																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/2024</td> <td>1ST SUBMITTAL</td> </tr> <tr> <td>2</td> <td>02/2025</td> <td>UPDATE</td> </tr> <tr> <td>3</td> <td>07/2025</td> <td>2ND SUBMITTAL</td> </tr> <tr> <td>4</td> <td>10/2025</td> <td>3RD SUBMITTAL</td> </tr> <tr> <td>5</td> <td>04/2026</td> <td>FINAL SUBMITTAL</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	1	11/2024	1ST SUBMITTAL	2	02/2025	UPDATE	3	07/2025	2ND SUBMITTAL	4	10/2025	3RD SUBMITTAL	5	04/2026	FINAL SUBMITTAL
NO.	DATE	REVISIONS																	
1	11/2024	1ST SUBMITTAL																	
2	02/2025	UPDATE																	
3	07/2025	2ND SUBMITTAL																	
4	10/2025	3RD SUBMITTAL																	
5	04/2026	FINAL SUBMITTAL																	
SHEET	2 OF 4																		



LOT DATA			
LOT #	LOT SIZE	PAD SIZE	TYPE
**1	6,709.92	4,328.82	SINGLE FAMILY HOME
2	5,040.00	4,213.87	SINGLE FAMILY HOME
3	14,031.75	7,150.78	SINGLE FAMILY HOME
4	19,031.95	5,016.93	SINGLE FAMILY HOME
*5	5,743.89	4,201.78	SINGLE FAMILY HOME
6	13,025.89	5,642.01	SINGLE FAMILY HOME
7	12,871.77	7,073.47	SINGLE FAMILY HOME
8	12,717.65	6,387.91	SINGLE FAMILY HOME
9	12,563.53	5,011.33	SINGLE FAMILY HOME
10	12,302.38	4,369.03	SINGLE FAMILY HOME
**11	12,071.54	4,451.53	SINGLE FAMILY HOME
12	23,996.27	9,536.42	SINGLE FAMILY HOME
13	5,249.95	4,655.01	SINGLE FAMILY HOME
14	5,447.63	4,925.08	SINGLE FAMILY HOME
15	5,155.30	4,456.25	SINGLE FAMILY HOME
16	5,053.51	4,322.26	SINGLE FAMILY HOME
17	5,043.88	4,329.39	SINGLE FAMILY HOME
*18	5,000.00	4,403.68	SINGLE FAMILY HOME
*19	5,019.11	4,860.09	SINGLE FAMILY HOME
20	8,251.89	8,091.92	SINGLE FAMILY HOME
21	8,767.11	8,560.56	SINGLE FAMILY HOME
22	6,028.57	5,709.71	SINGLE FAMILY HOME
23	5,840.37	5,033.59	SINGLE FAMILY HOME
24	5,880.21	5,114.93	SINGLE FAMILY HOME
25	5,880.20	5,093.66	SINGLE FAMILY HOME
26	5,670.21	5,006.39	SINGLE FAMILY HOME
27	6,167.16	5,295.92	SINGLE FAMILY HOME
28	6,522.86	4,757.80	SINGLE FAMILY HOME
*29	5,830.00	4,400.74	SINGLE FAMILY HOME
30	5,830.00	4,564.33	SINGLE FAMILY HOME
31	5,962.12	4,866.57	SINGLE FAMILY HOME
32	6,120.13	5,083.19	SINGLE FAMILY HOME
33	7,037.09	6,033.27	SINGLE FAMILY HOME
34	7,090.71	6,780.00	SINGLE FAMILY HOME
35	8,531.27	8,489.61	SINGLE FAMILY HOME
36	6,219.09	6,072.45	SINGLE FAMILY HOME
37	6,026.55	5,761.26	SINGLE FAMILY HOME
38	6,147.94	5,880.49	SINGLE FAMILY HOME
39	6,160.14	5,958.62	SINGLE FAMILY HOME
40	6,360.00	5,898.60	SINGLE FAMILY HOME
41	7,178.79	5,847.27	SINGLE FAMILY HOME
**42	6,888.15	5,128.74	SINGLE FAMILY HOME
A	60,752.88	---	PVT ROADS
B	45,951.65	---	Basin/OPEN SPACE
C	3,752.19	---	UTILITY EASEMENT
D	4,321.03	---	LIFT STATION

* DESIGNATES AFFORDABLE UNITS TO VERY LOW-INCOME HOUSEHOLDS
 ** DESIGNATES AFFORDABLE UNITS TO MODERATE-INCOME HOUSEHOLDS

EXISTING EASEMENT NOTES
 ① EX 4' ANCHOR EASEMENT TO SDGE PER 79-518950



TENTATIVE MAP
 PDS2024-TM-5657
 PDS2025-DB-25-00
 E25-0047 (C.O.E.)

PREPARED BY: TOUCHSTONE DEVELOPMENT

PROJECT DESCRIPTION: 42 SINGLE FAMILY HOMES

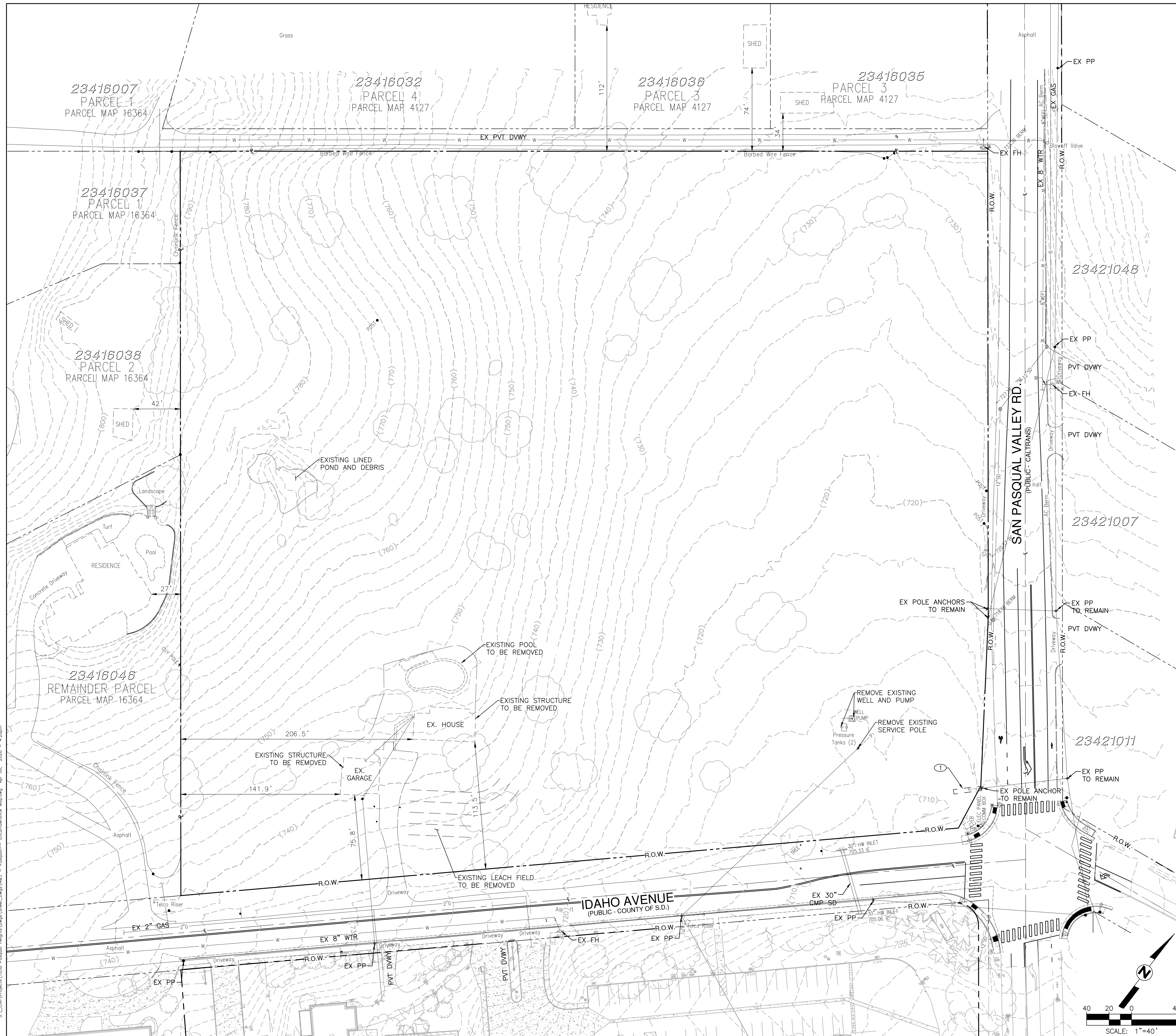
NO.	DATE	REVISIONS
1	11/2024	1ST SUBMITTAL
2	02/2025	UPDATE
3	07/2025	2ND SUBMITTAL
4	10/2025	3RD SUBMITTAL
5	04/2026	FINAL SUBMITTAL

PROJECT ADDRESS: 830 IDAHO AVE, ESCONDIDO CA 92025
ASSESSOR'S PARCEL NO.: 234-160-25
APPLICANT: TOUCHSTONE COMMUNITIES, LLC
 KERRY GARZA
 12975 BROOKPINTER PL, STE 250
 POWAY, CA 92064
 858-586-0414

SHEET **3** OF **4**

S:_Civil\Projects\1058_Pasqual Heights\Drawings\Sheet_Dwg13 - Pasqual - Tentative Map.dwg, Apr 06, 2026 - 4:26pm

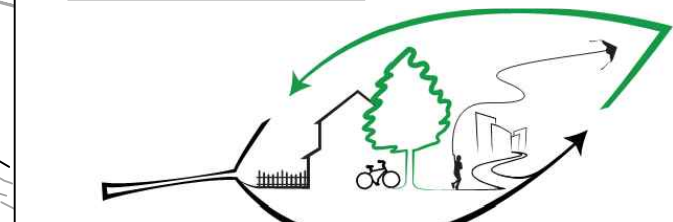
EXISTING EASEMENT NOTES
 ① EX 4' ANCHOR EASEMENT TO SDGE PER 79-518950



EXISTING CONDITION/ENCUMBRANCE MAP

PASQUAL HEIGHTS
 PDS2024-TM-5657
 PDS2025-DB-25-00
 E25-0047 (C.O.E.)

PREPARED BY:



TOUCHSTONE
 DEVELOPMENT

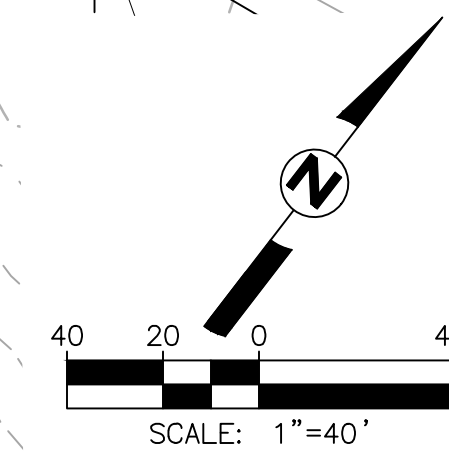
PROJECT ADDRESS
 830 IDAHO AVE, ESCONDIDO CA 92025

ASSESSOR'S PARCEL NO:
 234-160-25

APPLICANT:
 TOUCHSTONE COMMUNITIES, LLC
 KERRY GARZA
 12975 BROOKPRINTER PL, STE 250
 POWAY, CA 92064
 858-586-0414

PROJECT DESCRIPTION
 42 SINGLE FAMILY HOMES

NO.	DATE	REVISIONS
1	11/2024	1ST SUBMITTAL
2	02/2025	UPDATE
3	07/2025	2ND SUBMITTAL
4	10/2025	3RD SUBMITTAL
5	04/2026	FINAL SUBMITTAL



S:\CADD\Projects\1058_Pasqual Heights\Drawings\Sheet_Dwg\1603 - Pasqual - Encumbrance Map.dwg Apr 16, 2026 - 4:28pm