



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

Notice of Exemption

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

Project Title/Case No: Modification to approved Precise Development Plan (Nutmeg North/South)
/PL24-0204/PL24-0274

Project Location - Specific: The subject site is 7.49-acre located on the south and north sides of North Nutmeg Street between Interstate 15 and North Centre City Parkway (APN's 224-260-23 (north) & 224, 224-260-46 & 224-260-47 (south))

Project Location - City: Escondido

Project Location - County: San Diego

Description of Project: Approve Modification's to approved Precise Plan's for the Nutmeg Subdivision, North and South (SUB18-0005 and SUB20-0007). The proposed modifications include a reduction in unit count from 134 to 124, architectural product type, and realignment of internal circulation. Off-site improvements will continue to adhere to the previously approved plans which are currently under review in Final Engineering. The proposed modifications are in substantial compliance with the previously approved Master Plan. The site is zoned Planned Development (PD-R) and consists of an Urban III (U3) General Plan designation.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Jason Greminger, Nutmeg 134, LLC.

Address: 160 Industrial Street, Suite 200, San Marcos, CA 92078

Telephone: (760) 471-2365

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

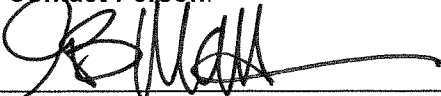
Exempt Status: The Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), as the Project is a request for modifications of a previously entitled development for which a EIR (City File No. ENV18-0005) was adopted in accordance with CEQA and a Notice of Determination posted with the County Clerk. Therefore, the Project qualifies under the "General Exemption" as the Project has no potential for causing a significant effect on the environment, as described in Section 15061(b)(3).

Reasons why project is exempt:

Minor Modifications to a Precise Development Plans and is consistent with the approved City Council SUB18-0005 and SUB20-0007. This exemption is appropriate for the Project because minor modifications that are in compliance with the intent and required improvements. The Project is in an area where all public services and facilities are available to allow for requested development permissible in the General Plan; and the Project will be required to complete all mitigation measures and conditions of approval applied to the Project.

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4544

Signature: 
Greg Mattson
Adjunct Planner

October 4, 2024

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant