



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Apr 15, 2026 09:08 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000355  
State Receipt # 37041520260327  
Document # 2026-NOD-38

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

**CARMEL VALLEY ALCOHOL CUP / PRJ-1140510**

**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: 4/15/26

Filed by: Steve Sangthai

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.

**SUBSEQUENT ACTION NOTICE OF DETERMINATION  
(Consistency Determination Pursuant to CEQA Section 15162)**

**To:** Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**From:** City of San Diego  
Development Services Department  
7650 Mission Valley Road, MS DSD-1A  
San Diego, CA 92108

Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** Carmel Valley Alcohol CUP / PRJ-1140510

**State Clearinghouse Number:** N/A

**Project Location (include County):** 3060 Carmel Valley Rd, San Diego, CA 92130 (County of San Diego)

**Description of Previous Project:** The City of San Diego previously prepared a Negative Declaration (ND) No. 87-1054 for the Shell Oil Station/Carmel Valley Road project. On May 17, 1988, the San Diego Planning Director adopted Resolution No. R-770, adopting the Negative Declaration. The Shell Oil Station/Carmel Valley Road project required a Conditional Use Permit to remove and reconstruct the existing gasoline station with a 952-sf carwash, a 1,000 sf food mart, two pump islands with canopies, each accommodating three gas pumps, and off-street parking.

**Description of Current Project:** The project proposes a Conditional Use Permit (CUP) for a Type 20 license allowing the sale of beer and wine at the newly rebuilt convenience store, located at 3060 Carmel Valley Rd. The 0.88-acre site is in the CC-1-3 Base Zone, Coastal (Non-Appealable) Overlay Zone within the Carmel Valley Community Plan Area.

**Project Applicant:** -Leslie Burnside; 8300 Douglas Blvd, Unit 100, Roseville, CA 95661, (858) 610-0153

**Determination:** Pursuant to the California Environmental Quality Act (CEQA) Statutes Section 21166 and CEQA Guidelines Section 15162; the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Hearing Officer of the City of San Diego, as Lead Agency, has approved the above-described project on March 25, 2026 and made the following determinations per CEQA:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to

the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous Negative Declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Furthermore, the City has made the following determinations:

- 1. The project in its approved form  would, or  would not have a significant effect on the environment.
- 2. The proposed project  would, or  would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Negative Declaration (ND) No. 87-1054;
- 3. Mitigation measures  were,  were not, made a condition of the approval of the project;
- 4. (EIR only) New Findings  were,  were not, required pursuant to CEQA Guidelines Section 15091.
- 5. (EIR only) New Statement of Overriding Considerations  were,  were not, required.

**Responsible and Trustee Agency:** Implementation of the project  will require  will not require coordination with the following responsible and/or trustee agencies:

- NA

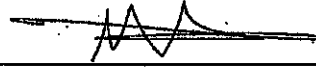
It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 7650 Mission Valley Road, San Diego, CA 92108.

**Analyst:** Marlene Watanabe / (619) 446-5129

**Filed by:**

May Rollin / (619) 446-5432

*Name/Phone Number*



*Signature*

Development Project Manager

*Title*

04/14/2026

*Date*

Page 15163. Reference: CEQA Guidelines Sections 15162 and 15163.



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: 37-04/15/2026-0327
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 04/15/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0038	

PROJECT TITLE  
CARMEL VALLEY ALCOHOL CUP / PRJ-1140510

PROJECT APPLICANT NAME LESLIE BURNSIDE	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-610-0153
PROJECT APPLICANT ADDRESS 3300 DOUGLAS BLVD, UNIT 100	CITY ROSEVILLE	STATE CA
		ZIP CODE 95661

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    50.00

SIGNATURE <i>X Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #: CHECK NO. 1085    REM: 12/26/2024    RECT: 37-12/26/2024-1058



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

**FILED**

Dec 26, 2024 01:03 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001150  
State Receipt # 37122620241058  
Document # 2024-NOD-147

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

**3060 CARMEL VALLEY ROAD**

**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)

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** December 26, 2024  
**Posted** December 26, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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 753.6.

San Diego County



Transaction #: 8149896  
 Receipt #: 2024464339

**JORDAN Z. MARKS**

Assessor/Recorder/County Clerk  
 1600 Pacific Highway Suite 200  
 P. O. Box 121750, San Diego, CA 92112-1750  
 Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 12/26/2024  
 Cashier Location: SD

Print Date: 12/26/2024 1:03 pm

Payment Summary

Total Fees	\$2,966.75
Total Payments	\$2,966.75
Balance	\$0.00

Payments

CHECK PAYMENT #1076 \$2,916.75

CHECK PAYMENT #1075 \$50.00

Total Payments \$2,966.75

Filing

CEQA - NOD FILE #: 2024-001150 Date: 12/26/2024 1:03PM Pages: 3

State Receipt # 37-12/26/2024-1058

Fees: Fish & Wildlife County Administrative Fee \$50.00

Fees: Fish & Wildlife Mitigated/Negative Declaration \$2,916.75

Total Fees Due: \$2,966.75

Grand Total - All Documents: \$2,966.75



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753 5a (Rev 01/01/24) Previously DFG 753 5a

RECEIPT NUMBER 37-12/26/2024-1038
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 12/26/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0147	

PROJECT TITLE  
3060 CARMEL VALLEY ROAD

PROJECT APPLICANT NAME MONIKA UHRLIN	PROJECT APPLICANT EMAIL	PHONE NUMBER 425-251-6222
PROJECT APPLICANT ADDRESS 18215 72ND AVENUE	CITY KENT	STATE WA
		ZIP CODE 98032

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$860.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00
<hr/>			

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    2,966.75

SIGNATURE AND TITLE x <i>[Signature]</i> County	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy
---	--

Payment Reference #: CK# 1076 / CK# 1075

**NOTICE OF DETERMINATION  
(SUBSEQUENT ACTION)**

**To:** Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** PRJ-1054862

**State Clearinghouse Number:** N/A

**Project Title:** 3060 Carmel Valley Road

**Project location:** 3060 Carmel Valley Rd, San Diego, CA 92130

**City/County:** San Diego/San Diego

**Description of Previous Action/Project:** The City of San Diego previously adopted a Negative Declaration for the Shell Oil Station/Carmel Valley Road project which proposed Conditional Use Permit No. 88-0960 to redevelop the existing service station with a redesigned Shell service station, food mart, and car wash. The Negative Declaration was approved by the Planning Director on January 6, 1989 Planning Director Resolution No. 770.

**Description of Current Project:** The project proposes amendments to a Conditional Use Permit (CUP), Neighborhood Use Permit (NUP), and Coastal Development Permit (CDP) for proposed improvements to an existing automobile fueling and service station, including the proposed demolition of an existing 1,022 square foot (sf) convenience store and demolition of an existing 1,395 sf service station; the construction of a new 2,760 sf convenience store, a new 2,625 sf car wash and queue lane with associated improvements and landscape. The project includes retaining the existing fuel canopy; adding new vacuums, and relocating hydrogen fueling equipment, and signs age at 3060 Carmel Valley Road. The 0.86-acre site is in the Commercial-Community (CC-1-3) zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone- Coastal, Very High Fire Severity Zone, and Transit Priority Area and is designated Visitor Commercial and Open Space within the Carmel Valley Community Plan area.

**Project Applicant:** Monika Uehlin, 18215 72nd Avenue South Kent, WA 98032, (425) 251-6222

**Determination:** This is to advise that the Development Services Department of the City of San Diego on November 1, 2024 approved the above-described project and made the following determinations:

1. The project in its approved form  will,  will not, have a significant effect on the environment.
2.  An Addendum to a Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Diego, CA 92101.

- 3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.
- 4. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
- 5. (EIR only) A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Marie Watanabe

Telephone: (619) 446-5129

Filed by:

  
Signature

SENIOR PLANNER  
Title



San Diego County



Transaction #: 8982088  
Receipt #: 2026144504

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](http://www.sdarcc.gov)

Cashier Date: 04/15/2026  
Cashier Location: SD

Print Date: 04/15/2026 9:09 am

Payment Summary

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

Payment	
CHECK PAYMENT #1085	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filing	
CEQA - NOD	FILE #: 2026-000355 Date: 04/15/2026 9:08AM Pages: 9
	State Receipt # 37-04/15/2026-0327
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>