NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

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

Project Title / Number: 11095 Carmel Mountain Rd / PRJ-1150122

State Clearinghouse No.: N/A

Project Location-Specific: 11095 Carmel Mountain Rd, San Diego, CA 92129

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) to allow an Alcoholic Beverage Outlet (ABO) to operate within an existing convenience store located at 11095 Carmel Mountain Road. The request would allow the sale of beer, wine, and distilled spirits for off-site consumption in conjunction with the existing retail use. The 0.06-acre site is developed with an existing 2,921 square-foot commercial convenience store building and is located in the Commercial–Community (CC-1-3) Zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) for MCAS Miramar, ALUCP Airport Influence Area (AIA) Review Area 2 and is designated Neighborhood Commercial within the Rancho Peñasquitos Community Plan area. LEGAL DESCRIPTION: Lot No. 1 of Parcel Map 3913.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Steve Rawlings, 26023 Jefferson Ave, Ste D, Murrieta, CA 92562, (951) 667-5152

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☐ Categorical Exemption:
- ☒ Statutory Exemptions: Section 15061(b)(3), Common Sense Exemption
- ☐ Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15061(b)(3) (Common Sense Exemption), which states that CEQA only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The alcohol permit would not cause a significant

impact on the environment because the proposed alcohol permit only consists of a license within an existing retail space. The only physical improvements proposed consist of required public improvements (driveway reconstruction to meet current City standards and reconstruction of damaged sidewalk). Therefore, this exemption was deemed appropriate. The site is included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: Marlene Watanabe / (619) 446-5129

Filed by:

May Rollin / (619) 446-5432
Name/Phone Number



Signature

Development Project Manager
Title

11/12/2026
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: