



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 13, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010506

PROJECT NAME / NUMBER: 11095 Carmel Mountain Rd / PRJ-1150122

COMMUNITY PLAN AREA: Rancho Peñasquitos

COUNCIL DISTRICT: 5

LOCATION: 11095 Carmel Mountain Rd, San Diego, CA 92129

PROJECT DESCRIPTION: 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.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15061(b)(3), Common Sense Exemption.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: 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.**

DEVELOPMENT PROJECT MANAGER: May Rollin
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5432, MMRollin@sandiego.gov

On July 13, 2026 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 27, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 7/13/2026

REMOVED: _____

POSTED BY: *Leilani Phillips*