



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Jan 07, 2022 10:37 AM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000013  
State Receipt # 37010720220010

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

TOTAL WINE AND MORE/ 685410

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** January 7, 2022  
**Posted** January 7, 2022 **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 753.5.

**NOTICE OF EXEMPTION**

*(Check one or both)*

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

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 Name/Number:** Total Wine and More / 685410

**SCH No.:** N/A

**Project Location-Specific:** 11940 Carmel Mountain Road, San Diego, CA 92128

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

**Description of nature and purpose of the Project:** The project proposes a Conditional Use Permit (CUP) for the operation of an alcoholic beverage outlet to sell beer, wine, and distilled spirits for off-site consumption (ABC Type 21 license) and three tasting areas (ABC Type 42 & 86) to serve alcohol on-site for instructional tastings in an existing tenant suite within an existing shopping center located at 11940 Carmel Mtn Rd, Suite 102. No exterior improvements are proposed. The 6.15-acre site is designated Regional Commercial pursuant to the Carmel Mountain Ranch Community Plan and is subject to the CC-1-3 zoning requirements.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Thomas Haubensticker, California Fine Wine & Spirit, 6600 Rockledge Dr, Bethesda, Maryland 20817, (301) 634-1543

**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: CEQA State Guidelines, Section 15301, *Existing Facilities*
- Statutory Exemptions;

**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing or former use. The proposed project, as included in the Project Description of this notice, is not an expansion of use. The project proposes to operate an alcoholic beverage outlet in an existing tenant suite which is consistent with the Regional Commercial use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Rachael Ferrell

Telephone: (619) 446-5129

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 CEQA .

*Sara Osborn*

\_\_\_\_\_  
Sara Osborn, AICP  
Senior Planner

11/15/2021

\_\_\_\_\_  
Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 6175099  
Receipt #: 2022011003

Ernest J. Dronenburg, Jr.  
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.com](http://www.sdarcc.com)

Cashier Date: 01/07/2022  
Cashier Location: SD

Print Date: 01/07/2022 10:38 am

Payment Summary

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

Payment	
CHECK PAYMENT #1092597	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filing	
CEQA - NOE	FILE #: 2022-000013 Date: 01/07/2022 10:37AM Pages: 3
	State Receipt # 37-01/07/2022-0010
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>



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/07/2022-0010
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 01/07/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2022-0010	
PROJECT TITLE TOTAL WINE AND MORE/ 685410		

PROJECT APPLICANT NAME CALIFORNIA FINE WINE & SPIRIT	PROJECT APPLICANT EMAIL	PHONE NUMBER 301-634-1543
PROJECT APPLICANT ADDRESS 6600 ROCKLEDGE DR	CITY BETHESDA	STATE MD
		ZIP CODE 20817

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)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" 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)	\$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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MONICA MORALES, Deputy
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Payment Reference #: CHECK NO. 1092597