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: |
|---|
| 37-11/16/2026-0971 |
| STATE CLEARING HOUSE NUMBER(*If applicable*) |
| 2023120451 |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| CITY OF SAN DIEGO | | 11/16/2026 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| SAN DIEGO | 2026-NOD-0114 |

PROJECT TITLE
MIDWAY RISING SPECIFIC PLAN / PRJ-1106734

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| RYAN HERRELL, CHIEF OPERATING OFFICER/PROJECT SPONSOR, ZYPHER PARTNERS | | 760-908-8383 |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 329 S. HIGHWAY 101, SUITE 150, SOLANA BEACH | SOLANA BEACH | CA | 92075 |

PROJECT APPLICANT (*Check appropriate box*)
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

## CHECK APPLICABLE FEES:

| | | | |
|---|---|---|---|
| ☐ Environmental Impact Report (EIR) | $4,227.50 | $ | 0.00 |
| ☐ Mitigated/Negative Declaration (MND)/(ND) | $3,043.75 | $ | 0.00 |
| ☐ 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)

| | | | |
|---|---|---|---|
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | $850.00 | $ | 0.00 |
| ☒ County documentary handling fee | | $ | 50.00 |
| ☐ Other | | $ | 0.00 |

## PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☒ Other TOTAL RECEIVED $ 50.00

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X | San Diego County Clerk, ROSALINDA LICO, Deputy |

Payment Reference #: 37-11/16/2026-0970 / CHECK NO. 1449

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5A (Rev. 01012026)

FILED
Nov 16, 2026 10:32 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-001053
State Receipt # 37111620260971
Document # 2026-NOD-114

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

THIS SPACE FOR CLERK'S USE ONLY

**TYPE OR PRINT CLEARLY**

**Project Title**

MIDWAY RISING SPECIFIC PLAN / PRJ-1106734

**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: 11/16/26

Filed by: ROSALINDA LICO

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

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

**From:** City of San Diego
Office of the City Clerk
Development 202 C Street, Second Floor
San Diego, CA 92101

**Project Title / Number:** Midway Rising Specific Plan / PRJ-1106734

**State Clearinghouse Number:** 2023120451

**Project Location (include County):** 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard, San Diego, (San Diego County)

**Description of Previous Project:** The City of San Diego, as Lead Agency, prepared Subsequent Environmental Impact Report (SEIR) No. 1106734 / SCH No. 2023120451 for the Midway Rising project. On November 9, 2026, the San Diego City Council (City Council) adopted Resolution No. R-2027-146, certifying the SEIR, and adopting Findings, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program associated with the Disposition and Development Agreement between the City and Midway Rising LLC.

**Project Description:** GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT to the Midway-Pacific Highway Community Plan to redesignate the site from Community Commercial-Residential Permitted (0-44 dwelling units/acre (du/ac)) to Mixed Community Village (0-72 du/ac) and revise associated plan policies, discussions, exhibits and tables; adoption of a SPECIFIC PLAN; REZONE from CC-3-6 (Community-Commercial) to RMX-2 (Mixed-Use Residential); an ORDINANCE to propose the Midway Rising Entertainment Center District overlay ORDINANCE to amend the San Diego Municipal Code (SDMC) to designate and regulate the Midway Rising Entertainment Center District; ORDINANCE to amend the SDMC to exclude the Specific Plan area from the Community Plan Implementation Overlay Zone - Type B; a VESTING TENTATIVE MAP; various PUBLIC RIGHT-OF-WAY VACATION; PUBIC UTILITY EASEMENT VACATIONS; VARIANCE TO THE INCLUSIONARY HOUSING REGULATIONS FOR AN ALTERNATIVE PHASING PLAN; and a SITE DEVELOPMENT PERMIT; DISPOSITION AND DEVELOPMENT AGREEMENT; and a DEVELOPMENT AGREEMENT to adopt the Midway Rising Specific Plan that would establish goals, policies, development standards, and architectural guidelines for a transit-oriented development with a range of land uses. Buildout of the Midway Rising Specific Plan would allow for approximately 4,254 housing units, including up to 2,000 affordable units, public parks and open space, a multi-purpose Entertainment Center, and up to 130,000 square feet of commercial uses. The Project would also include infrastructure improvements on- and off-site, including extensions and/or upgrades of existing water, sewer, storm drain, drainage, roadways, bike paths, transit, mobility and pedestrian facilities. The Specific Plan would encompass the City-owned Sports Arena site, which includes other commercial buildings, totaling 49.23 acres, located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard. The site is zoned CC-3-6 and designated for Community Commercial-Residential Permitted (0-44 du/ac) and the Midway-Pacific Highway Community Plan area. Additionally, the site is located in the following overlays: Airport Land Use Compatibility Overlay Zone (San Diego International Airport (SDIA) and NAS North Island); Airport Influence Areas Overlay Zone (SDIA – Review Areas 1 and 2; NAS North Island – Review Area 2); Airport FAA Part 77 Noticing Areas Overlay Zone (SDIA notification threshold

at 70 feet through 100 feet AMSL and NAS North Island notification threshold at 181 feet through 206 feet AMSL); Airport Noise Contours (CNEL) Overlay Zone (SDIA 60-65 CNEL – partially within); Coastal Height Limitation Overlay Zone; Community of Concern: Low; Community Plan Implementation Overlay Zone: Type B, Complete Communities Mobility Zone 2; Complete Communities Housing Solutions FAR Tier 2.5 Coastal (2.5 FAR); Parking Standards Transit Priority Areas Overlay Zone; Transit Priority Area Overlay Zone; Sustainability Development Area; and partially within the Transit Area Overlay Zone. (Assessor Parcel Number: 441-590-04.)

**Project Applicant:** Ryan Herrell, Chief Operating Officer/Project Sponsor, Zypher Partners, 329 S. Highway 101, Suite 150, Solana Beach, CA 92075, (760) 908-8383, rherrell@zypherpartners.com

**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 document exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Council of the City of San Diego, as Lead Agency, has approved the above-described project on November 9, 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 Subsequent Environmental Impact Report (SEIR) No. 1106734/SCH No. 202312045 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 SEIR No. 1106734/SCH No. 202312045 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 SEIR No. 1106734/SCH No. 202312045 was certified, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous SEIR No. 1106734/SCH No. 202312045;

b. Significant effects previously examined will be substantially more severe than shown in the previous SEIR No. 1106734/SCH No. 202312045;

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 SEIR No. 1106734/SCH No. 202312045 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 SEIR No. 1106734/SCH No. 202312045;

3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project;

4. New Findings ☐ were, ☒ were not, required pursuant to CEQA Guidelines Section 15091.

5. 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:

- California Department of Transportation
- San Diego Regional Water Quality Control Board
- San Diego County Regional Airport Authority
- California Department of Toxic Substances Control

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 Clerk, 202 C Street Second Floor, San Diego, CA 92101.

**Analyst:** Jarque / (619) 557-7953

**Filed by:**

Connie Patterson/619-236-6186
*Name/Phone Number*

Connie Patterson
*Signature*

Legislative Recorder II
*Title*

11/12/2026
*Date*

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: 37-11/16/2026-0970

STATE CLEARING HOUSE NUMBER (*If applicable*): 2023120451

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| CITY OF SAN DIEGO | | 11/16/2026 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| SAN DIEGO | 2026-NOD-0113 |

PROJECT TITLE
MIDWAY RISING SPECIFIC PLAN / PRJ-1106734

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
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| RYAN HERRELL, CHIEF OPERATING OFFICER/PROJECT SPONSOR, ZYPHER PARTNERS | | 760-908-8383 |

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| ☐ Other | | $ | 0.00 |

## PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other TOTAL RECEIVED $ 4,277.50

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X | San Diego County Clerk, ROSALINDA LICO, Deputy |

Payment Reference #: CHECK NO. 1448

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5A (Rev. 01012026)

# San Diego County

Transaction #: 9372249
Receipt #: 2026441017

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 213
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 11/16/2026
Cashier Location: SD

Print Date: 11/16/2026 10:33 am

## Payment Summary

| | |
|---|---|
| Total Fees: | $50.00 |
| Total Payments: | $50.00 |
| Balance: | $0.00 |

### Payment

CHECK PAYMENT #1449 $50.00

Total Payments $50.00

### Filing

CEQA - NOD FILE #: 2026-001053 Date: 11/16/2026 10:32AM Pages: 5

State Receipt # 37-11/16/2026-0971

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00