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
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	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	$	4,227.50
☐ 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** $ 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)

FILED
Nov 16, 2026 10:11 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-001052
State Receipt # 37111620260970
Document # 2026-NOD-113

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.

NOTICE OF DETERMINATION

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)

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: This is to advise that the Council of the City of San Diego, as Lead Agency, approved the Disposition and Development Agreement between the City and Midway Rising LLC associated with the project described above on November 9, 2026, and made the following determinations per the California Environmental Quality Act (CEQA): R-317009

1. The project in its approved form ☒ will, ☐ will not, have a significant effect on the environment.
2. A Subsequent Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
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.

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

This is to certify that the final environmental document, including comments and responses, if any, and the record of project approval, is 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

11/16/2026
Date

Item 602a of 11/09/2026

San Diego County

Transaction #: 9372113
Receipt #: 2026440917

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 10:11 am

Payment Summary

Total Fees:	$4,277.50
Total Payments:	$4,277.50
Balance:	$0.00

Payment

CHECK PAYMENT #1448	$4,277.50
Total Payments	$4,277.50

Filing

CEQA - NOD — FILE #: 2026-001052 Date: 11/16/2026 10:11AM Pages: 3

State Receipt # 37-11/16/2026-0970

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Fees:	Fish & Wildlife Environmental Impact Report	$4,227.50
Total Fees Due:		$4,277.50

Grand Total - All Documents: $4,277.50