



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Apr 21, 2026 12:18 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000372  
State Receipt # 37042120260343

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

**Project Title**

E STREET AFFORDABLE COMPONENT TRANSIT - ORIENTED DEVELOPMENT PROJECT  
DISPOSITION AND DEVELOPMENT AGREEMENT

**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: 4/21/26

Filed by: TIFFANI HOOD

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 EXEMPTION**

<p>TO:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: San Diego Metropolitan Transit System (lead agency)</p> <p>Contact: Sean Myott, Manager of Real Estate Assets</p> <p>Address: 1255 Imperial Avenue Suite 1000 San Diego, CA 92101</p> <p>Telephone: 619-595-4903</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (San Diego County) Address: 1600 Pacific Hwy, #260, San Diego, CA 92101</p>	

<p>1. Project Title:</p>	<p>E Street Affordable Component Transit-Oriented Development Project Disposition and Development Agreement</p>
<p>2. Project Applicant:</p>	<p><b>San Diego Metropolitan Transit System</b> 1255 Imperial Avenue Suite 1000 San Diego, CA 92101</p> <p>Contact: Sean Myott Manager of Real Estate Assets Telephone: (619) 595-4903 Email: Sean.Myott@sdmts.com</p> <p><b>Bayview Family Housing LP</b> c/o Eden Housing Inc. 600 West Broadway Suite #700 San Diego, CA 92101</p> <p>Contact: Chris Arthur Director of Real Estate Development</p>

	<p>Telephone: (619) 323-5954          Email: Chris.Arthur@edenhousing.org</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p>	<p>750 E Street, Chula Vista (MTS Property)          707 F Street, Chula Vista (City Property)</p> <p>Please see attached map.</p>
<p>4. (a) Project Location – City: City of Chula Vista</p>	<p>(b) Project Location – County: San Diego</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>On December 18, 2018, San Diego Metropolitan Transit System (“MTS”) and the City of Chula Vista (“City”) formalized a partnership to seek a developer for a joint transit-oriented development on the City-owned 707 F Street and MTS-owned 750 E Street properties. Through actions on October 18, 2022 (City) and November 10, 2022 (MTS Agenda Item (AI) 21), the City and MTS selected Bayview Point LLC (“BVP”) as the master developer and entered into an Exclusive Negotiation Agreement (MTS Doc. No. G2699.0-23 as amended). BVP ultimately brought in Eden Housing Inc. (“Eden”) in 2025 to perform the affordable housing component of the project.</p> <p>On April 16, 2026, the MTS Board of Directors authorized the Chief Executive Officer to execute a Disposition and Development Agreement with Bayview Family Housing LP for the E St TOD Project (“DDA”) and the Chief Executive Officer to take all actions necessary to fulfill MTS’s obligations under the DDA, including, but not limited to, executing a Ground Lease and related regulatory agreements for the project.</p> <p>Combined, the City and MTS own 10 acres of land-on and adjacent to MTS’s E Street Trolley Station: During the solicitation process, the City expressed a desire for redevelopment with office, hotel and retail as the top priorities, while MTS’s desire was for affordable and market rate housing. BVP would satisfy both requirements with a mix of uses. Eden is proposing 100 affordable units and one unrestricted manager unit for a total of 101 units and 176 bedrooms. The building would be 7 floors with one floor below grade for residential parking. There</p>

would be 105 residential parking stalls for a parking ratio of 1.05 stalls/unit. The affordable component would be built on Lot 1, which is currently transit parking. To accommodate the affordable component, all or a portion of Bayview Point Way would need to be constructed before or at the time of the affordable component. Depending on the final affordable component footprint, alignment of Bayview Point Way, and the construction phasing of the park space in Lot A, the affordable component would displace 100 to 119 transit parking stalls. To preserve the park and ride transit connection, BVP has committed to replacing the transit stalls lost in the affordable component temporarily on City property in approximately the location shown below.

As the temporary transit replacement parking and the construction of some or a portion of Bayview Point Way are required elements with the affordable component, the DDA conditions the approval of the future Ground Lease on the completion of the temporary transit replacement parking and installation of Bayview Point Way. The Eden project cannot start construction until the temporary transit replacement parking is completed, and a Bayview Point Way phasing plan is approved by MTS.

City is continuing negotiations with BVP for the separate hotel, park, and market rate housing projects that would be constructed on the City parcel. Future agreements with MTS will relate to replacement transit parking, various site infrastructure and interior roads, and utilities that will be on both the MTS and City parcels.

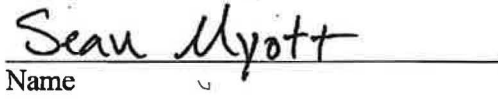
The Master Planned Project is consistent with the land use designations and development densities and intensities contemplated in the City's Urban Core Specific Plan (Urban Core District 15). The district allows development by-right for a number of intense urban uses, including dense multiple family dwellings, retail, office, commercial services and hospitality uses. Impacts from such uses were analyzed in the Urban Core Specific Plan

	<p>Environmental Impact Report (SCH No. 2005081121) under the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 <i>et seq.</i></p>
<p>6. Name of Public Agency approving project:</p>	<p><b>San Diego Metropolitan Transit System</b>          1255 Imperial Avenue          Suite 1000          San Diego, CA 92101</p> <p>Contact:          Sean Myott          Manager of Real Estate Assets          Telephone: (619) 595-4903          Email: Sean.Myott@sdmts.com</p>
<p>7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:</p>	<p><b>San Diego Metropolitan Transit System</b>          1255 Imperial Avenue          Suite 1000          San Diego, CA 92101</p> <p>Contact:          Sean Myott          Manager of Real Estate Assets          Telephone: (619) 595-4903          Email: Sean.Myott@sdmts.com</p> <p><b>Bayview Family Housing LP</b>          c/o Eden Housing Inc.          600 West Broadway          Suite #700          San Diego, CA 92101</p> <p>Contact:          Chris Arthur          Director of Real Estate Development          Telephone: (619) 323-5954          Email: Chris.Arthur@edenhousing.org</p>
<p>8. Exempt status: (check one)</p>	
<p>(a) <input type="checkbox"/> Ministerial project.</p>	
<p>(b) <input checked="" type="checkbox"/> Not a project. <span style="float: right;">14 Cal. Code Regs., §§ 15060(c), 15378</span></p>	
<p>(c) <input type="checkbox"/> Emergency Project.</p>	
<p>(d) <input type="checkbox"/> Categorical Exemption.          State type and section number:</p>	
<p>(e) <input type="checkbox"/> Declared Emergency.</p>	

(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input checked="" type="checkbox"/> Other. Explanation:	14 Cal. Code Regs., §.15061(b)(3) (common sense exemption)
9. Reason why project was exempt:	<p>The Board's approval of the DDA is not subject to environmental review under CEQA and its implementing regulations, Title 14 of the California Code of Regulations, section 15000 <i>et seq.</i> The Board's action does not constitute approval of a project or other activity under Title 14 of the California Code of Regulations, sections 15060, subdivision (c) and 15378. Future use or development of the Affordable Component of the Master Planned Project is expressly conditioned on compliance with CEQA prior to taking any discretionary action with regard to any proposed development of the project. It would be too speculative at this juncture to make a determination under CEQA for the Master Planned Project.</p> <p>Further, the Board's approval of the DDA is exempt from environmental review pursuant to the common sense exemption under Title 14 of the California Code of Regulations, section 15061, subdivision (b)(3). There is no possibility that approval of the DDA for the affordable component of the larger project has the potential for causing a significant effect on the environment.</p>
10. Lead Agency Contact Person: Telephone:	Seal Myott, Manager of Real Estate Assets (619) 595-4903
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. Not Applicable to Project	
12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable to Project	
13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: April 16, 2026	

  
Signature

Date: April 21, 2026

  
Name

Title: Manager of Real Estate Assets

Signed by Lead Agency

Signed by Applicant

Date Received for Filing: Click to enter date

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



San Diego County



Transaction #: 8991622  
Receipt #: 2026153105

JORDAN Z. MARKS  
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.gov](http://www.sdarcc.gov)

Cashier Date: 04/21/2026  
Cashier Location: SD

Print Date: 04/21/2026 12:18 pm

Payment Summary

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

Payment

CASH PAYMENT \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000372 Date: 04/21/2026 12:18PM Pages: 7

State Receipt # 37-04/21/2026-0343

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



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: 37-04/21/2026-0343
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO METROPOLITAN TRANSIT SYSTEM	LEAD AGENCY EMAIL	DATE 04/21/2026
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0343
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PROJECT TITLE  
 E STREET AFFORDABLE COMPONENT TRANSIT-ORIENTED DEVELOPMENT PROJECT DISPOSITION AND DEVELOPMENT AGREEMENT

PROJECT APPLICANT NAME SAN DIEGO METROPOLITAN TRANSIT SYSTEM AND BAYVIEW FAMILY HOUSING LP	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-323-5954
PROJECT APPLICANT ADDRESS 1255 IMPERIAL AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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)	\$4,227.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> 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)

<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 <b>X</b> <i>J. Hood</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFFANI HOOD, Deputy
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Payment Reference #: CASH \$50.00