



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

FILED
May 14, 2026 08:59 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000482
State Receipt # 37051420260427

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

MID-COAST TRANSIT CORRIDOR PUBLIC RIGHT-OF-WAY VACATION / PRJ-0664727

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: 5/14/26

Filed by: KARINA ORTIZ

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

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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

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

Project Title / Number: Mid-Coast Transit Corridor Public Right-of-Way Vacation / PRJ-0664727

State Clearinghouse No.: N/A

Project Location-Specific: APN: 425-011-0600

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

Description of nature and purpose of the Project: Public Right-of-Way Vacation to vacate portions of Morena Boulevard (formerly Valley Forge Avenue), Yorktown Street, Pasadena Street, and Brandywine Street on an existing developed lot as part of SANDAG's Mid-Coast Corridor Transit Project to extend the trolley blue line service. The 2.31-acre project site is located at APN 425-011-0600, northwest and southwest of the intersection of Balboa Avenue and Morena Boulevard, east of the MTS Blue Line railway and Interstate-5 freeway, in the Commercial Office (CO-1-2) Base Zone within the Clairemont Mesa Community Plan area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brett Stephens, 930 Hornblend St, San Diego, CA 92109 , (619) 504-3016

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: Section 15305 (Minor Alterations in Land Use Limitations)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The Project is categorically exempt from the provisions of CEQA under CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) on the basis that Section 15305 applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The Project meets these criteria because it involves an easement vacation, proposes no construction, is located on a flat, already developed site, and will not change land use or density. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites. R-316778

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 the California Environmental Quality Act.

Analyst: Courtney Holowach (619) 446-5187

Filed by:

Connie Patterson / 619-236-6128
Name/Phone Number

Connie Patterson
Signature

Legislative Recorder II
Title

05/13/2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

Item 333a of 05/12/2026



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:
 37-05/14/2026-0427
 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 05/14/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0427	

PROJECT TITLE
 MID-COAST TRANSIT CORRIDOR PUBLIC RIGHT-OF-WAY VACATION / PRJ-0664727

PROJECT APPLICANT NAME BRETT STEPHENS	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-504-3016
PROJECT APPLICANT ADDRESS 930 HORNBLEND ST	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: CHECK NO. 6676