



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:

37-09/30/2026-0828

STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO	LEAD AGENCY EMAIL	DATE 09/30/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0828	
PROJECT TITLE 40TH STREET AND EL CAJON BOULEVARD RIGHT-OF-WAY VACATION/ PRJ-1147743		

PROJECT APPLICANT NAME BRIDGE DECK OWNER LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 203-912-3668
PROJECT APPLICANT ADDRESS 861 6TH AVENUE, SUITE 310	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:

☐ 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

X *ERS*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #1217



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Sep 30, 2026 11:22 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000895
State Receipt # 37093020260828

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

40TH STREET AND EL CAJON BOULEVARD RIGHT-OF-WAY VACATION/ PRJ-1147743

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: 9/30/26

Filed by: ELVA STOPKE

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
Office of the City Clerk
202 C Street, Second Floor
San Diego, CA 92108

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

Project Title / Number: 40th Street and El Cajon Boulevard Right-of-Way Vacation / PRJ-1147743

State Clearinghouse No.: N/A

Project Location-Specific: 4344 40th Street, San Diego, CA 92105

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

Description of nature and purpose of the Project: The project proposes a Public Right-of-Way Vacation to vacate 3,640 square feet (0.084-acre) of a western portion of 40th Street, generally located just south of 4344 40th Street (Parcel A) and 785 square feet (0.018-acre) of an unnamed alley running west from 40th Street between two parcels described as lots 29 through 32 inclusive and lots 25 through 28 in block 48 of W.P. Herbert's Subdivision, Map No. 1108, totaling approximately 0.10 acre. The project would also reserve approximately 54 square feet (0.001 acre) for a public utility easement within Parcel B. The overall project site is 0.68 acres, while the areas to be vacated total 0.10 acres. The site is located in the Central Urbanized Planned District (CUPD) with Base Zones CUPD-CU-2-4 and CUPD-CT-2-4, within the Mid-City Normal Heights Communities Plan area, Parking Transit Priority Area, Transit Priority Area, and Transit Area Overlay Zone. (Assessor's Parcel Nos. 447-202-3100 and 447-202-3200.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David Iwashita, Co-Manager/Project Sponsor, Bridge Deck Owner, LLC, 861 6th Avenue, Suite 310, San Diego, CA, 92101; (203) 912-3668; pj@naturallyaffordable.com

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 Section 15305 (Minor Alterations in Land Use Limitations) and 15332 (In-fill Development Projects)

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to section 15305, Minor Alterations in Land Use

Limitations. The project meets the criteria set forth in CEQA Guidelines section 15305, which applies in areas with an average slope of less than 20% that do not result in any changes in land use or density. No physical development, land use, or zone changes are proposed. The areas to be vacated are flat and have an average slope of no more than 20% across the project site.

The CEQA Guidelines section 15305 exemption is a Class 5 exemption and is subject to the CEQA Guidelines section 15300.2(a) exception criteria. The site is not designated or precisely mapped as having an environmental resource of hazardous or critical concern and therefore it does not meet the section 15300.2(a) exception criteria. As no physical change is proposed, the Project will have no significant cumulative impact to the physical environment, and would not meet the CEQA Guidelines section 15300.2(b) cumulative impact exception. No significant effect due to unusual circumstances would result from the Project, as no physical changes are proposed. Thus, the project would not meet the significant effect exception identified in CEQA Guidelines section 15300.2(c). Considering the Project includes no physical change and it is not located within the view of a scenic highway, no scenic highway impact would occur. Thus, the Project would not meet the exception criteria identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code and the project would not meet the exception criteria identified in CEQA Guidelines section 15300.2(e). As no historic resources exist on the site, the Project would not cause a substantial adverse change in the significance of a historical resource and would not meet the exception criteria identified in CEQA Guidelines section 15300.2(f). Overall, the project meets none of the applicable exceptions in CEQA Guidelines Section 15300.2.

The project was also determined to be categorically exempt from CEQA pursuant to section 15332, In-Fill Development Projects. The Class 32 exemption applies to projects that meet the conditions described in CEQA Guidelines Section 15332 (a) – (e). The Project is consistent with the applicable general plan designation (Central Urbanized Planned District) and all applicable general plan policies, as well as with the applicable zoning designations (Zones CUPD-CU-2-4 and CUPD-CT-2-4) and regulations. The proposed Project is located within City limits on a project site that is no more than 5 acres (the overall Project site is 0.68 acres, while the areas to be vacated are 0.10 acres) and is substantially surrounded by urban uses considering the site is surrounded by existing residential and commercial uses. The Project site has no value as habitat for endangered, rare or threatened species because it was previously developed, consists of hardscape and is surrounded by development. Approval of the public right-of-way vacation would not result in significant effects relating to traffic, noise, air quality, or water quality because the Project is a mapping action that would result in no change to existing conditions. The site can be adequately served by all required utilities and public services, as it is located within an urban area where such services are available.

The CEQA Guidelines section 15332 In-fill Development Projects exemption is a Class 32 exemption and is not subject to the CEQA Guidelines section 15300.2(a) exception criteria. As no physical change is proposed, the Project will have no significant cumulative impact to the physical environment, and would not meet the CEQA Guidelines section 15300.2(b) cumulative impact exception. No significant effect due to unusual circumstances would result from the Project, as no physical changes are proposed. Thus, the project would not meet the significant effect exception identified in CEQA Guidelines section 15300.2(c). Considering the Project includes no physical change and it is not located within the view of a scenic highway, no scenic highway impact would occur. Thus, the Project would not meet the exception criteria identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government

Code and the project would not meet the exception criteria identified in CEQA Guidelines section 15300.2(e). As no historic resources exist on the site, the Project would not cause a substantial adverse change in the significance of a historical resource and would not meet the exception criteria identified in CEQA Guidelines section 15300.2(f). Overall, the project meets none of the applicable exceptions in CEQA Guidelines Section 15300.2. R-316963

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: Rhonda Benally / (619) 446-5468

Filed by:

Connie Patterson/619-236-6186

Name/Phone Number

Connie Patterson

Signature

Legislative Recorder II

Title

09/30/2026

Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 9283736
Receipt #: 2026379521

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

Cashier Date: 09/30/2026
Cashier Location: SD

Print Date: 09/30/2026 11:22 am

Payment Summary

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

Payment

CHECK PAYMENT #1217	\$50.00
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Total Payments	\$50.00
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Filing

CEQA - NOE	FILE #: 2026-000895	Date: 09/30/2026 11:22AM	Pages: 4
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State Receipt # 37-09/30/2026-0828

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
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Total Fees Due:	\$50.00
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Grand Total - All Documents:	\$50.00
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