California Environmental Quality Act Section 21080.1b
Near-Exempt Housing Project Checklist

California Environmental Quality Act (CEQA) Section 21080.1(b) establishes that the environmental review for a qualifying housing development project that meets the requirements of certain exemptions except for a single condition shall be limited to the environmental effects resulting from that single condition. The certain exemptions are either a statutory exemption, or categorical exemption pursuant to CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15305, 15312, 15315, 15320, 15322, 15327, 15330, or 15332. The CEQA Section 21080.1b Near-Exempt Housing Project Checklist is completed to assess if a project would meet the conditions to prepare a single-condition environmental document.

PROJECT INFORMATION

1. Project Number and Title

PRJ-1123397 / City View

2. Lead Agency Name and Address

City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

3. Lead Agency Contact Person and Phone Number

Dawna Marshall
Senior Planner
Land Development Review Division, Environmental Analysis Section
(619) 687-5904

4. Project Location

11818 Bernardo Plaza Court
San Diego, CA 92128

5. Project Sponsor's Name and Address

KB HOME CAL MANAGEMENT SERVICES, LLC9915 Mira Mesa Boulevard, Suite 100
San Diego, CA 92131

6. General Plan Designations

General Plan – Commercial Employment, Retail & Services
Rancho Bernardo Community Plan – Specialized Commercial

7. Zoning

CC-2-3

8. Surrounding Land Uses and Setting

Surrounding land uses are designated as Specialized Commercial by the Rancho Bernardo Community Plan (1978, as amended) and designated Commercial Employment, Retail, & Services by the General Plan (2024, as amended). The existing surrounding land uses include commercial offices, medical offices, a bank, U.S. Postal Service, and San Diego Fire-Rescue Department Station 33. The site is adjacent to Interstate 15 and the associated Rancho Bernardo Road freeway ramps. Other uses in the area include banks, commercial and medical offices, a hotel and retail.

9. Description of Project

The project is requesting a General Plan Amendment, Community Plan Amendment, Rezone, and Vesting Tentative Map~~, and Planned Development Permit~~ to amend the General Plan designation from Commercial Employment, Retail, & Services to Residential; the Rancho Bernardo Community Plan designation from Specialized Commercial to Residential-Medium Density , rezone the site from Community Commercial (CC-2-3) to Residential – Multiple Unit (RM-2-5); demolish the existing commercial structures and subdivide the parcel to construct 122 residential units, including 13 affordable units. The project includes three ~~deviations~~waivers: 1) reduced minimum front yard setback from 15 feet to 8 feet; 2) increased maximum retaining walls on the side yard from 6 feet to 20 feet; and 3) reduced number of loading spaces from two to zero. The site is located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court. The 5.52-acre site is in the CC-2-3 Base Zone, within the Rancho Bernardo Community Plan Area. The site is designated Commercial Employment, Retail, and Services per the General Plan and Specialized Commercial per the Rancho Bernardo Community Plan. Additionally, the site is within the Rancho Bernardo Maintenance Assessment District, Sustainable Development Areas, Complete Communities Mobility Choices – Mobility Zone 2, the Parking Standards Transit Priority Area, Transit Priority Area, and Affordable Housing Parking Demand (High).

CONCLUSION

Based on the assessment conducted via the following Near-exempt Housing Project Checklist, the subject project does qualify for a single-condition environmental document pursuant to CEQA Section 21080.1(b).

CEQA SECTION 21080.1B
NEAR-EXEMPT HOUSING PROJECT CHECKLIST

PRJ-1123397

Criteria		Evaluation	Meets Criteria (Yes/No):
	Near-Exempt Criteria		
1	The project would otherwise be exempt from CEQA pursuant to a statutory or categorical exemption (CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15305, 15312, 15315, 15320, 15322, 15327, 15330, or 15332), but for a single condition* detailed in the exemption. **"Condition" is defined as a physical or regulatory feature of the project or its setting or an effect upon the environment caused by the project.*	The project would meet the CEQA Section 21080.66 Statutory Infill Housing Exemption, except one condition. The project proposes residential use with 122 multi-family dwelling units on a site designated Commercial Employment, Retail, and Services by the General Plan, designated Specialized Commercial use by the Rancho Bernardo Community Plan and zoned Community Commercial (CC-2-3). These commercial designations and zoning do not allow for the proposed residential project. The project is not consistent with the existing general plan and zoning ordinance that establishes the site's land use and zoning designations. Thus, the project does not meet this one condition of the CEQA Section 21080.66 Statutory Infill Housing Exemption.	☒ Yes ☐ No
	Project Criteria		
2	The project is a housing development project, which must include one the following: • Residential units only. • Mixed-use development that meets any of the following: o At least 2/3 of the new or converted square footage is designated for residential use. o At least 50% of the new or converted square footage is designated for residential use, the project includes at least 500 net new residential	The project proposes residential units only, and meets the definition of a housing development project. The project meets this criteria.	☒ Yes ☐ No

	units, and no portion of the project is designated for use as visitor accommodations. ○ At least 50% of the new or converted square footage is designated for residential use, the project includes at least 500 net new residential units, the project involves the demolition or conversion of at least 100,000 square feet of nonresidential use, the project demolishes at least 50% of the existing nonresidential uses on the site, and no portion of the project is designated for use as visitor accommodations. • Transitional housing or supportive housing. • Farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.		
3	The project is similar in kind to the projects listed in the statutory or categorical exemption. *[CEQA Section 210801(b)(4)(B)]*	The project proposes residential units only, and meets the definition of a housing development project provided in the CEQA Section 21080.66 Statutory Infill Housing Exemption. The project meets this criteria.	☒ Yes ☐ No
4	The project does not include a warehouse distribution center or oil and gas infrastructure. *[CEQA Section 210801(b)(4)(C)]*	The project proposes residential units only and does not include a distribution center or oil and gas infrastructure.	☒ Yes ☐ No
	Locational Criteria		
5	A proposed housing development project cannot be located on natural and protected lands, as defined pursuant to Section 21067.5. The definition of "natural and protected lands" described in clause (i) does not include the lands described in subdivision (o) of Section 21067.5. *[CEQA Section 210801(b)(4)(D)]* The following addresses each Public Resources Code Section 21067.5 criteria except subdivision (o):		
5(a)	Not within a state park system, as described in Article 1 (commencing with Section 5001) of Chapter 1 of Division 5.	The project site is not within the state park system. The project meets this criteria.	☒ Yes ☐ No
5(b)	Not within a wilderness area, as defined in Section 5093.32.	The project site is developed and is not located within a wilderness area. The project meets this criteria.	☒ Yes ☐ No
5(c)	Not within a marine protected area, as defined in Section 2852 of the Fish and Game Code.	The project site is located inland and is not located in a marine protected area. The project meets this criteria.	☒ Yes ☐ No

5(d)	Not within a national park system, as defined in Section 100102 of Title 54 of the United States Code.	The project site is not located in a national park system area. The project meets this criteria.	☒ Yes ☐ No
5(e)	Not within a national recreation area.	The project site is not located in a national recreation area. The project meets this criteria.	☒ Yes ☐ No
5(f)	Not within a national monument.	The project site is not a national monument. The project meets this criteria.	☒ Yes ☐ No
5(g)	Not within a national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code.	The project site is developed and is not a part of the national wild and scenic river system. The project meets this criteria.	☒ Yes ☐ No
5(f)	Not within any ecological reserve or wildlife management area acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code.	The project site is developed and is not ecological reserve or wildlife management area. The project meets this criteria.	☒ Yes ☐ No
5(i)	Not within a hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply: (1) The site is an underground storage tank site that received a uniform closure letter issued pursuant to Health and Safety Code Section 25296.10(g) based on closure criteria established by the State Water Resources Control Board for the use proposed by the project. This paragraph does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Government Code Section 65962.5. (2) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to Health and Safety Code Section 25296.10(c) has otherwise determined that the site is suitable for the use proposed by the project.	Based on a database search completed by City staff March 2026, the site is not on the Government Code Section 65962.5 Cortese List or a hazardous waste site designated by the Department of Toxic Substances Control. The project meets this criteria.	☒ Yes ☐ No
5(j)	Not within a regulatory floodway as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.	Based on the FEMA Map 06073C1090G effective May 16, 2012, the site is not located within a regulatory floodway. The project meets this criteria.	☒ Yes ☐ No

5(k)	Not within a lands under conservation easement.	Based on the Title Report (January 2026) for the project site, the site has no conservation easements. The project meets this criteria.	☒ Yes ☐ No
5(l)	Not on, or within a 300-foot radius of, a wetland, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	The site and surrounding area within 300 feet is entirely developed and contains no wetlands. The project meets this criteria.	☒ Yes ☐ No
5(m)	Not within an environmentally sensitive area within the coastal zone, as defined in Section 30107.5.	The project is not within the coastal zone. The project meets this criteria.	☒ Yes ☐ No
5(n)	Not within lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code) or habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	The City of San Diego has adopted the Multiple Species Conservation Program Subarea Plan, which is a natural community conservation plan pursuant to the Natural Community Conservation Planning Act as well as a habitat conservation plan pursuant to the federal Endangered Species Act. The site does not contain Multiple-Habitat Planning Area preserve lands identified for conservation. The project meets this criteria.	☒ Yes ☐ No
~~5(o)~~	~~Not within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within the state responsibility area, as defined in Public Resources Code Section 4102. This subdivision does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following provisions or their successor provisions:~~ ~~(1) Section 4291 of this code or Section 51182 of the Government Code, as applicable.~~ ~~(2) Section 4290.~~ ~~(3) Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.~~	~~Per the City's Local Responsibility Area Fire Hazard Severity Zone map, the site is not located in a Very High Fire Hazard Severity Zone. The project meets this criteria.~~	~~☒ Yes~~ ~~☐ No~~
5(p)	Not within either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland	The California Important Farmland Finder is prepared by the Farmland Mapping and Monitoring Program of	☒ Yes ☐ No

	Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	the Department of Conservation. The California Important Farmland Finder Map identifies the site as Urban and Built-Up Land, and does not designate the site as Prime Farmland or Farmland of Statewide Importance. The site is also not zoned or designated for agricultural protection or preservation, as it is designated and zoned Commercial Employment, Retail, and Services by the General Plan, designated Specialized Commercial use by the Rancho Bernardo Community Plan and zoned Community Commercial (CC-2-3). The project meets this criteria.	
6	The project site or the parcel size exceeds four acres, and either of the following occurred: (i) The project is a builder's remedy project, as defined in paragraph (11) of subdivision (h) of Section 65589.5 of the Government Code. (ii) The project applicant applied pursuant to paragraph (5) of subdivision (d) of Section 65589.5 of the Government Code as it read before January 1, 2025. *[CEQA Section 210801(b)(4)(E)]*	While the project site is 5.5~~23~~ acres, which is more than four acres, the project is not a builder's remedy project nor is the project applicant applying pursuant to Government Code Section 65589.5(d)(5) related to emergency shelters. The project meets this criteria.	☒ Yes ☐ No