Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2026070730

Project Title: 11818 Bernardo Plaza Court (City View)

Lead Agency: City of San Diego | Contact Person: Dawna Marshall

Mailing Address: 7650 Mission Valley Road, MS DSD-1A | Phone: 619-687-5904

City: San Diego | Zip: 92108 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: San Diego

Cross Streets: Bernardo Plaza Court at Bernardo Center Drive | Zip Code: 92128

Longitude/Latitude (degrees, minutes and seconds): 33 ° 01 ′ 14.71 ″ N / 117 ° 04 ′ 34.56 ″ W Total Acres: 5.5 acres

Assessor's Parcel No.: 274-781-1400 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: Interstate 15 | Waterways: None

Airports: None | Railways: None | Schools: Rancho Bernardo

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☒ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☒ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 122 Acres 5.5
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Designated "Specialized Commercial" and zoned "Commercial – Community (CC-2-3)"

Project Description: *(please use a separate page if necessary)*

GENERAL PLAN AMENDMENT from Commercial Employment, Retail, and Services to Residential, COMMUNITY PLAN AMENDMENT from Specialized Commercial to Residential – Medium Density (14-29 dwelling units per acre), REZONE from Commercial – Community (CC-2-3) to Residential – Multiple Unit (RM-2-5), and VESTING TENTATIVE MAP to demolish 75,000 square feet of existing commercial buildings, subdivide the existing parcels, and construct 22 buildings that contain 122 townhome-style residential units (including 13 affordable units). In addition, the project includes 9,000 square feet of common outdoor space and supporting infrastructure. Three waivers are being requested: reduce the minimum front yard setback from 15 to 8 feet, increase the maximum retaining wall height from 6 to 20 feet, and remove loading space requirements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
S Caltrans District # 11
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date NA Ending Date NA

Lead Agency (Complete if applicable):

Consulting Firm: T&B Planning
Address: 8690 Aero Drive, Suite 115
City/State/Zip: San Diego, CA 92123
Contact: Emilie Dedeic
Phone: 619-501-6041

Applicant: KB HOME CAL MANAGEMENT SERVICES, LLC
Address: 9915 Mira Mesa Blvd, Suite 100
City/State/Zip: San Diego, CA 92131
Phone: 760-809-5216

Signature of Lead Agency Representative: _____ **Date:** 10-5-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.