



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 24, 2026

# NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010040

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The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS:** Comments on this draft MND must be received by close of business on August 13, 2026 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, 11818 Bernardo Plaza Court (City View) / PRJ-1123397, in the subject line. The City requests that comments be submitted electronically via email to: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). However, if a hard copy submittal is necessary, it may be mailed to: **Dawna Marshall, City of San Diego Development Services Department, Attention: Environmental Analysis Section, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108.**

**GENERAL PROJECT INFORMATION:**

- Project Name: 11818 Bernardo Plaza Court (City View)
- Project No. PRJ-1123397
- SCH No. (Pending)
- Community Plan Area: Rancho Bernardo
- Council District: 5

**PROJECT DESCRIPTION:** 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. **The site**

**is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**APPLICANT:** David Bentley, KB HOME CAL MANAGEMENT SERVICES, LLC

**RECOMMENDED FINDING:** The draft ND determined the proposed project would result in no significant environmental effects related to the single-condition for which the project did not meet the CEQA Section 21080.66 Statutory Infill Housing Development Exemption.

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft ND, and/or supporting documents in an alternative format, please email the Development Services Department at [DSDEASNoticing@sanidiego.gov](mailto:DSDEASNoticing@sanidiego.gov). Your request should include the suggested recommended format that will assist with review of the documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact Dawna Marshall at 619-687-5904 or [dlmarshall@sanidiego.gov](mailto:dlmarshall@sanidiego.gov). For information regarding public meetings/hearings on this project, contact Development Project Manager, Sara Osborn, at 619-446-5381 or [sosborn@sanidiego.gov](mailto:sosborn@sanidiego.gov). This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 24, 2026.

Raynard Abalos  
Deputy Director  
Development Services Department