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City of San Diego
Development Services

Community Planning Committee Distribution Form

Project Name: City View	Project Number: PRJ 1123397
Community: Rancho Bernardo	

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ☐ Vote to Approve
- ☐ Vote to Approve with Conditions Listed Below
- ☐ Vote to Approve with Non-Binding Recommendations Listed Below
- ☑ Vote to Deny

# of Members Yes	# of Members No	# of Members Abstain
0	8	0

Conditions or Recommendations:

☐ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Benjamin Wier

TITLE:	DATE:
Vice Chair & Chair of Development Review Committee	9/26/26

Attach additional pages if necessary (maximum 3 attachments).

Please see attached lettter for detailed explanation on denial.

On September 17, 2026, the Rancho Community Planning Board (RBCPB) voted 8-0-0 to deny PRJ-1123397 - 11818 Bernardo Plaza (City View), project based on the following reasons:

Rancho Bernardo is a Master Planned suburban community. Every household is required to belong to a specific geographic based HOA club within the Rancho Bernardo borders. Rancho Bernardo has seven such clubs. Each club offers tennis courts, pickle ball courts, basketball courts, exercise equipment rooms, various sized meeting rooms, swimming pools, numerous classes, various holiday activities, and BBQ areas with picnic tables. Some offer an extremely large auditorium with a stage. Some offer large playground areas, indoor gymnasiums, sports fields, libraries, and more. The KB home project does not include any of these activities in their plan of 122 townhomes. The only included activities are a “tot lot”, a tiny open space in the center of the complex, and a walking path around the perimeter that doubles as a sidewalk/ entrance to the townhomes. Presently all apartment complexes in our community offer swimming pools, meeting rooms, playground areas and some offer exercise rooms as well as tennis/pickleball courts.

The KB Home project proposal is outside of the designated residential based zones in the Rancho Bernardo community plan. These residential areas are, in accordance with our community plan, are built out. Our community was not designed to accommodate the needs of more residents when it comes to fire and police assistance, libraries, shopping, traffic and transportation are not in compliance with the Community Plan.

Parking is the utmost concern. The project is asking for 122 townhomes ranging from 2 to 4 bedrooms in a unit. The guest or overflow parking that has been designated for this project is 17 spaces for a 122-townhome complex. If 14% of the residents have one guest per day, then all of that is taken. This does not account for any residents that have a third car, again only 14% of those residents can have a third car before all the designated parking is full. Bernardo Plaza Court does allow for street parking as it is not wide enough. If residents have a holiday party, Super Bowl party, or just normal gathering on a weekend, where will these cars park? In meetings with KB Home, signal from KB Home was strongly 'not our problem.' Rancho Bernardo will have to deal with the parking problem left by KB Home. Bernardo Center Drive is the immediate outlet street and parallel to Bernardo Plaza Court and due to the current traffic and width, parking is not allowed on both sides of the street from Rancho Bernardo Road to well past Rancho Bernardo Town Center Drive. Walking distance from the proposed site to Rancho Bernardo Rd is approximately 1,300 feet and 900 feet to Rancho Bernardo Town Center Dr.

Rancho Bernardo has seen a tremendous strain on its current resources with no plans for an update. The influx on its community streets due to the growth of 4S Ranch to the west and The Farms (Poway) to the east. All of that traffic comes through Rancho Bernardo to simply access the I-15 freeway, not to mention the traffic visiting our stores and other local resources.

The introduction of two ministerial residential projects into Rancho Bernardo have increased the population by several hundred, adding to the already strained police, fire, and paramedics services, all of which are currently under-resourced and not up to standard staffing levels per area or population covered.

Utilities are also a concern as Rancho Bernardo recently experienced power outages due to the strain on public utilities. The addition of the two ministerial projects and the introduction of 122 townhomes-is adding additional strain to the grid.

KB Home says the project lies within a transit zone. While it may be just that on paper or a map, the logistical truth couldn't be any further away. The project may fall less than half a mile from the local transit center as the crow flies. However, it does not include a direct way to cross the 1-15 freeway. The actual commute distance is 1.4 miles away via public sidewalk (not all paved) and includes crossing one freeway onramp and one freeway offramp, both of which are not mitigated. Commutes within a transit district should be short with mitigated street crossings. Pedestrian safety should be an utmost concern for any project.

Again, for all the aforementioned reasons, the Rancho Bernardo Planning Board, supported by the Rancho Bernardo Community Council, is opposed to this project.

Sincerely,

Robin Kaufman

Robin Kaufman
Chair, Rancho Bernardo Community Planning Board



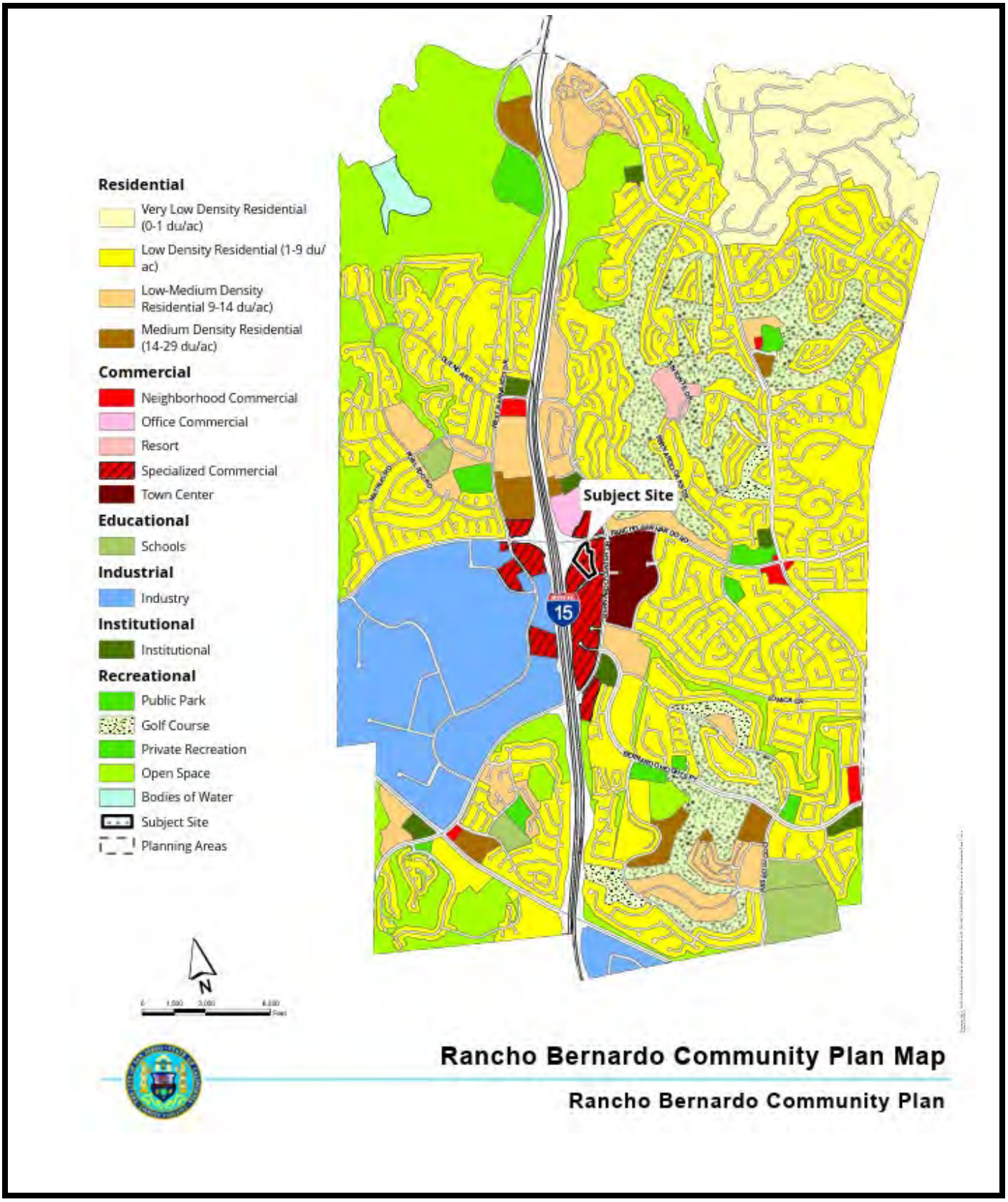
The City of SAN DIEGO

Location

PRJ-1123397 - 11818 Bernardo Plaza (City View)

Development Services Department

FIGURE No. [2]



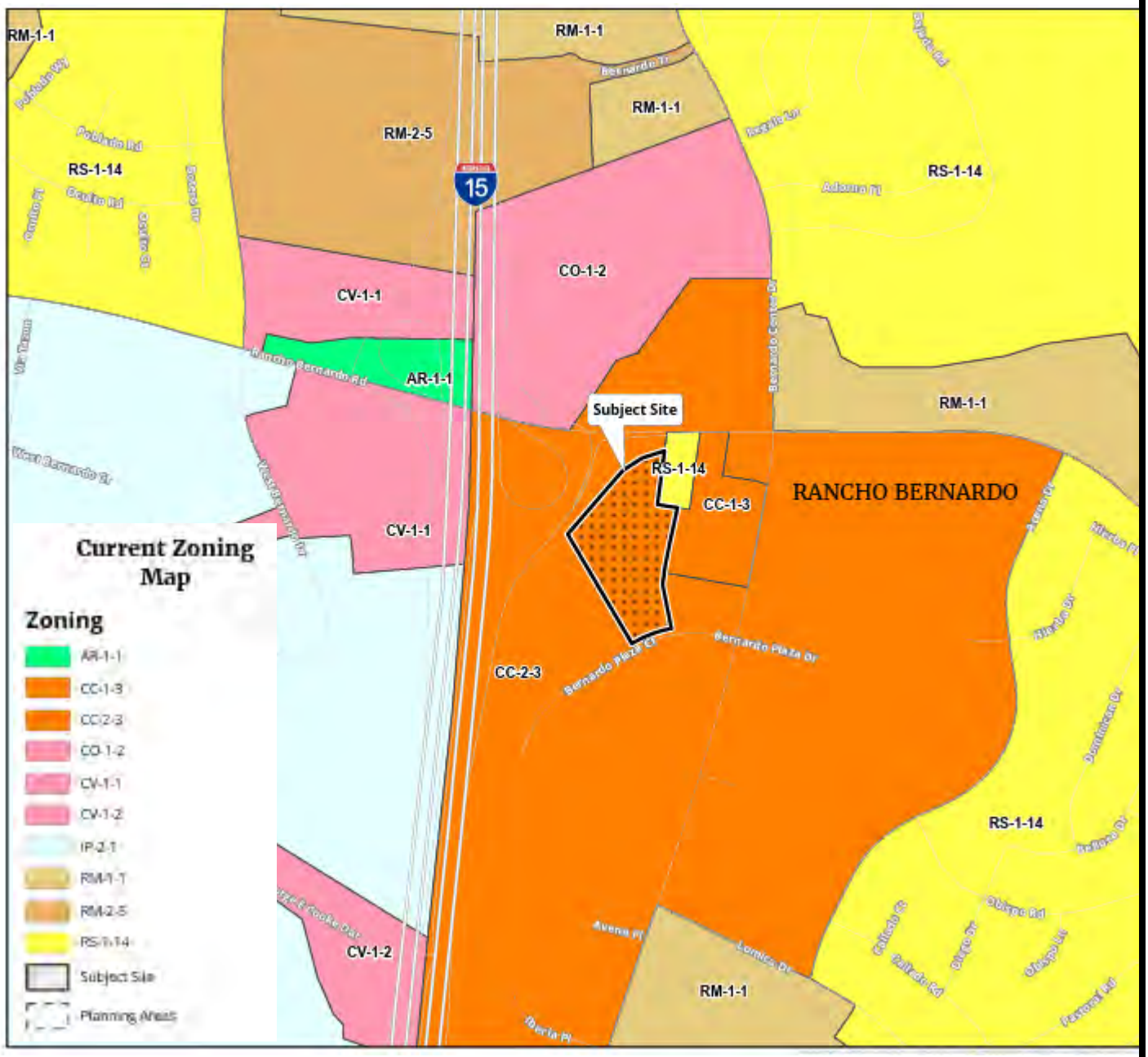
The City of SAN DIEGO

Land Use Map

PRJ-1123397 - 11818 Bernardo Plaza (City View)

Development Services Department

FIGURE No. [3]



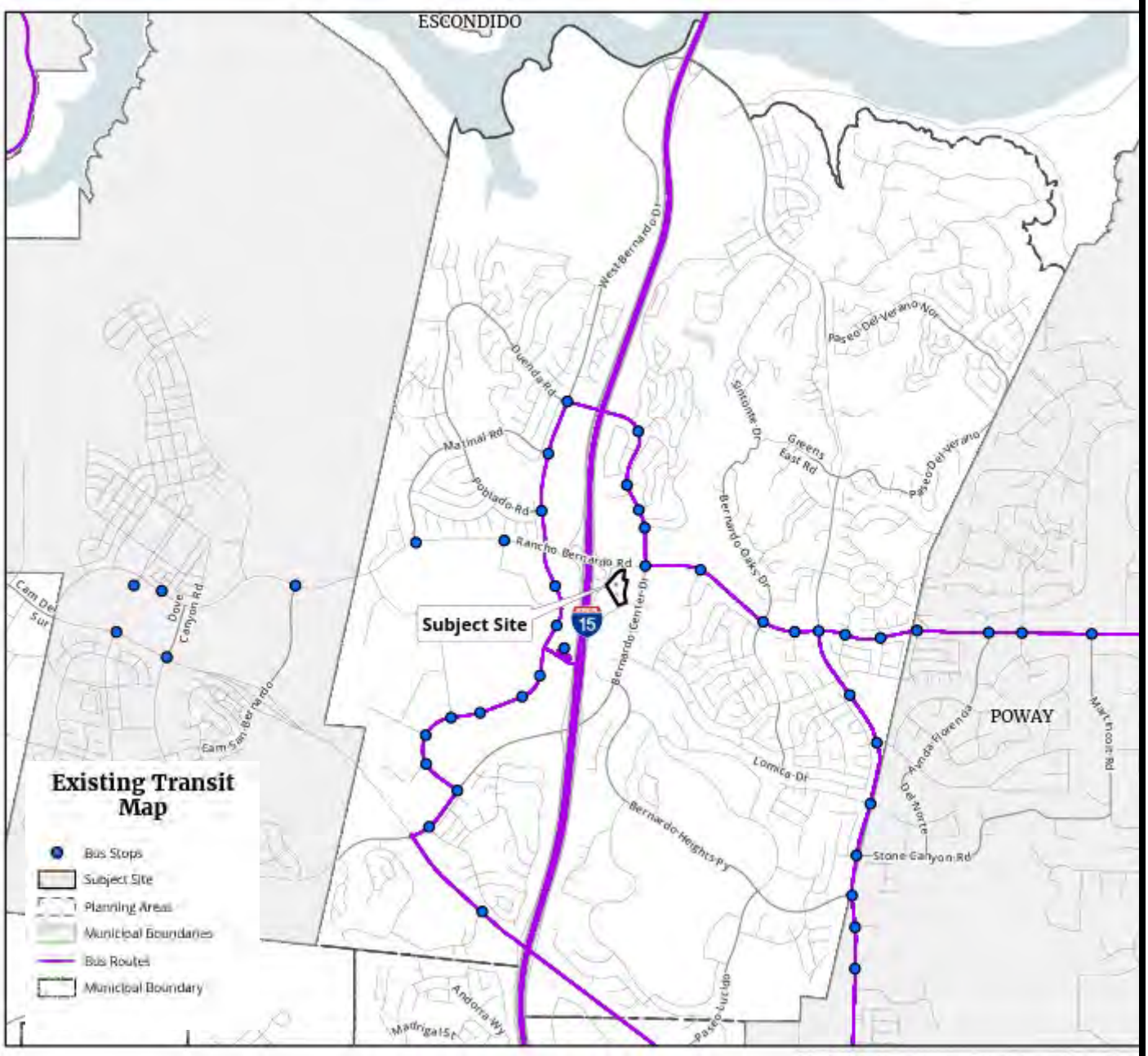
The City of SAN DIEGO

Zoning

PRJ-1123397 - 11818 Bernardo Plaza (City View)

Development Services Department

FIGURE No. [4]



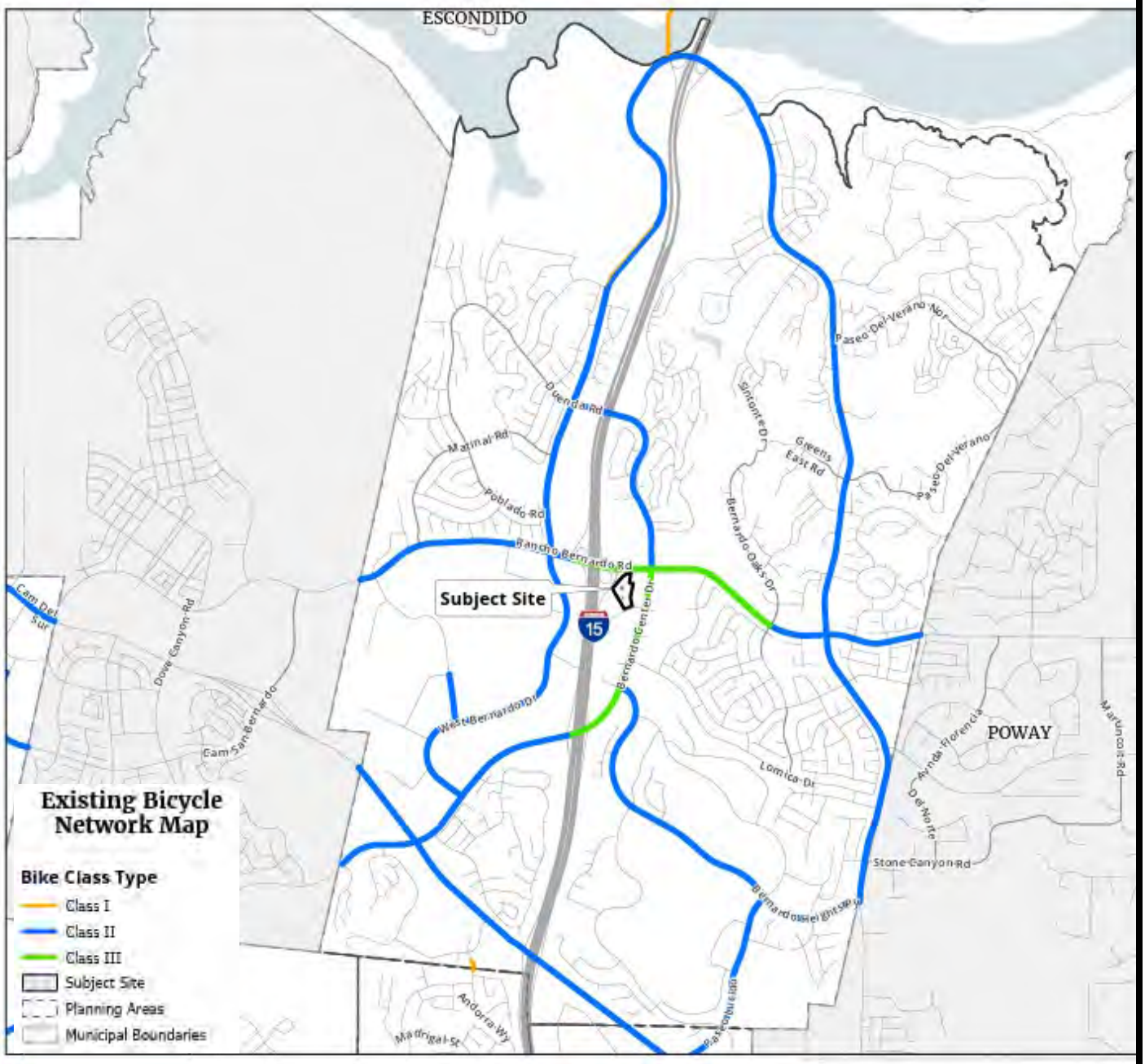
The City of SAN DIEGO

Transit Map

PRJ-1123397 - 11818 Bernardo Plaza (City View)

Development Services Department

FIGURE No. [5]



The City of SAN DIEGO

Bicycle Facilities

PRJ-1123397 - 11818 Bernardo Plaza (City View)

Development Services Department

FIGURE No. [6]

Response to Planning Commission Resolution No. 5307-PC

PRJ-1123397 City View-Rancho Bernardo

Planning Commission Issues	Applicant Response/Consistency
Improvements to the parkway, including the installation of non-contiguous sidewalks and street trees.	Frontage improvements to Bernardo Plaza Court would include a dedication of four feet of right-of-way to provide a 14-foot parkway, with eight feet of landscaping and a five-foot-wide non-contiguous sidewalk, to be constructed by the project.
Evaluate the proposed land use designations, residential density ranges, and zoning for the site.	The project proposes to modify the site's land use designation to Medium Density Residential, which includes a density range between 14-29 dwelling units per net residential acre (du/nra). The project would be developed at a density of 22 du/ac, which is within the density range of the applicable land use designation with implementation of the GPA, CPA, and Rezone. The project also includes a rezone from Commercial – Community (CC-2-3) to Residential – Multiple Unit (RM-2-5). The current zoning does not permit multi-unit residential development; therefore, the proposed residential designation would facilitate increased housing development and expand the available housing supply where it would not otherwise be possible.
Encourage the provision of on-site affordable homes due to the site location in a High Resource Area with access to transit.	The project would develop 122 multi-family residential units. With the proposed mix of 2- and 4-bedroom units, the project contributes to the variety of housing in the area and provides for a range of affordability based on unit type and size. The project would also include 13 on-site deed-restricted affordable housing units, providing housing opportunities in the community.
Provide active transportation measures, such as on-site bicycle repair or pedestrian scale lighting	The project would provide bicycle parking within each individual unit's garage in accordance with the San Diego Municipal Code. Additionally, the project would provide two bicycle racks with 10 short-term bicycle spaces and an on-site bicycle repair station available to the public.

Design buildings that front along the public right-of-way with pedestrian paths.	The buildings are designed to respect the pedestrian orientation of Bernardo Plaza Court by being oriented adjacent to the public right-of-way. Frontage improvements to Bernardo Plaza Court would include the dedication of four feet of right-of-way to provide a 14-foot parkway, with eight feet of landscaping and a five-foot-wide non-contiguous sidewalk to be constructed by the project. The project would also include an approximately 0.40-mile walking trail around the perimeter and fitness equipment adjacent to the trail.
Provide amenities, public spaces, and pedestrian-scale elements fronting the public right-of-way.	The project includes approximately 9,000 square feet of common open space with amenities such as a play structure, a bicycle rack, tables, barbecues, and a shade structure. The project would also include active and passive recreational spaces, including a dog run at the western corner of the project site, an on-site bicycle repair station available to the public located at the southern boundary of the project site adjacent to the project's frontage on Bernardo Plaza Court, an approximately 0.40-mile walking trail around the perimeter of the project, and fitness equipment located adjacent to the walking trail. Frontage improvements to Bernardo Plaza Court would include the dedication of four feet of right-of-way to provide a 14-foot parkway, with eight feet of landscaping and a five-foot-wide non-contiguous sidewalk.
Ensure the connectivity of pedestrian and bicycle facilities to the subject site with surrounding development.	The project is located within an urbanized area of Rancho Bernardo that is currently served by existing public facilities, utilities, roadway infrastructure, and nearby commercial services. The project includes approximately 9,000 square feet of common open space with amenities such as a play structure, bicycle racks, tables, barbecues, and a shade structure. The project would also include active and passive recreational spaces, including a dog run at the western corner of the project site, an on-site bicycle repair station available to the public located at the southern boundary of the project site adjacent to the project's frontage along Bernardo Plaza Court, an approximately 0.40-mile walking trail around the perimeter of the

	project, and fitness equipment located adjacent to the walking trail. Frontage improvements to Bernardo Plaza Court would include dedicating four feet of right-of-way to provide a 14-foot parkway, with eight feet of landscaping and a five-foot-wide non-contiguous sidewalk.
Incorporate sustainable development features.	The project would comply with Title 24 and the Climate Action Plan (CAP) Consistency Regulations, which address sustainable development. The project would also incorporate sustainable building and site design by designing buildings that meet requirements set by CALGreen and the California Green Building Standards Code. The project's landscape plan includes the planting of 122 trees, including six street trees. The landscaping plan includes planting large accent trees and smaller accent trees to reinforce a unique aesthetic on the project site. Landscaping would include native, native-friendly, drought-tolerant, and low water demand plant material, which would implement sustainable landscape design and maintenance.
Ensure adequate public facilities are available to serve the proposed increase in density/intensity.	The project is served by a police station 6.3 miles to the south, the Rancho Bernardo library 0.7 miles to the north, a fire station 0.2 miles to the east, and the Rancho Bernardo Community Park 2.8 miles to the north. The project site would be served by the following schools within the Poway Unified School District: Highland Ranch Elementary, Bernardo Heights Middle, and Rancho Bernardo High. Poway Unified School District's 2025-2026 enrollment data indicates that, except for Bernardo Heights Middle, enrollment in these schools is currently under capacity. The Poway Unified School District anticipates that a total of 45 students may be generated by this development, 22 of whom would be elementary students, 10 of whom would be middle school students, and 13 of whom would

	be high school students. While Highland Ranch Elementary and Rancho Bernardo High currently have the capacity to accommodate these new students, enrolling new students in Bernardo Heights Middle may pose challenges. Upon completion of this project, the Poway Unified School District may determine student placement to best address enrollment capacity across schools.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO REDESIGNATE A 5.5-ACRE SITE FROM COMMERCIAL EMPLOYMENT, RETAIL, AND SERVICES TO RESIDENTIAL AND AN AMENDMENT TO THE RANCHO BERNARDO COMMUNITY PLAN TO REDESIGNATE THE SITE FROM SPECIALIZED COMMERCIAL TO RESIDENTIAL – MEDIUM DENSITY (14-29 DWELLING UNITS PER NET RESIDENTIAL ACRE).

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. KB Home Cal Management Services, LLC, applicant, requested an amendment to the General Plan and the Rancho Bernardo Community Plan to redesignate a 5.5-acre site located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court, Assessor Parcel Number 274-781-1400 from Specialized Commercial to Residential. The site is legally described as Parcel A, Lot 31 of Bernardo Town Center Unit No. 7 in the City of San Diego, County of San Diego State of California, According to Map Thereof No. 7890, Filed in the Office of the County Recorder of San Diego County, February 28, 1974. Parcel B, a Non-Exclusive Easement of Enjoyment in and to the "Common Area," Pursuant and Subject to the Terms and Provisions of the "Restatement of Declaration of Building Restrictions and Architectural Control" Recorded February 10, 1976, as Instrument No. 76-040172, as Amended by "First Amendment to Restatement of Building Restrictions and Architectural Control" Recorded June 3, 1976, as Instrument No. 76-170427 and "Amendment to Restatement of Building Restrictions and Architectural Control" Recorded October 30, 1978 as Instrument No. 78-468490, All of Official Records.

B. The action includes an amendment to the General Plan to redesignate the 5.5-acre site

from Commercial Employment, Retail, and Services to Residential due to the Rancho Bernardo Community Plan being part of the Land Use Element of the General Plan.

C. The Rancho Bernardo Community Plan serves as the long-range vision for land use, mobility, urban design, public facilities, safety and services, recreation, natural resources, historic and cultural resources, and economic development within the Rancho Bernardo Community Planning Area. The amendments retain internal consistency with the Rancho Bernardo Community Plan and the General Plan and help achieve long-term community and citywide goals.

D. San Diego Ordinance O-_____, which was considered with this Resolution, rezones land within the 5.5-acre site to implement this amendment, a copy of which is on file in the office of the City Clerk as Document No. OO-_____.

E. On October 15, 2026, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and Rancho Bernardo Community Plan and recommended Council approval of the project.

F. On [INSERT DATE], the Council held a public hearing for the purpose of considering the proposed amendments to the General Plan and the Rancho Bernardo Community Plan. The Council considered the Planning Commission record and recommendation, as well as all maps, exhibits, and written documents contained in the file for the project on record in the City, and has considered the oral presentations given at the public hearing.

G. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

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H. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the amendments to the Rancho Bernardo Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR -_____, redesignating the site located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court, from Specialized Commercial to Residential – Medium Density (14-29 dwelling units per net residential acre).

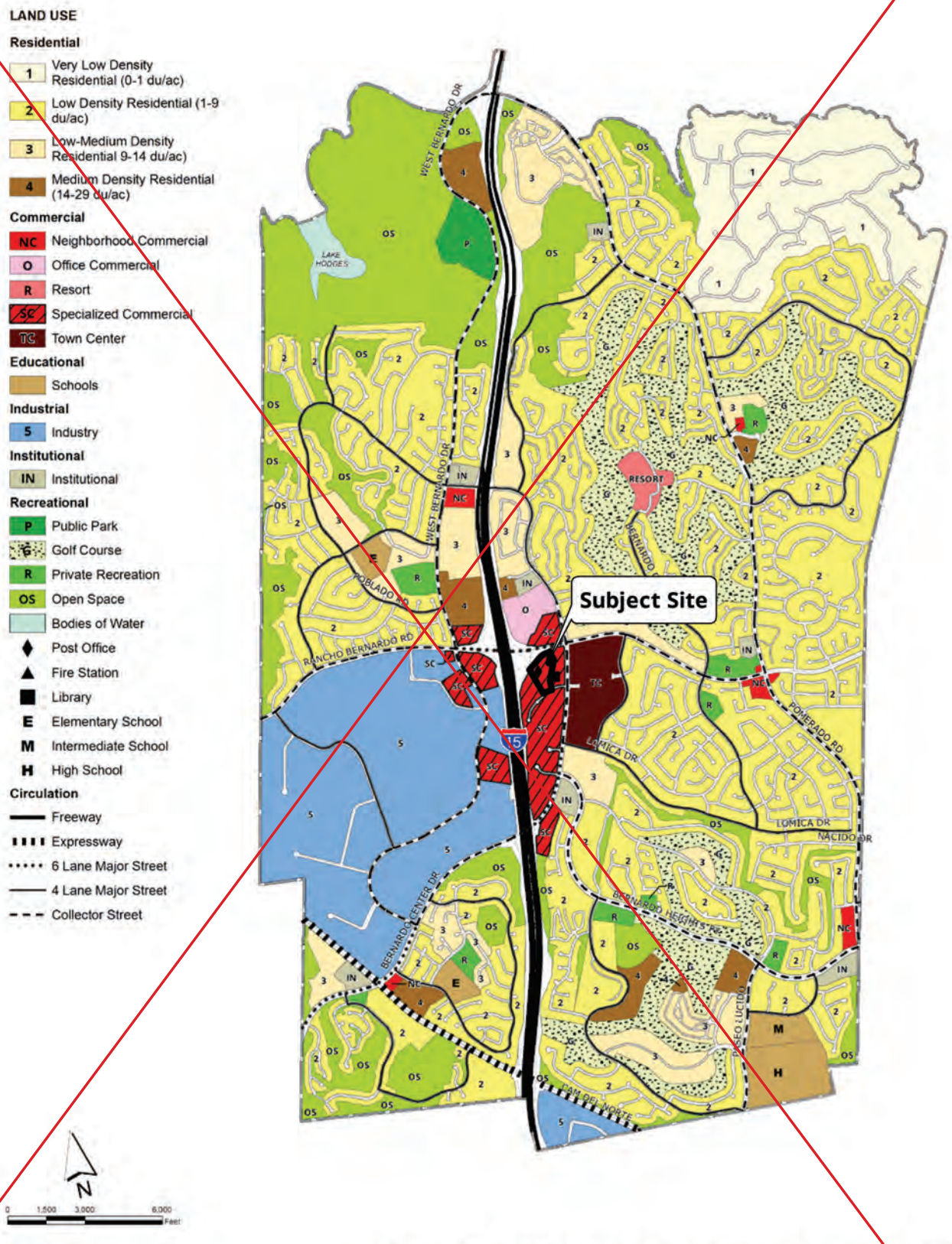
2. The Council adopts the amendment to the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR -_____, redesignating the site from Commercial Employment, Retail, and Services to Residential.

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ATTACHMENT A

KB HOME CAL MANAGEMENT SERVICES, LLC
COMMUNITY PLAN
AMENDED MAPS AND TABLES

INSERT ATTACHMENT



Rancho Bernardo Community Plan Map

LAND USE

Residential

- 1 Very Low Density Residential (0-1 du/ac)
- 2 Low Density Residential (1-9 du/ac)
- 3 Low-Medium Density Residential 9-14 du/ac)
- 4 Medium Density Residential (14-29 du/ac)

Commercial

- NC Neighborhood Commercial
- O Office Commercial
- R Resort
- SC Specialized Commercial
- TC Town Center

Educational

- Schools

Industrial

- 5 Industry

Institutional

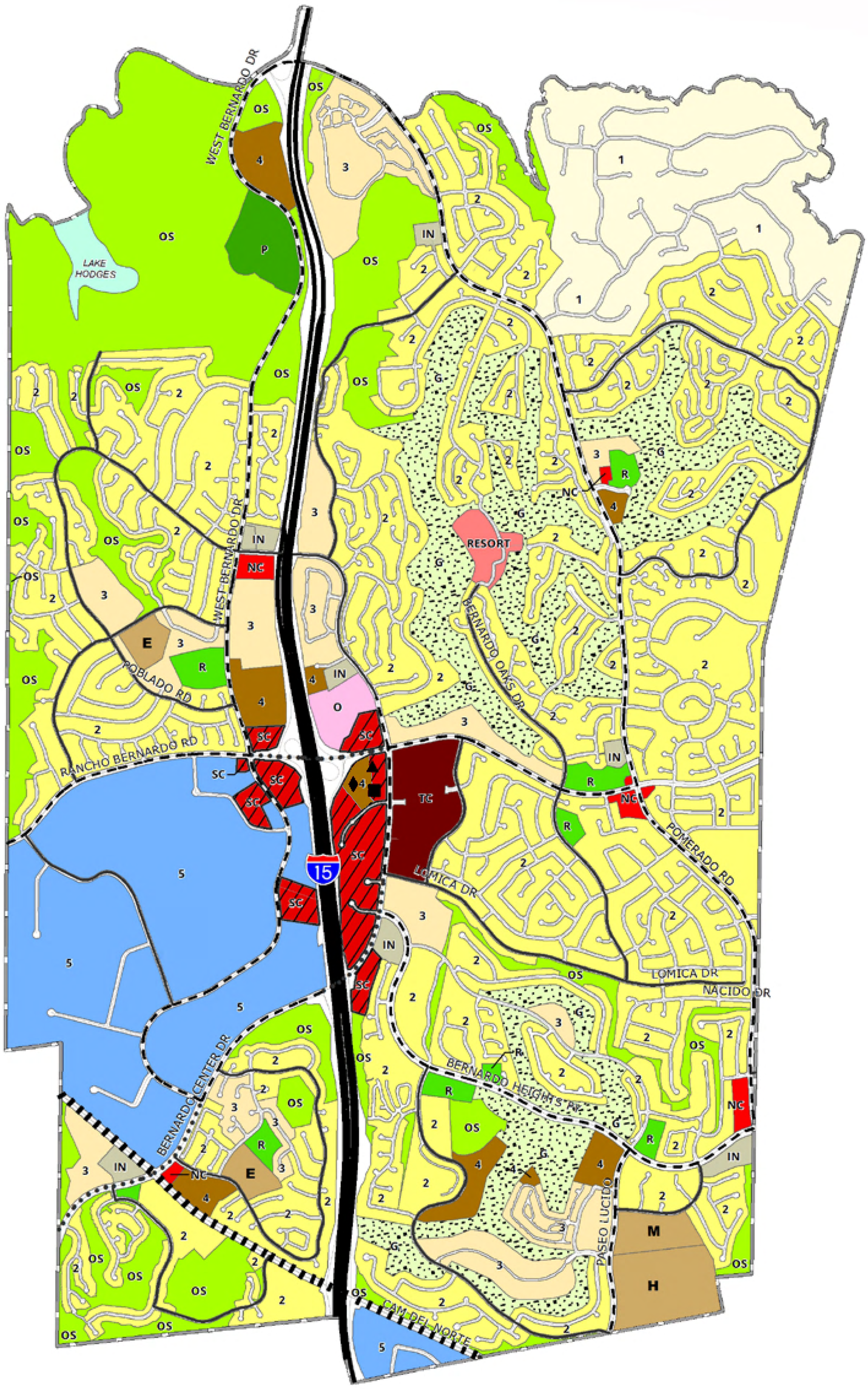
- IN Institutional

Recreational

- P Public Park
- G Golf Course
- R Private Recreation
- OS Open Space
- Bodies of Water
- Post Office
- Fire Station
- Library
- E Elementary School
- M Intermediate School
- H High School

Circulation

- Freeway
- Expressway
- 6 Lane Major Street
- 4 Lane Major Street
- Collector Street



N

0 1,500 3,000 6,000 Feet

Rancho Bernardo Community Plan Map

Rancho Bernardo Community Plan

Document Path: L:\GIS\POSCommunity Planning\Rancho Bernardo\CPA_PROJECTS\Amendment\Rivergate\RB_Lil_Pub.mxd
Date: 9/5/2018

RANCHO BERNARDO COMMUNITY PLAN

The following amendments have been incorporated into this July 2018 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Rancho Bernardo Community Plan approved.	February 2, 1978	1176	March 28, 1978	R-220568
Preserve existing scale and character of Rancho Bernardo and approve widening of Rancho Bernardo Road.	October 6, 1988	R-0270-PC	December 18, 1988	R-272586
Redesignate a parcel of Bernardo Heights Parkway from private recreation to low-density residential.			November 14, 1989	R-274733
Redesignate 5.7 acres from industrial to specialized commercial.			July 29, 1997	R-289015
Redesignate 34.46 acres from agricultural to residential land use. Modify the boundaries of areas designated for agricultural, residential and open space to allow the proposed Saddle Club Estates development.			January 11, 1999	R-291151
Redesignate 10.88 acres at 16061 Avenida Venusto from educational to low-density residential land use to allow the proposed Silvergate Rancho Bernardo residential care facility.	June 30, 2016	PC-4646	August 2, 2016	R-310663
Redesignate 5.5 acres at 11818-11858 Bernardo Plaza Court from specialized commercial medium-density residential to allow the development of 122 for-sale townhomes	August 20, 2026			

patio houses and townhouses can also be accommodated within the low-medium-density development range. PRD permits are encouraged in these density ranges.

Low-medium-density areas can take advantage of environmental settings by maximizing open space areas, minimizing grading, preserving environmentally prominent features such as hills, knolls and natural rock outcroppings and environmentally sensitive areas such as natural watercourses and riparian areas. Low-medium-density areas may also take advantage of view areas on ridges and lands with frontage on, or in close proximity to, open space systems and recreational areas. Development of townhouses or cluster development on ridges would offer special development advantages over conventional subdivision techniques. Grouped dwellings, institutional facilities and retirement facilities can be designed to optimize view potentials. Site preparation should be confined to ridges rather than spread to adjoining canyons or draws. Architecturally pleasing design and ridge profiles should be established. Such development, however, should be sensitive to the visual impact of the project on the community. Developments should be aesthetically pleasing when viewed up close or from afar. Development on cropped hilltops and visually prominent or unsightly silhouettes should be avoided. In addition, great care must be given to the project's design to ensure that the project is compatible with that of the surrounding neighborhood. This is particularly important for multi-story developments. With these considerations in mind, selective use of low-medium-density dwellings in certain areas may permit better environmental design and respect for landforms than would be possible if lower density, detached single-family units were constructed throughout a greater area.

- **Medium-Density Development (14-29 DU/NRA)**

  About 101.5 ~~96~~ acres are allocated for rental or condominium development within a density range consistent with the R-1500 zone of 14 to 29 DU/NRA. An average density of 20 DU/NRA should be maintained. In order to ensure project designs that are consistent with the quality of development throughout the community and to ensure that the average density in these areas does not exceed 20 DU/NRA, PRD permits are recommended for any projects with a density that exceeds 14 DU/NRA. The allocation of land is projected to meet future demands for housing by small families, couples and individuals. Increasing employment opportunities in industrial, office, retail, service and governmental sectors of the community economy will heighten the demand.

  Apartments are necessary not only for new residents but also for community residents whose family composition and housing needs shift over time. An example of this type of development is the Casitas Apartments located north of Rancho Bernardo Road and west of I-15. It consists of 368 units developed to a density of 18 DU/NRA. Apartment developments have been planned for areas closely related to shopping, office and recreational complexes. These sites have good accessibility to the regional and inter-community transportation systems. Emphasis has been placed on locating medium-density developments in ways that will minimize walking and vehicular travel times to community activity centers.

Multifamily developments should reflect the community character. Their design should be in keeping with the design theme of Rancho Bernardo. It is recommended that such developments be processed as PRDs in order to ensure design compatibility with the surrounding community. Through the PRD process, recreational facilities and open areas should be required in all apartment and multifamily projects. While apartment units may be designed largely for the rental market, some medium-density projects should provide for condominium ownership.

TABLE 1
SUMMARY OF RESIDENTIAL PROPOSALS

DENSITY PROPOSALS	NET AREA	NO. OF DWELLINGS
Very Low-Density: 0-1 DU/NRA	369	280
Low-Density: 1-9 DU/NRA	2,114	11,430
Low-Medium Density: 9-14 DU/NRA	369	4,110
Medium-Density: 14-29 DU/NRA	101.5 ~~96~~	2,202 ~~2,080~~
Total	**2,953.5 ~~2,948~~ acres**	**18,022 ~~17,900~~ units**

The total number of residential units in the planning area should not exceed approximately 17,900 units as described in **Table 1**. Residential properties shall not exceed the densities for which they have been approved in the adopted 1988 Plan. Residential properties shall not exceed the number of dwelling units permitted as of April 1988 by approved subdivision maps or PRD permits for these properties. Revisions or amendments to these maps and permits which propose to increase the number of residential units beyond the previously approved total (per **Table 1** above) should not be approved. **Figure 3** indicates the number of residential units approved for each of the residentially-designated areas throughout Rancho Bernardo which had not been completed as of April 1988. Any proposal to exceed the number of dwelling units indicated on **Figure 3** will be considered contrary to the intent of this Plan and should be denied.

In the event that a Plan amendment removes an area from the residential designation, the proposed dwelling units for that property shall be deducted by that amendment from the total dwelling unit count for the community. Transferring of dwelling units to other projects will not be permitted.

Included in the **Implementation Element** are procedures for monitoring the number of units for which final approval is given and for ensuring that the total unit count of approximately 17,900 is not exceeded without an amendment to this Plan.

- **Balanced Community**

One of the primary goals of the Plan is to foster a community that provides equal opportunity in housing. To accomplish this, efforts should be made to explore the feasibility of various housing programs and to implement them so as to meet growing demands for lower cost housing.

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 5.5 ACRES LOCATED AT 11818, 11828, 11838, 11848, AND 11858 BERNARDO PLAZA COURT (ASSESSOR PARCEL NUMBER 274-781-1400), WITHIN THE RANCHO BERNARDO COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM COMMERCIAL COMMUNITY (CC-2-3) TO RESIDENTIAL MULTIPLE UNIT (RM-2-5), AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0507 AND 131.0406; AND REPEALING ORDINANCE NO. O-18691, ADOPTED OCTOBER 18, 1999, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS IT CONFLICTS HEREWITH.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. KB Home Cal Management Services, LLC applied to rezone a 5.5-acre site located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court, Assessor Parcel Number 274-781-1400, and legally described as Parcel A, Lot 31 of Bernardo Town Center Unit No. 7 in the City of San Diego, County of San Diego State of California, According to Map Thereof No. 7890, Filed in the Office of the County Recorder of San Diego County, February 28, 1974. Parcel B, a Non-Exclusive Easement of Enjoyment in and to the “Common Area,” Pursuant and Subject to the Terms and Provisions of the “Restatement of Declaration of Building Restrictions and Architectural Control” Recorded February 10, 1976, as Instrument No. 76-040172, as Amended by “First Amendment to Restatement of Building Restrictions and Architectural Control” Recorded June 3, 1976, as Instrument No. 76-170427” and “Amendment to Restatement of Building Restrictions and Architectural Control” Recorded October 30, 1978 as Instrument No. 78-468490, All of Official Records,” from Commercial Community (CC-2-3)

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Zone to Residential Multiple Unit (RM-2-5) Zone, in the Rancho Bernardo Community Plan Area.

B. San Diego Resolution R-_____ (General Plan and Rancho Bernardo Community Plan Amendment), which was considered along with this Ordinance, proposes an amendment to the General Plan to redesignate the 5.5-acre site located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court from Commercial Employment, Retail, and Services to Residential and an amendment to the Rancho Bernardo Community Plan to redesignate the site from Specialized Commercial to Residential – Medium Density (14-29 dwelling units per net residential acre).

C. On October 15, 2026, the Planning Commission of the City of San Diego considered this rezone and voted to recommend Council approval. The matter was then set for a public hearing to be conducted by the Council.

D. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

E. Under San Diego Charter section 280(a)(2), this Ordinance is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

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Section 1. The 5.5 acres located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court and legally described as Parcel A, Lot 31 of Bernardo Town Center Unit No. 7 in the City of San Diego, County of San Diego State of California, According to Map Thereof No. 7890, Filed in the Office of the County Recorder of San Diego County, February 28, 1974. Parcel B, a Non-Exclusive Easement of Enjoyment in and to the "Common Area," Pursuant and Subject to the Terms and Provisions of the "Restatement of Declaration of Building Restrictions and Architectural Control" Recorded February 10, 1976, as Instrument No. 76-040172, as Amended by "First Amendment to Restatement of Building Restrictions and Architectural Control" Recorded June 3, 1976, as Instrument No. 76-170427 and "Amendment to Restatement of Building Restrictions and Architectural Control" Recorded October 30, 1978 as Instrument No. 78-468490, All of Official Records, in the Rancho Bernardo Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. _____ filed in the Office of the City Clerk as Document No. OO-_____, is rezoned from the CC-2-3 zone to the RM-2-5 zone as the zone is described and defined by San Diego Municipal Code Chapter 13, Article 1, Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. San Diego Ordinance O-18691 (New Series), adopted October 18, 1999of the ordinances of the City of San Diego is repealed insofar as it conflicts with the rezoned uses of the land by this Ordinance.

Section 2. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

DRAFT

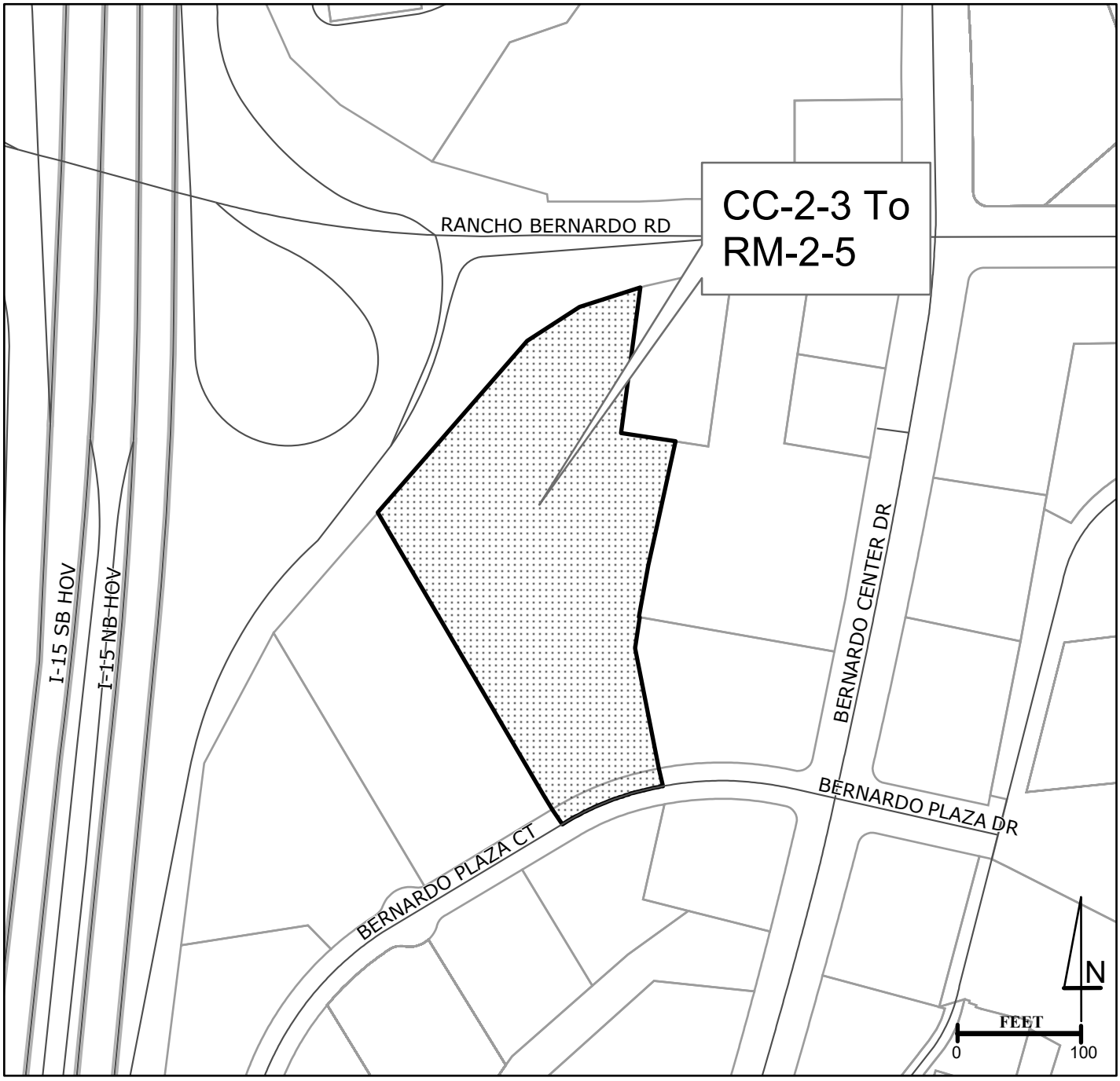
Section 3. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage, or the date that Resolution R-_____ adopting amendments to the General Plan and the Rancho Bernardo Community Plan becomes effective, whichever date occurs later.

Section 4. No permits shall be issued for development that is inconsistent with the provisions of this Ordinance unless applications deemed complete for such permits are submitted to the City prior to_____.

DRAFT

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



B-4382

ORDINANCE NO. _____

EFF. DATE ORD. _____

ZONING SUBJ. TO _____

BEFORE DATE _____

EFF. DATE ZONING _____

REQUEST **REZONE 5.5 ACRES FROM CC-2-3 to RM-2-5**

PLANNING COMM. RECOMMENDATION

CITY COUNCIL ACTION

DEVELOPMENT SERVICES MANAGER

Legal Description: Parcel A, Lot 31 of Bernardo Town Center Unit No. 7 in the City of San Diego, County of San Diego State of California, According to Map Thereof No. 7890, Filed in the Office of the County Recorder of San Diego County, February 28, 1974

APN(s): 274-781-14-00

DRAFT

Document Path: L:\GIS\PGIS\B and C Sheets\C1050_11818 Bernardo Plaza DRAFT.aprx
Date: 4/14/2026

CITY VIEW - TENTATIVE MAP EXHIBIT

CITY OF SAN DIEGO
LAND USE PERMIT - PMT-3320457
REZONE -PMT- 3320459
VESTED TENTATIVE MAP - PMT-3320460

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
3. TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFS 901.4.5.
4. PROVIDE AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY I-00-6 FOR MULTI FAMILY SITE.
5. THE DEVELOPER RESERVES THE RIGHT TO FILE MULITPLE MAP UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO FILE THE FINAL MAPS OUT OF NUMERICAL SEQUENCE. THE CITY ENGINEER SHALL REVIEW SUCH MAP UNITS AND IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF SAID MAP UNITS.
6. AT NO TIME WILL THE DEVELOPER REQUEST, OR THE CITY PERMIT, WATER METERS WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
7. EXISTING OVERHEAD UTILITIES WITHIN THE PROJECT BOUNDARY OR ABUTTING PUBLIC RIGHT-OF-WAY SHALL BE PLACED UNDERGROUND.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
10. NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT IN MATURITY SHALL BE INSTALLED WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES.
11. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER ANY SEWER EASEMENT PRIOR TO THE APPLICANT OBTAINING A MAINTENANCE AND ENCROACHMENT REMOVAL AGREEMENT.
12. THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT NO. 297376, FILED NOVEMBER 25, 2002) AND THE AMENDMENT TO COUNCIL POLICY 200-18 APPROVED BY CITY COUNCIL ON FEBRUARY 26, 2002 (RESOLUTION R-296141) SATISFACTORY TO THE CITY ENGINEER.
13. ALL LOCAL STREETS WITH GRADE BREAKS GREATER THAN 1% SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY'S STREET DESIGN MANUAL.
14. PRIOR TO THE APPROVAL OF ANY PUBLIC IMPROVEMENT PLANS, THE DEVELOPER WILL BE REQUIRED TO REVISE AND OBTAIN WATER DEPARTMENT APPROVAL OF THE LENNAR WATER STUDY. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING ALL WATER FACILITIES, AS REQUIRED BY THE APPROVED WATER STUDY, NECESSARY TO SERVE THIS DEVELOPMENT. WATER FACILITIES SHOWN ON THE APPROVED VESTING TENTATIVE MAP MAY REQUIRE MODIFICATION BASED ON THE ACCEPTED WATER STUDY.
15. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR AND PRIOR TO PROPOSED IMPROVEMENTS OF ANY KIND, INCLUDING LANDSCAPE, HARDSCAPE (I.E. MEDIANS, CURBS, ETC.) AND ENRICHED PAVING, TO BE INSTALLED IN OR OVER EASEMENT.
16. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE DEVELOPER SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF ALL PUBLIC SEWER FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT.
17. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
18. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2007-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
19. PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID#) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS A PROOF OF ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILING OF THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCES BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION II.C OF ORDER NO. 2009-0009-DWQ AND A COPY SHALL BE SUBMITTED TO THE CITY.

FIRE DEPARTMENT NOTES

1. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FPB POLICY A-14-1.
2. FIRE SAFTY DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH SDFR STANDARD NUMBER A-3.
3. PROPOSED BUILDINGS TO BE FIRE SPRINKLED.
4. FIRE HYDRANTS SHALL COMPLY WITH SDFR STANDARD NUMBER A-3 FOR ON-SITE FIRE HYDRANTS.
5. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS.

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWP\010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PWP\010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PWP\010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWP\060121-10	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, REVISION 6(CA MUTCD REV6), 2014 EDITION
PWP\030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PWP\010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PWP\030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2018 EDITION

REFERENCE DRAWINGS

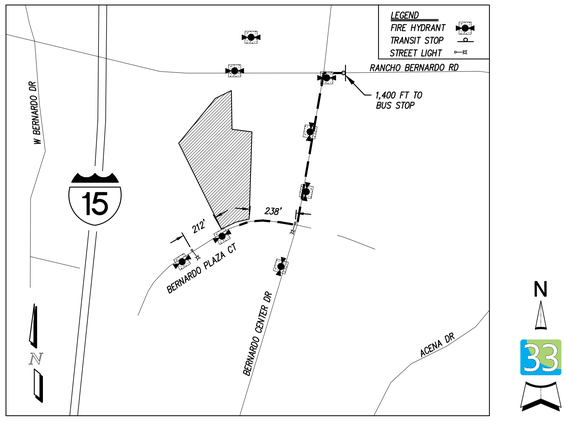
DOCUMENT NO.	DESCRIPTION
13243-D	BERNARDO CENTER DRIVE IMPROVEMENT PLANS – ADJACENT TO BERNARDO CENTER NO.3
13789-D	BERNARDO CENTER IMPROVEMENT EAST OF U.S. 395 (15) SOUTH OF RANCHO BERNARDO ROAD
14778-D	BERNARDO PLAZA COURT AND BERNARDO PLAZA DRIVE IN BERNARDO TOWN CENTER UNIT NO. 1
15119-D	PLANS & PROFILES FOR THE IMPROVEMENTS IN & ADJOINING BERNARDO TOWN CENTER UNIT NO. 2
15446-D	BERNARDO TOWN CENTER UNIT NO. 5 IMPROVEMENT PLANS
15973-D	BERNARDO TOWN CENTER UNIT NO. 7 IMPROVEMENT PLANS

REFERENCED MAPS:

MAP NO. 07077, MAP NO. 07601, MAP NO. 07890, PM 3201, PM 7890,

REFERENCED RECORD OF SURVEYS:

ROS 6081, ROS 07915, ROS 17888



VICINITY MAP

NOT TO SCALE

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

REGISTERED PROFESSIONAL ENGINEER GIOVANNI POSILLICO No. 66332 CIVIL STATE OF CALIFORNIA

GIO POSILLICO — 4/23/2026
R.C.E 66332 EXPIRES: 06/26 — SIGNATURE — DATE

CERTIFICATION

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
3. I HAVE TAKEN THE THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVEW;
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

SIGNATURE — 4/23/2026 DATE

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP, AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 122.

SITE ADDRESS

11818 BERNARDO PLAZA CT, SAN DIEGO, CA 92128

TOPOGRAPHY SOURCE

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY INLAND AERIAL SURVEYS INC. DATED JUNE 15,2023, AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED APRIL 2024, AND PROVIDED BY LATITUDE 33 SURVEY.

BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD29), ALSO KNOWN AS MEAN SEA LEVEL (MSL). THIS IS DETERMINED LOCALLY BY OBSERVATION OF A SAN DIEGO CITY BENCHMARK, BEING A BRASS PLUG AT THE NORTHEAST CORNER OF THE INTERSECTION OF ADORNO PLACE AND BERNARDO CENTER DRIVE. ELEVATION BEING 531.303 FEET.

DATUM: MEAN SEA LEVEL

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN MARCH 2024, AND WERE ESTABLISHED FROM G.P.S. STATION 379 AND G.P.S. STATION 403 PER RECORD OF SURVEY NO. 14492.
THE BEARING FROM G.P.S. STATION 379 TO G.P.S. STATION 403 = NORTH 46° 13' 24" EAST.
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED GRID FACTOR AT G.P.S. STATION 379 IS 0.9999480. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT G.P.S. STATION 379 IS 536.38 (NGVD29 – MSL).

ASSESSORS PARCEL NUMBER

274-7811-400

EXISTING LEGAL DESCRIPTION

PARCEL A:

LOT 31 OF BERNARDO TOWN CENTER UNIT NO. 7, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7890, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1974.

PARCEL B:

A NON-EXCLUSIVE EASEMENT OF ENJOYMENT IN AND TO THE "COMMON AREA", PURSUANT AN SUBJECT TO THE TERMS AND PROVISIONS OF THE "RESTATEMENT OF DECLARATION OF BUILDING RESTRICTIONS AND ARCHITECTURAL CONTROL" RECORDED FEBRUARY 10, 1976, AS INSTRUMENT NO. 76-040172, AS AMENDED BY "FIRST AMENDMENT TO RESTATEMENT OF BUILDING RESTRICTIONS AND ARCHITECTURAL CONTROL" RECORDED JUNE 3, 1976, AS INSTRUMENT NO 76-170427 AND "AMENDMENT TO RESTATEMENT OF BUILDING RESTRICTIONS AND ARCHITECTURAL CONTROL" RECORDED OCTOBER 30, 1978 AS INSTRUMENT NO. 78-468490, ALL OF OFFICIAL RECORDS.

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
   - COMMUNITY PLAN AMENDMENT
   - REZONE
   - A VESTING TENTATIVE MAP
   - THE CONSTRUCTION OF 122 DWELLING UNITS (INCLUDING 13 AFFORDABLE UNITS), AND REMOVAL OF THE EXISTING COMMERCIAL BUILDINGS.
2. LOT SUMMARY:
   LOT-1 – 122 TOWNHOME UNITS AND 22 BUILDINGS
3. USE AND ZONING:
   EXISTING: USE: OFFICE (LOW-RISE) ZONING: CC-2-3
   PROPOSED: USE: MULTI-FAMILY RESIDENTIAL ZONING: RM-2-5
3. EXISTING STRUCTURES BUILT 1980
4. TOTAL SITE AREA (GROSS): ±5.52 AC
5. DEVELOPMENT AREA (SITE MINUS ROW EASEMENT): ±5.4 AC
6. GEOLOGICAL HAZARD CATEGORY: 52
7. SETBACKS: (ZONE: RM-2-5)
   FRONT YARD: REQUIRED: 15' MIN / 20' STANDARD (50% BLDG) PROPOSED UNDER DEVIATION: 8'
   SIDE YARD: REQUIRED: 5' MIN OR 10% LOT WIDTH (15')
   STREET SIDE YARD: REQUIRED: 10' MIN OR 10% LOT WIDTH (15')
   REAR YARD: REQUIRED: 15'
8. HEIGHT LIMIT: 40'
9. REFER TO LANDSCAPE SHEETS FOR THE LANDSCAPE AREA SQUARE FOOTAGE FOR WATER CONSERVATION PURPOSES.

OWNER/APPLICANT

RANCHO BERNARDO DAY LLC, AND 1818 BERNARDO LLC, KB HOME CAL MANAGEMENT SERVICES LLC

SIGNATURE — 4/23/2026 DATE

GRADING QUANTITIES

GRADED AREA:	5.4 ACRES	MAX CUT DEPTH:	10.7 FT
CUT QUANTITIES:	13,834 CYD	MAX CUT SLOPE RATIO:	2:1 MAX
FILL QUANTITIES:	14,291 CYD	MAX FILL DEPTH:	18.3 FT
IMPORT/EXPORT:	457 CYD	MAX FILL SLOPE RATIO:	2:1 MAX

NOTE: GRADING QUANTITIES ARE PRELIMINARY AND DO NOT INCLUDE QUANTITIES FOR EXCAVATIONS FOR UTILITIES OR IMPROVEMENT CROSS-SECTIONS.

GENERAL NOTES

TYPE OF CONSTRUCTION

- TYPE V-B BUILDINGS

ZONING DESIGNATION INCLUDING ALL OVERLAYS

- EXISTING ZONING: CC-2-3
- OVERLAY ZONES: PARKING STANDARDS TRANSIT PRIORITY AREA, TRANSIT PRIORITY AREA, AFFORDABLE HOUSING PARKING DEMAND-HIGH, VERY HIGH FIRE HAZARD SEVERITY ZONE

GEOLOGIC CATEGORY

- 52

WAIVERS REQUESTED

REQUIREMENT	REQUIRED	PROPOSED	SDMC
SETBACK:MINIMUM FRONT YARD	MINIMUM 15'/ STANDARD 20' (50% BLDG)	8'	SECTION 131.0431(d) TABLE 131-04G
HEIGHT: MAXIMUM RETAINING WALL (SIDE YARD)	TWO RETAINING WALLS WITH A MAXIMUM 6 FEET HEIGHT	ONE RETAINING WALL WITH HEIGHT BETWEEN 6'-20'	SECTION 142.0340(d)
LOADING SPACES	2 SPACES (35 FEET BY 12 FEET BY 14 FEET)	0 SPACES	SECTION 142.1010(A)

CIVIL PLANS SHEET INDEX

Sheet Number	Sheet Title
25 OF 35	CIVIL NOTES
26 OF 35	EXISTING CONDITIONS & DEMOLITION PLAN
27 OF 35	TM EXHIBIT
28 OF 35	PROPOSED UTILITIES
29 OF 35	PROPOSED UTILITIES
30 OF 35	SITE SECTIONS
31 OF 35	FIRE ACCESS PLAN

IMPORTANT NOTICE
Section 4216 of the Government Code requires that a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert
TOLL FREE 1-800-422-4133
Two working days before you dig

Underground Service Alert
CALL BEFORE YOU DIG
CALL 811
TWO WORKING DAYS BEFORE YOU DIG

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PLANNING & ENGINEERING
10731 Treena Street, San Diego, CA 92131
Tel 858.751.0633

KB Homes S.D.
9915 Mira Mesa Blvd. #100
San Diego, Ca. 92131

CITY VIEW
SAN DIEGO, CA. # 20231033

SCHEMATIC DESIGN
May 13, 2026

CCS83: 1960-6305
LC 27: 310-1745

REGISTERED PROFESSIONAL ENGINEER GIOVANNI POSILLICO No. 66332 CIVIL STATE OF CALIFORNIA

SHEET TITLE
CIVIL NOTES

SHEET NUMBER
25 OF 35

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LEGEND

- LIMITS OF WORK
- (365) EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING TO BE DEMOLISHED
- SIDEWALK TO BE DEMOLISH
- ▲ ■ ● EXISTING SURVEY MONUMENT TO REMAIN AND BE PROTECTED IN PLACE
- EXISTING MANHOLE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING PULL BOX OR CONTROL BOX
- EXISTING STORM DRAIN INLET
- EXISTING BACKFLOW PREVENTER
- EXISTING FIRE DEPT. CONNECTION
- EXISTING POST INDICATOR VALVE
- EXISTING TRAFFIC SIGNAL PULL BOX
- EXISTING ELECTRICAL VAULT
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- DEMOLISH EXISTING UTILITY

PROTECT IN PLACE NOTES

1. PROTECT IN PLACE EXISTING PAVEMENT.
2. PROTECT IN PLACE EXISTING CURB AND GUTTER.
3. PROTECT IN PLACE EXISTING SIDEWALK.
4. PROTECT IN PLACE EXISTING STORM DRAIN INLET.
5. PROTECT IN PLACE EXISTING SURVEY MONUMENT.
6. PROTECT IN PLACE EXISTING SITE WALL.

DEMOLITION NOTES

1. DEMOLISH EXISITNG BUILDING.
2. DEMOLISH EXISTING CURB.
3. DEMOLISH EXISTING DRIVEWAY.
4. DEMOLISH EXISITNG TREES.
5. DEMOLISH EXISTING FIRE HYDRANT, FIRE HYDRANT AND ASSOCIATED WATER LINES TO BE DEMOLISHED AFTER DEMOLITION OF EXISTING BUILDINGS.
6. DEMOLISH EXISTING ASPHALT.
7. DEMOLISH EXISTING RETAINING WALL.
8. DEMOLISH EXISITNG LIGHT POST.
9. DEMOLISH GAS METER.
10. DEMOLISH EXISTING VEGETATED AREA.
11. DEMOLISH EXISITNG IRRIGATION CONTROL BOX IN IT ENTIRITY, AND ASSOCIATED IRRIGATION LINE.
12. DEMOLISH EXISTING WATER METER.
13. DEMOLISH EXISTING TRANSFORMER.
14. DEMOLISH EXISTING PULL ELECTRICAL BOX.
15. DEMOLISH EXISTING SEWER MANHOLE.
16. DEMOLISH EXISTING SWALE.
17. DEMOLISH EXISTING SIDEWALK.

NOTE: ALL EXISTING SEWER LATERALS AND WATER SERVICES TO THE SITE TO BE TERMINATED AT THE MAINS.

EASEMENTS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
   RECORDING DATE: NOVEMBER 13, 1973
   RECORDING NO.: 73-317254 OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
   PURPOSE: RESERVED FOR FUTURE STREET
   AFFECTS: AS SHOWN ON SAID MAP
   RECORDING NO.: MAP NO. 7890
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
   PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
   RECORDING DATE: APRIL 3, 1975
   RECORDING NO.: 75-075842 OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

NON-PLOTTABLE EASEMENTS

1) EASEMENT FOR DISTRIBUTION OF ELECTRICITY AND GAS GRANTED TO SDG&E PER FILE/PAGE NO. 79-253192, REC. 6-19-79 O.R. (BLANKET OVER ALL OF LOT 31, MAP 7890 FOR ANY UTILITY FACILITY INSTALLED ON OR BEFORE 6-11-80)

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CITY VIEW
SAN DIEGO, CA. # 20231033

SCHEMATIC DESIGN
May 13, 2026

CCS83: 1960-6305
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REGISTERED PROFESSIONAL ENGINEER GIOVANNI POSTIGLIONE No. 86332 CIVIL STATE OF CALIFORNIA

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
26 OF 35

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CONSTRUCTION NOTES

1. ROLLED CURB SDRSD G-4A TYPE B
2. CURB & GUTTER SDRSD G-02
3. 6" CURB SDRSD G-01
4. RIBBON GUTTER SDRSD G-12
5. RETAINING WALL
6. CONCRETE DRIVEWAY SDRSD G-14A
7. PROPOSED BUILDING
8. PROPOSED PRIVATE DRIVE
9. PROPOSED PRIVATE DRIVE
10. MODULAR WETLAND
11. ALLEY TYPE CONCRETE DRIVEWAY SDRSD G-14E
12. SIDEWALK TO BE CONSTRUCTED TO NEAREST JOINT
13. 0" CURB
14. 10 X10 SIGHT VISIBILITY TRIANGLE. NO OBSTRUCTION, INCLUDING LANDSCAPING FOR SOLID WALLS IN THE VISABILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT
16. INFORMATION KIOSK
17. PROPOSED STREET LIGHT PER SDRSD E-01
36. BICYCLE REPAIR LOCATION PER LANDSCAPE PLANS
37. STREET TREE PER LANDSCAPE PLAN ON SHEET 34
40. RELOCATE EXISTING BACKFLOW
41. ADA PARKING PER DETAIL ON SHEET 29
42. STANDARD 8'X20' PARKING

SURVEY MONUMENTS

1. FOUND LEAD & DISC STAMPED "RCE 10284" AT 8' OFFSET PER MAP 7890.
2. FOUND LEAD & DISC STAMPED "RCE 10284" AT 8' OFFSET PER MAP 7890. HELD FOR BC.
3. FOUND LEAD & DISC STAMPED "RCE 10284" AT 9.75' OFFSET (MAP 7890 STATES 8' OFFSET).
4. FOUND LEAD & TACK AT 8' OFFSET
5. FOUND 2" IRON PIPE, DISC ILLEGIBLE. ACCEPTED AS MONUMENT SET PER MAP 7601.
6. FOUND 2" IRON PIPE, NO DISC. ACCEPTED AS MONUMENT SET PER MAP 7601.
7. FOUND 2" IRON PIPE W/DISC STAMPED "RCE 10284" PER MAP 7601.
8. FOUND 3/4" IRON PIPE WITH MAG, NO RECORD. ACCEPTED AS SUBJECT PROPERTY CORNER.
9. FOUND 1" IRON PIPE W/DISC STAMPED "DIV HWY" PER MS 875
10. FOUND 1" IRON PIPE W/DISC STAMPED "DIV HWY", NO RECORD. NOT ACCEPTED.
11. FOUND 2" IRON PIPE W/DISC STAMPED "RCE 10284" PER MAP 7890.

EXISTING EASEMENTS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
   RECORDING DATE: NOVEMBER 13, 1973
   RECORDING NO.: 73-317254 OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
   PURPOSE: RESERVED FOR FUTURE STREET
   AFFECTS: AS SHOWN ON SAID MAP
   RECORDING NO.: MAP NO. 7890
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
   PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
   RECORDING DATE: APRIL 3, 1975
   RECORDING NO.: 75-075842 OFFICIAL RECORDS
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NON-PLOTTABLE EASEMENTS
1) EASEMENT FOR DISTRIBUTION OF ELECTRICITY AND GAS GRANTED TO SDG&E PER FILE/PAGE NO. 79-253192, REC. 6-19-79 O.R. (BLANKET OVER ALL OF LOT 31, MAP 7890 FOR ANY UTILITY FACILITY INSTALLED ON OR BEFORE 6-11-80)

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
EXISTING ROW LINE		EX. R/W
PROPOSED ROW DEDICATION		PROP. R/W
PROPERTY LINE		℄
MAJOR CONTOUR		600
MINOR CONTOUR		
SPOT ELEVATION		425.00 FS
RETAINING WALL	SEE STRUCTURAL PLANS	
CONCRETE SIDEWALK	SDRSD G-07	
AC PAVEMENT	DETAIL ON SHEET 2	
6" CURB	SDRSD G-01	
6" CURB AND GUTTER	SDRSD G-02	
BUILDING GRADE BREAK		
ROLLED CURB		
CROSS GUTTER	SDRSD G-12	
STORM DRAIN PIPE	SDRSD D-60 (SIZE PER PLAN)	
STORM DRAIN CLEANOUT (PVT.)	SDRSD D-29 (TYPE A-4)	
STORMTRAP VAULT	SEE SHEET C1-02	
MODULAR WETLAND	SEE SHEET C1-02	
PROPOSED TREES PER LANDSCAPE PLAN SEE SHEET 34		
VISIBILITY TRIANGLES		
PROPOSED STREET LIGHT	SDRSD E-01	

EXISTING IMPROVEMENTS

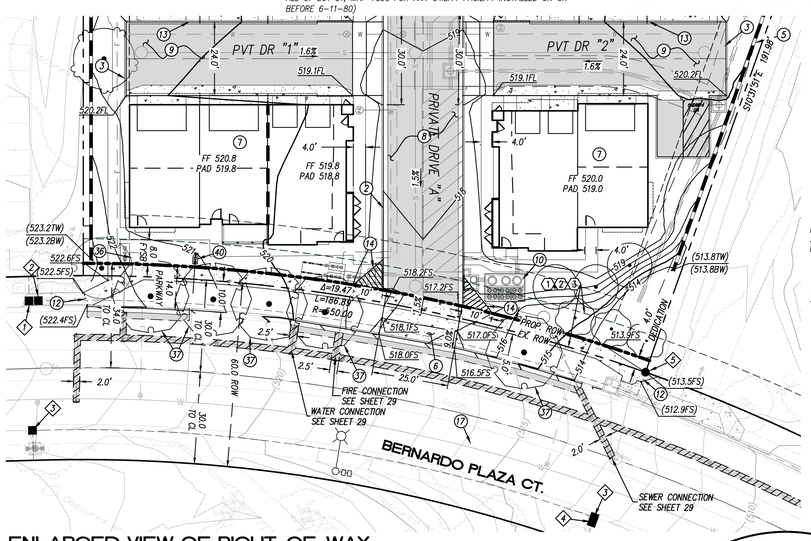
ITEM	SYMBOL
PROJECT BOUNDARY	
EXISTING SPOT ELEVATION	(80.0)
EXISTING CONTOUR	70
EXISTING SANITARY SEWER & MANHOLE	S
EXISTING WATER MAIN	W
EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING WATER GATE VALVE	W
EXISTING STORM DRAIN	
EXISTING STORM DRAIN STRUCTURE	
EXISTING CURB & GUTTER	
EXISTING TREES	

PROPOSED EASEMENTS

1. PRIVATE DRAINAGE EASEMENT
4. PUBLIC EASEMENT FOR PRIVATE DRIVES
5. GENERAL UTILITY EASEMENT
6. FIRE ACCESS EASEMENT

NOTES:

1. PER FOOTNOTE 5 OF SDMC SECTION 142.0525(A) TABLE 142-05C, BICYCLE RACKS ARE NOT REQUIRED FOR A DWELLING UNIT WITH GARAGE ACCESSIBLE ONLY BY RESIDENTS OF THE DWELLING UNIT.



ENLARGED VIEW OF RIGHT-OF-WAY

0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

PROPERTY LINES SHOWN AND DIMENSIONED HERON ARE BASED ON A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION IN MARCH 2024

LICENSED LAND SURVEYOR
Christopher S. D'Ambrosio
No. 9829
STATE OF CALIFORNIA

CHRIS D'AMBROSIO — 9829 LS NO. — 4/23/2026 DATE

IMPORTANT NOTICE
Section 4216 of the Government Code requires that a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert
TOLL FREE 1-800-422-4133
Two working days before you dig

Underground Service Alert
CALL 811
TWO WORKING DAYS BEFORE YOU DIG

CCS83: 1960-6305
LC 27: 310-1745

REGISTERED PROFESSIONAL ENGINEER
GIOVANNI POST
No. 86332
CIVIL
STATE OF CALIFORNIA

latitude 33
PLANNING & ENGINEERING
10731 Treena Street, San Diego, CA 92131
Tel 858.751.0633

KB Homes S.D.
9915 Mira Mesa Blvd. #100
San Diego, Ca. 92131

CITY VIEW
SAN DIEGO, CA. # 20231033

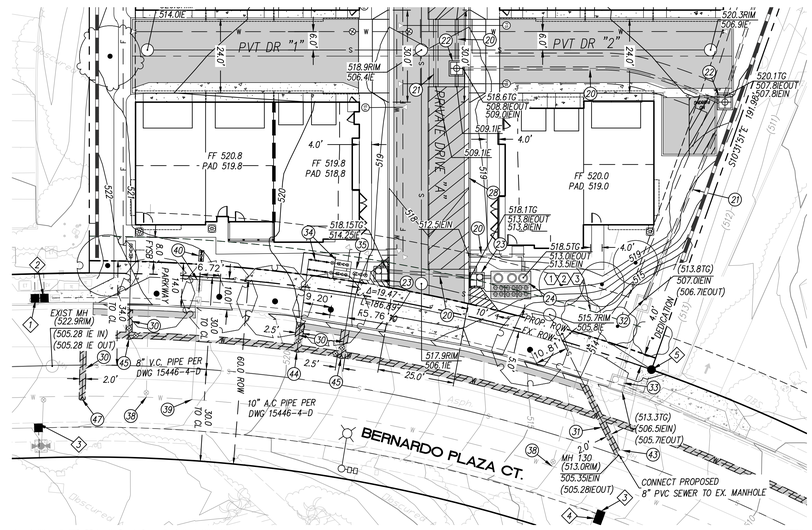
SCHEMATIC DESIGN
May 13, 2026

SHEET TITLE
TM EXHIBIT

SHEET NUMBER
27 OF 35

H:\1900\1969.0 - KB HOMES - 11858 BERNARDO PLAZA COURT\ENGINEERING\PLANS\TM\1969.0 PROPOSED GRADING.DWG 4/21/2026 7:02 PM





CONSTRUCTION NOTES

20. 12" SDR-35 PVC STORM DRAIN
21. 18" SDR-35 PVC STORM DRAIN
22. STORM DRAIN CLEANOUT TYPE A-4
23. CURB INLET TYPE B
24. 4x13 PLANTED MODULAR WETLAND
25. 4X15 PLANTED MODULAR WETLAND WITH CURB INLET
26. 8X20 PLANTED MODULAR WETLAND
27. STORMTRAP VAULT 1 – 2400 SF X 7' DEEP
28. STORMTRAP VAULT 2 – CUMULATIVE 1300 SF X 6' DEEP
30. TRENCHING AND CONNECTION OF WATER LATERALS PER SDW-110 & SDW-118
31. PROPOSED PRIVATE SEWER LATERAL TRENCHING AND CONNECTION PER SDS-108 & SDS-110
32. CONNECT STORM DRAIN LINE TO EXISTING CLEANOUT
33. EXISTING CURB INLET
34. DUAL 4" WATER METER AND DUAL BACKFLOW PER SDW-157, CONFIGURATION AND EASEMENTS TO BE CONFIRMED IN FINAL ENGINEERING
35. 8" FIRE WATER RPDA PER SDW-105
38. EXISTING FIRE SERVICE TO BE KILLED AT THE MAIN
39. EXISTING WATER SERVICE TO BE RETAINED AND REPURPOSED FOR IRRIGATION
40. RELOCATE EXISTING BACKFLOW
43. EXISTING SEWER LATERAL WILL BE PLUGGED AT THE PROPERTY LINE
44. PROPOSED 6" WATER SERVICE CONNECTION TO NEW MAIN
45. PROPOSED 8" FIRE SERVICE CONNECTION TO NEW MAIN
47. 10"X12" TEE CONNECTION TO EXISTING WATER MAIN

SURVEY MONUMENTS

1. FOUND LEAD & DISC STAMPED "RCE 10284" AT 8' OFFSET PER MAP 7890.
2. FOUND LEAD & DISC STAMPED "RCE 10284" AT 8' OFFSET PER MAP 7890. HELD FOR BC.
3. FOUND LEAD & DISC STAMPED "RCE 10284" AT 9.75' OFFSET (MAP 7890 STATES 8' OFFSET).
4. FOUND LEAD & TACK AT 8' OFFSET
5. FOUND 2" IRON PIPE, DISC ILLEGIBLE. ACCEPTED AS MONUMENT SET PER MAP 7601.
6. FOUND 2" IRON PIPE, NO DISC. ACCEPTED AS MONUMENT SET PER MAP 7601.
7. FOUND 2" IRON PIPE W/DISC STAMPED "RCE 10284" PER MAP 7601.
8. FOUND 3/4" IRON PIPE WITH MAG, NO RECORD. ACCEPTED AS SUBJECT PROPERTY CORNER.
9. FOUND 1" IRON PIPE W/DISC STAMPED "DIV HWY" PER MS 875
10. FOUND 1" IRON PIPE W/DISC STAMPED "DIV HWY", NO RECORD. NOT ACCEPTED.
11. FOUND 2" IRON PIPE W/DISC STAMPED "RCE 10284" PER MAP 7890.

EXISTING EASEMENTS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
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   PURPOSE: RESERVED FOR FUTURE STREET
   AFFECTS: AS SHOWN ON SAID MAP
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LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
EXISTING ROW LINE		EX. R/W
PROPOSED ROW DEDICATION		PROP. R/W
PROPERTY LINE		℄
STORM DRAIN PIPE	SDRSD D-60 (SIZE PER PLAN)	S
STORM DRAIN CLEANOUT (PVT.)	SDRSD D-29 (TYPE A-4)	
CURB INLET	SDRSD D-02 (TYPE B)	
STORMTRAP VAULT	SIZE PER PLAN	
MODULAR WETLAND	SIZE PER PLAN	
PRIVATE 6" DOMESTIC WATER MAIN	SDW-110	W
PRIVATE 8" FIRE WATER MAIN	SDW-110	F
8" FIRE RPDA	SDW-105	
6" DOMESTIC WATER BACKFLOW AND WATER METER	SDW-157	
FIRE WATER LATERAL		
FIRE HYDRANT	SDW-104	
PRIVATE 8" SEWER MAIN	SDS-110	S
SEWER MANHOLE	SDS-107	
PROPOSED TREES PER LANDSCAPE PLAN		
VISIBILITY TRIANGLES		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
STORM DRAIN PIPE	
STORM DRAIN CLEANOUT (PVT.)	
CURB INLET	
DOMESTIC WATER MAIN	W
SEWER MAIN	S
SEWER MANHOLE	

NON-PLOTTABLE EASEMENTS
1) EASEMENT FOR DISTRIBUTION OF ELECTRICITY AND GAS GRANTED TO SDG&E PER FILE/PAGE NO. 79-253192, REC. 6-19-79 O.R. (BLANKET OVER ALL OF LOT 31, MAP 7890 FOR ANY UTILITY FACILITY INSTALLED ON OR BEFORE 6-11-80)

PROPOSED EASEMENTS

1. PRIVATE DRAINAGE EASEMENT
2. SAN DIEGO WATER DISTRICT EASEMENT. EXACT DIMENSIONS TO BE DEFINED DURING FINAL ENGINEERING
4. PUBLIC EASEMENT FOR PRIVATE DRIVES
5. GENERAL UTILITY EASEMENT
6. FIRE ACCESS EASEMENT

UTILITY NOTES

1. EXISTING SEWER LATERALS TO BE LOCATED AND ABANDONED AT THE PROPERTY LINE.
2. ANY EXISTING SEWER CLEANOUT CONNECTED TO AN ABANDONED SEWER LATERAL WHICH LIES WITHIN OR ADJACENT TO A PUBLIC ROW OR EASEMENT SHALL ALSO BE ABANDONED. CLEANOUTS TO BE ABANDONED SHALL BE CUT OUT AND REMOVED WITH THE ASSOCIATED RISER PLUGGED AT LEAST 3 FEET BELOW FINISH GRADE, OR BELOW THE TOP OF CURB, WHICHEVER IS LOWER; AND, A) IN NON-PAVED AREAS, THE REMAINING VOIDS SHALL BE FILLED WITH SUITABLE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF 90% AND CONCRETE PLUGGED. B) FOR PAVED AREAS, ALL REMAINING VOIDS SHALL BE FILLED WITH CLSM, AND ALL DISTURBED PAVEMENT AND SIDEWALK SHALL BE RESTORED.

ENLARGED PLAN VIEW

0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

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San Diego, Ca. 92131

CITY VIEW
SAN DIEGO, CA. # 20231033

SCHEMATIC DESIGN
May 13, 2026

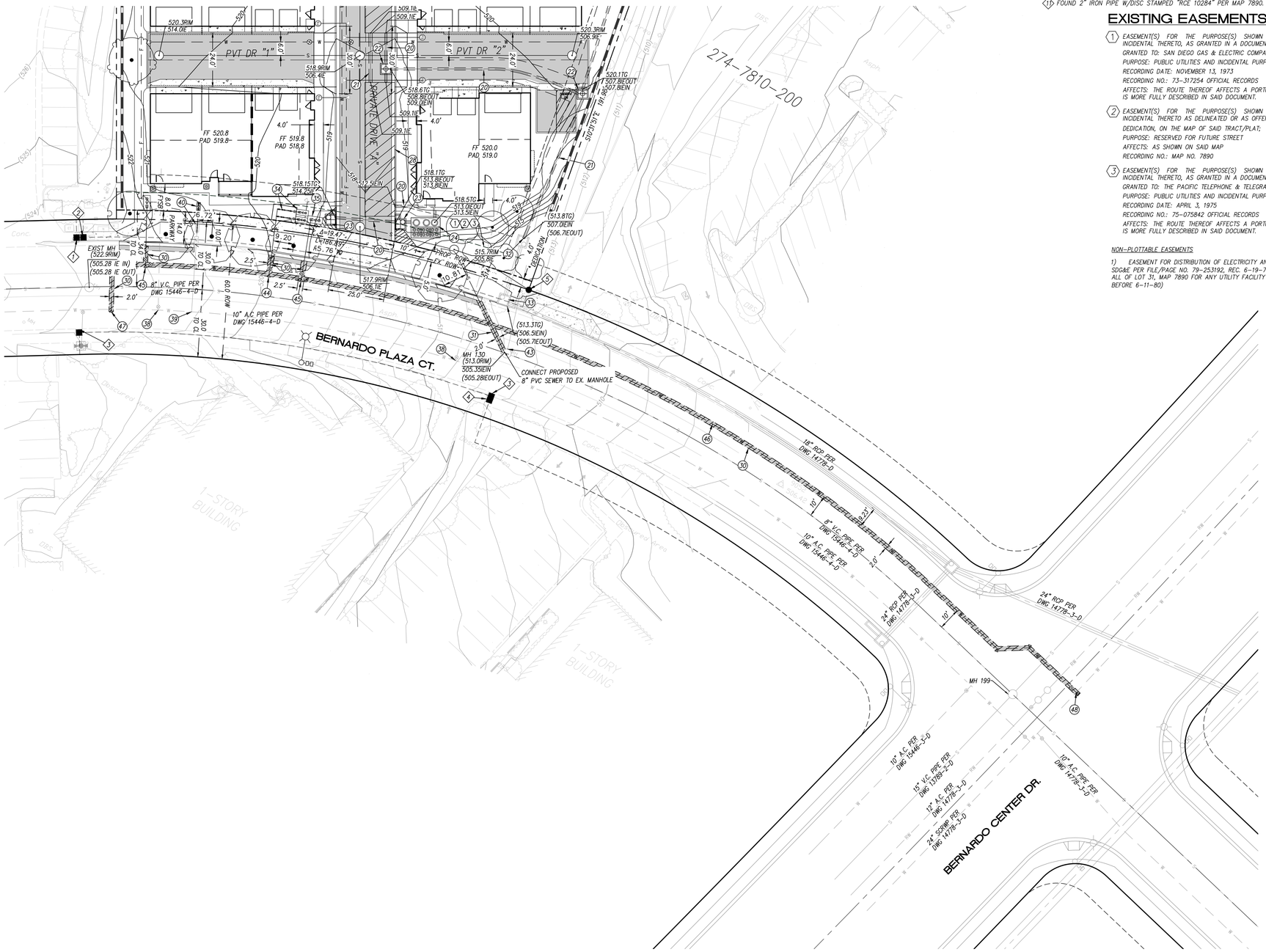
CCS83: 1960-6305
LC 27: 310-1745

REGISTERED PROFESSIONAL ENGINEER GIOVANNI POSTIGLIONE CIVIL No. 86332 STATE OF CALIFORNIA

SHEET TITLE
PROPOSED UTILITIES

SHEET NUMBER
28 OF 35

H:\1900\1969.0 - KB HOMES - 11858 BERNARDO PLAZA COURT\ENGINEERING\PLANS\TM\1969.0 PROPOSED UTILITIES.DWG 5/13/2026 12:22 PM



SURVEY MONUMENTS

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   AFFECTS: AS SHOWN ON SAID MAP
   RECORDING NO.: MAP NO. 7890
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LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
EXISTING ROW LINE		EX. R/W
PROPOSED ROW DEDICATION		PROP. R/W
PROPERTY LINE		- ℄ -
STORM DRAIN PIPE	SDRSD D-60 (SIZE PER PLAN)	
STORM DRAIN CLEANOUT (PVT.)	SDRSD D-29 (TYPE A-4)	
CURB INLET	SDRSD D-02 (TYPE B)	
STORMTRAP VAULT	SIZE PER PLAN	
MODULAR WETLAND	SIZE PER PLAN	
6" DOMESTIC WATER MAIN	SDW-110	W
8" FIRE WATER MAIN	SDW-110	F
8" FIRE RPDA	SDW-105	
6" DOMESTIC WATER BACKFLOW AND WATER METER	SDW-157	
FIRE WATER LATERAL		
FIRE HYDRANT	SDW-104	
PUBLIC 8" SEWER MAIN	SDS-110	S
SEWER MANHOLE	SDS-107	
PROPOSED TREES PER LANDSCAPE PLAN		
VISIBILITY TRIANGLES		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
STORM DRAIN PIPE	
STORM DRAIN CLEANOUT (PVT.)	
CURB INLET	
DOMESTIC WATER MAIN	W
SEWER MAIN	S
SEWER MANHOLE	

CONSTRUCTION NOTES

20. 12" SDR-35 PVC STORM DRAIN
21. 18" SDR-35 PVC STORM DRAIN
22. STORM DRAIN CLEANOUT TYPE A-4
23. CURB INLET TYPE B
24. 4x1.3 PLANTED MODULAR WETLAND
28. STORMTRAP VAULT 2 – CUMULATIVE 1300 SF X 6' DEEP
30. TRENCHING AND CONNECTION OF WATER LATERALS PER SDW-110 & SDW-118
31. PROPOSED PRIVATE SEWER LATERAL TRENCHING AND CONNECTION PER SDS-108 & SDS-110
32. CONNECT STORM DRAIN LINE TO EXISTING CLEANOUT
33. EXISTING CURB INLET
34. DUAL 4" WATER METER AND DUAL BACKFLOW PER SDW-157, CONFIGURATION AND EASEMENTS TO BE CONFIRMED IN FINAL ENGINEERING
35. 8" FIRE WATER RPDA PER SDW-105
38. EXISTING FIRE SERVICE TO BE KILLED AT THE MAIN
39. EXISTING WATER SERVICE TO BE RETAINED AND REPURPOSED FOR IRRIGATION
40. RELOCATE EXISTING BACKFLOW
43. EXISTING SEWER LATERAL WILL BE PLUGGED AT THE PROPERTY LINE
44. PROPOSED 6" WATER SERVICE CONNECTION TO NEW MAIN
45. PROPOSED 8" FIRE SERVICE CONNECTION TO NEW MAIN
46. PROPOSED 12" PVC WATER MAIN
47. 10"X12" TEE CONNECTION TO EXISTING WATER MAIN
48. 12" HOT TAP TO EXISTING 24" MAIN

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San Diego, Ca. 92131

CITY VIEW
SAN DIEGO, CA. # 20231033

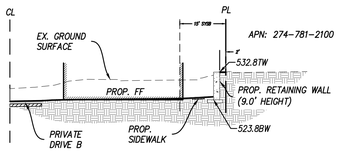
SCHEMATIC DESIGN
May 13, 2026

CCS83: 1960-6305
LC 27: 310-1745

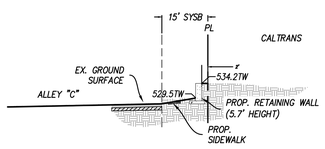
REGISTERED PROFESSIONAL ENGINEER
No. 66332
CIVIL
STATE OF CALIFORNIA

SHEET TITLE
PROPOSED UTILITIES

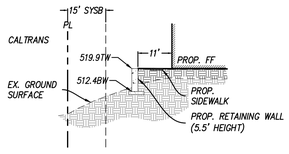
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29 OF 35



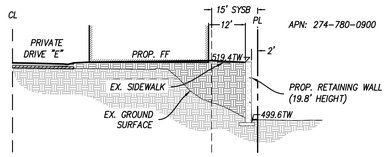
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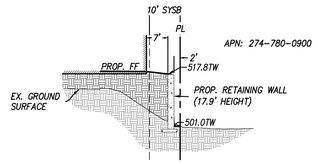
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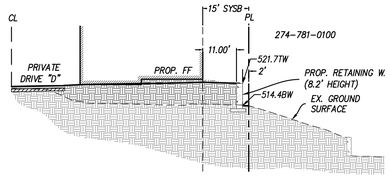
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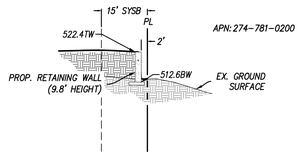
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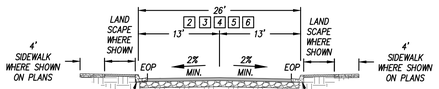
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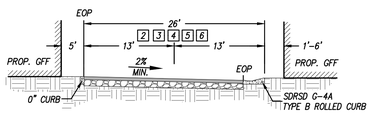
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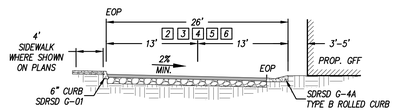
SECTION 'G'
SCALE 1"=20"



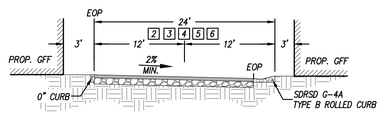
TYPICAL SECTION - PRIVATE DRIVE "A"
SCALE 1"=10"



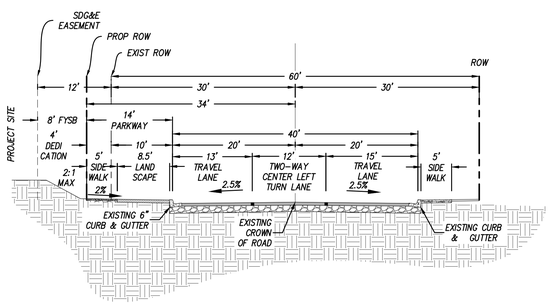
TYPICAL SECTION - PRIVATE DRIVES "B, D AND 5"
SCALE 1"=10"



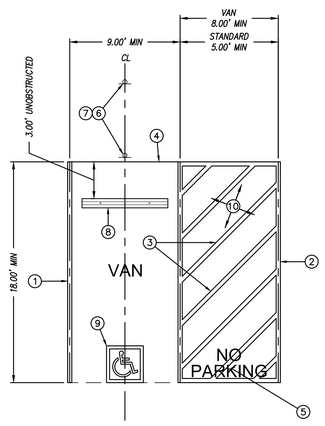
TYPICAL SECTION - PRIVATE DRIVES "C AND E"
SCALE 1"=10"



TYPICAL SECTION - PRIVATE DRIVES "1-4"
SCALE 1"=10"



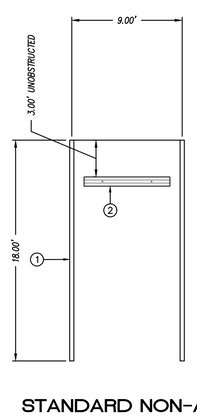
BERNARDO PLAZA COURT - TYPICAL SECTION
SCALE 1"=10"



VAN AND STANDARD ACCESSIBLE PARKING STALL AND ACCESS AISLE

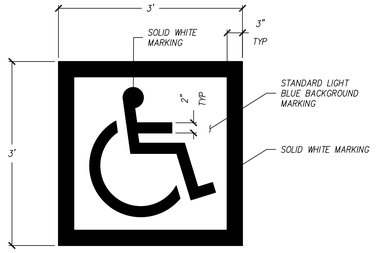
KEYNOTES:
1. 4" BLUE LINE.
2. 4" BLUE LINE BORDER.
3. 4" HATCHED DIAGONAL LINES AT 36" MAX ON-CENTER (SHOWN AT 30") PAINTED A CONTRASTING COLOR WITH THE PARKING SURFACE IN ACCESS AISLE, WHITE ON ASPHALT CONCRETE, BLUE ON PORTLAND CEMENT CONCRETE. VAN ACCESSIBLE STALL, ACCESS AISLE LOCATED ON PASSENGER SIDE ONLY.

   NOTE: STANDARD ACCESSIBLE STALL, ACCESS AISLE MAY BE LOCATED ON EITHER SIDE.
4. DRIVE AISLE EDGE TO ALIGN WITH ADJACENT PARKING
5. "NO PARKING" STRIPING. WHITE COLOR. 12" LETTER HEIGHT.
6. ACCESSIBLE PARKING SIGN AT CURB OR BEHIND SIDEWALK.
7. AT VAN ACCESIBLE STALL INCLUDE (FOR VAN) TO ACCESSIBLE PARKING SIGN.
8. WHEEL STOP PER DETAIL THIS SHEET.
9. ISA SYMBOL PER DETAIL THIS SHEET.
10. 2% MAX (1.5% DESIGN) SLOPE IN ANY DIRECTION IN STALL AND ACCESS AISLE. NO CHANGES IN LEVEL ACROSS ENTIRE STALL/ACCESS AISLE.



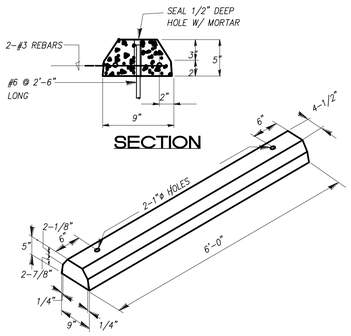
STANDARD NON-ACCESSIBLE PARKING STALL

KEYNOTES:
1. PARKING STRIPING PER
2. WHEEL STOP WHERE SHOWN ON PLAN, SEE DETAIL THIS SHEET



NOTE
ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) SHALL BE PAINTED AT THE END OF PARKING STALLS AND BE CENTERED HORIZONTALLY IN THE STALL WIDTH.

ACCESSIBLE PARKING ISA MARKING
N.T.S.



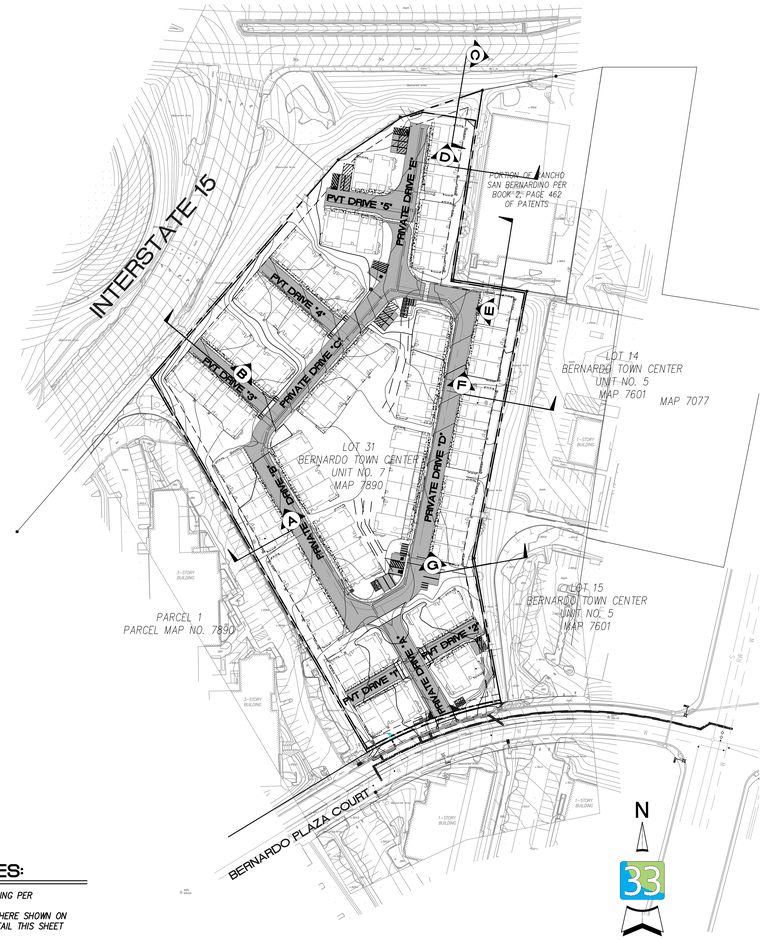
PRECAST CONCRETE WHEEL STOP
N.T.S.

PROPOSED EASEMENTS
1. PRIVATE DRAINAGE EASEMENT
2. SAN DIEGO WATER DISTRICT EASEMENT
3. PUBLIC SEWER EASEMENT
4. PUBLIC EASEMENT FOR PRIVATE DRIVES
5. GENERAL UTILITY EASEMENT
6. FIRE ACCESS EASEMENT

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPERTY LINE		PL
SETBACK LINE		
PROPOSED RETAINING WALL		
EXISTING GROUND SURFACE		
PROPOSED ROAD		
ROAD CENTER LINE		CL
PROPOSED AC PAVEMENT		
CURB	SDRSD G-01	
RIBBON GUTTER	SDRSD G-12	
GRAVEL		
CONCRETE SIDEWALK	SDRSD G-07	



KEY MAP
SCALE NOTED

IMPORTANT NOTICE
Section 4216 of the Government Code requires that a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert
TOLL FREE 1-800-422-4133
Two working days before you dig

Underground Service Alert
CALL 811
TWO WORKING DAYS BEFORE YOU DIG

latitude 33
PLANNING & ENGINEERING
10731 Treena Street, San Diego, CA 92131
Tel 858.751.0633

KB Homes S.D.
9915 Mira Mesa Blvd. #100
San Diego, Ca. 92131

CITY VIEW
SAN DIEGO, CA. # 20231033

SCHEMATIC DESIGN
May 13, 2026

CCS83: 1960-6305
LC 27: 310-1745

REGISTERED PROFESSIONAL ENGINEER GIOVANNI POSTIGLIONE No. 86332 CIVIL STATE OF CALIFORNIA

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
30 OF 35

H:\1900\1969.0 - KB HOMES - 11858 BERNARDO PLAZA COURT\ENGINEERING\PLANS\TM\1969.0 PROPOSED SECTIONS.DWG 4/16/2026 2:41 PM



LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	SYMBOL
PROPERTY LINE	
FIRE HYDRANT	
HAMMER HEAD TURN-AROUND	
FIRE HOSE PULL LENGTH (150')	
FIRE HYDRANT COVERAGE (300' RADIUS)	
FIRE ACCESS LANE – AC	

EXISTING IMPROVEMENTS

ITEM	SYMBOL
STORM DRAIN PIPE	
STORM DRAIN CLEANOUT (PVT.)	
CURB INLET	
DOMESTIC WATER MAIN	
SEWER MAIN	S
SEWER MANHOLE	

IMPORTANT NOTICE
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May 13, 2026

CCSB3: 1960-6305
LC 27: 310-1745

REGISTERED PROFESSIONAL ENGINEER
GIOVANNI POSTIGLIONE
No. 86332
CIVIL
STATE OF CALIFORNIA

SHEET TITLE
FIRE ACCESS PLAN

SHEET NUMBER
31 OF 35

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING VESTING TENTATIVE MAP NO. PMT-3320460 FOR THE 11818 BERNARDO PLAZA COURT (CITY VIEW) PROJECT – PROJECT NO. PRJ-1123397

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. KB Home Cal Management Services, LLC, Applicant/Subdivider, and Latitude 33, Giovanni Posillico, Engineer, filed an application with the City of San Diego for a Vesting Tentative Map (Vesting Tentative Map No. PMT-3320460) for the subdivision of a 5.5-acre site into one lot, an amendment to the General Plan land use designation from Commercial Employment, Retail, and Services to Residential, an amendment to the Rancho Bernardo Community Plan land use designation from Specialized Commercial to Residential – Medium Density (14-29 dwelling unit per net residential acre (du/nra)), and a Rezone from the Commercial-Community (CC-2-3) Zone to the Residential-Medium Unit (RM-2-5) Zone, for the demolition of existing commercial buildings and the construction of 122 multiple-dwelling condominium units, including 13 affordable units, as part of the 11818 Bernardo Plaza Court Vesting Tentative Map Project (Project). The Project is located at 11818, 11828, 11838, 11848, and 11858 Bernardo Plaza Court, and legally described as, Lot 31 of Bernardo Town Center Unit No. 7, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7890, filed in the office of the County Recorder of San Diego County, February 28th, 1974, and Parcel B, a Non-Exclusive Easement of Enjoyment in and to the "Common Area," Pursuant and Subject to the Terms and Provisions of the "Restatement of Declaration of Building

Restrictions and Architectural Control" Recorded February 10, 1976, as Instrument No. 76-040172, as Amended by "First Amendment to Restatement of Building Restrictions and Architectural Control" Recorded June 3, 1976, as Instrument No. 76-170427 and "Amendment to Restatement of Building Restrictions and Architectural Control" Recorded October 30,1978 as Instrument No. 78-468490, All of Official Records. (APN: 274-781-1400), in the CC-2-3 Zone, the Transit Priority Area, and Complete Communities Mobility Choices (Mobility Zone 2) Zone, within the Rancho Bernardo Community Plan area.

B. The Map proposes the subdivision of a 5.5-acre site into one lot for 122 residential condominium units per San Diego Municipal Code section 125.0410.

C. The project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)-(f) and Municipal Code section 144.0220.

D. The subdivision is a condominium project as defined in section 1350, *et seq.*, of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of residential condominium dwelling units is 122.

E. On October 15, 2026, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. PMT-3320460 and voted to recommend approval of the project pursuant to Resolution No. [INSERT RESO #]-PC.

F. On [INSERT DATE], the Council held a noticed public hearing to consider Vesting Tentative Map No. PMT-3320460. Pursuant to Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on this matter.

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G. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

H. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Vesting Tentative Map No. PMT-3320460:

TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440

a. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes a General Plan Amendment (GPA), Community Plan Amendment (CPA), Rezone, and Vesting Tentative Map (VTM) to demolish the existing 75,000 square-foot commercial office buildings, designate the site for Medium Density Residential land use and Residential-Multiple (RM-2-5) zoning, and subdivide the existing parcels to develop 122 townhome-style multiple dwelling units across 22 buildings, including 13 affordable units. With the proposed amendments to the General Plan and Community Plan, the project will be consistent with applicable policies, goals, and objectives in the General Plan and Rancho Bernardo Community Plan, as described below.

General Plan

A General Plan amendment is required to redesignate the site from Commercial Employment, Retail, and Services to Residential. Housing Element Policy HE-I.1 promotes alternative forms of affordable housing, including those that offer opportunities for economies of scale and shared facilities and services. The project would develop 122 multiple-dwelling units. With a mix of two- and four-bedroom units, the project contributes to the variety of housing in the area and provides for a range of affordability

based on unit type and size. The project would also provide 13 deed-restricted affordable units, much-needed housing.

Housing Element Policy HE-O.2 encourages new housing that relies on and supports transit use and environmentally sustainable patterns of movement. The project is located in a Transit Priority Area, approximately 0.13 miles from the nearest bus stop at Rancho Bernardo Road and Bernardo Center Drive. The project also includes approximately 9,000 square feet of common space open area that will include a play structure, bicycle rack, bicycle repair station, and a walking trail around the perimeter of the project.

General Plan Policy UD-A.8 calls for the creation of street frontages with architectural and landscape interest to enhance the streetscape's visual appeal and the pedestrian experience. The project incorporates streetscape improvements, including the planting of 122 trees, including six street trees, landscaped parkways, and pedestrian-oriented planting along the street frontage to create a more attractive and comfortable pedestrian environment. Landscaping would include native, native-friendly, drought-tolerant, and low-water-demand plant material to support sustainable landscape design and maintenance.

Landscaping elements are designed to provide shade, soften the development's appearance, and contribute to the overall character of the public realm. Buildings adjacent to Bernardo Plaza Court are oriented toward the street to reinforce an active and defined street frontage, improve visual interest, and support pedestrian activity. Surface parking areas and garage access are intentionally located away from the primary street frontage to minimize visual impacts from vehicles and maintain a pedestrian-focused streetscape. The project design reduces the prominence of parking and drive aisles along the public frontage, helping to create a more cohesive urban form and improve compatibility with surrounding development patterns.

Rancho Bernardo Community Plan

The site will be redesignated from Specialized Commercial to Residential – Medium Density, with a density of 14–29 dwelling units per net residential acre. The 5.5-acre site could accommodate approximately 77 to 160 units, establishing the range of units allowable under the proposed land use amendment. The project is proposing 122 units, including 13 affordable units.

The Residential Objectives in the Community Plan encourage a housing inventory consisting of a wide variety of housing types and prices and to create and maintain a residential community adequately served by public facilities, commercial and industrial establishments and a balanced transportation system. The project would provide 2- and 4-bedroom multiple-dwelling units, which would contribute to the existing variety of housing in the area. The project also provides for a range of affordability, by including a variety of unit sizes and by providing 13 deed-restricted affordable units. The project is located within an urbanized area of Rancho Bernardo that is currently served by existing public facilities, utilities, roadway infrastructure, and nearby commercial services. The project would be adequately served by public facilities and would contribute to a

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balanced community consistent with this objective. The project's proposed water, sewer, fire, and storm drain lines would connect to existing infrastructure within Bernardo Plaza Court, including water main improvements. Storm drain inlets and three Modular Wetland Systems (MWS) are proposed throughout the project site.

A Transportation Objective in the Community Plan ensures that project approvals are conditioned to achieve compatibility with existing and projected land uses. The project, which is adjacent to Interstate 15, would be required to comply with Title 24 noise requirements and would incorporate noise attenuation measures (i.e., dual pane windows and mechanical ventilation) to ensure compatibility with surrounding land uses and to ensure the project would reduce interior noise below the City's noise standard of 45 dBA (A-weighted decibels) for residential development.

An Open Space, Parks, and Recreation Objective is to establish an open space system that links various elements of the community. Such linkages should facilitate pedestrian, bicycle and golf cart movement between recreational facilities, commercial centers, neighborhoods, schools and parks. The project includes approximately 9,000 square feet of common space open area that will include a play structure, bicycle rack, bicycle repair station, and a walking trail around the perimeter of the project.

The policies within the General and Community Plan, as described above, demonstrate that the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

b. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project proposes a GPA, CPA, Rezone, and VTM to demolish the existing 75,000-square-foot commercial office buildings, designate the site for Medium Density Residential land use and RM-2-5 zoning, and subdivide the existing parcels to develop 122 townhome-style multiple dwelling units across 22 buildings, including 13 affordable units.

The project proposes a Rezone from Commercial–Community (CC-2-3) to Residential-Multiple (RM 2-5), permitting multiple residential uses. Under the proposed RM 2-5 rezone, the site could accommodate up to 160 dwelling units, based on the zone's maximum density of one unit per 1,500 square feet. The project, however, proposes 122 units, placing it well within the allowable capacity of the RM 2-5 zone while remaining consistent with the proposed Medium Density Residential land use designation.

This project utilizes Affordable Housing Regulations and is requesting three waivers pursuant to SDMC section 143.0743 from the development regulations listed below:

1. Front Yard Setback: A waiver from the SDMC Table 131-04G minimum front yard setback requirement of 15 feet to instead provide an eight-foot front yard setback.

2. Retaining Wall: A waiver from SDMC Section 142.0340(d) side yard retaining wall height requirement of two retaining walls with a maximum height of six feet to instead provide two retaining walls with a height ranging from six feet to 20 feet.
3. Loading Space: A waiver from SDMC Section 142.1010(a) loading space requirement of two spaces to zero loading spaces provided.

SDMC Table 131-04G requires a minimum front yard setback requirement of 15 feet. Front yard setbacks ensure visibility between buildings and maintain open areas for landscaping and green spaces. Specifically, the project's requested waiver to reduce the front-yard setback from 15 feet to eight feet would help accommodate the dedication of four feet of right-of-way and a 14-foot-wide parkway with a five-foot wide non-contiguous sidewalk. Additionally, the 14-foot parkway along the frontage would provide landscaping within the proposed front yard setback without impacting site visibility and would preserve a safe pedestrian environment along Bernardo Plaza Court.

SDMC Section 142.0340(d) requires two retaining walls with a maximum height of six feet; the waiver requests retaining walls ranging from six to 20 feet in height. The project proposes two retaining walls: one along the west side of the property, extending to the northwestern corner, and another along the eastern property line, extending to the northeastern corner. The waiver is necessary due to the site's existing manufactured slope and grade differential, which ranges in elevation from 500 feet at the top to 515 feet at the bottom. Allowing this waiver will minimize grading impacts, better conform to the existing topography, and maximize the developable area available for the residential units.

The waiver from SDMC Section 142.1010(a) to reduce the required loading spaces from two spaces to zero is requested because loading activities typically associated with residential developments, such as move-in and move-out operations, will occur temporarily in front of or within the garages of the individual residential units. As a result, eliminating the required loading spaces would enable more efficient site design and provide additional area for residential development.

c. The site is physically suitable for the type and density of development.

The project site is developed and located east of Interstate 15 and south of Rancho Bernardo Road within the Rancho Bernardo Community Plan Area. Surrounding land uses are designated as Specialized Commercial by the Rancho Bernardo Community Plan and designated Commercial Employment, Retail, and Services by the General Plan. The existing surrounding land uses include commercial offices, medical offices, a bank, U.S. Postal Service, and San Diego Fire-Rescue Department Station 33 services that would complement the site's redevelopment to residential. The site is adjacent to Interstate 15 and the associated Rancho Bernardo Road freeway ramps. The project site is not located within a Multi-Habitat Preservation Area (MHPA) and is not designated as environmentally sensitive lands (ESL). Additionally, Findings a and b, which discuss the project's proposed land use change to residential and the associated rezone, address the suitability of the use change at this site.

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The Geotechnical Investigation Report prepared by SA Geotechnical, Inc. evaluates subsurface conditions at the project site and confirms its physical suitability for the proposed development. The study identifies tonalite bedrock, areas of undocumented fill, and anticipated seismic shaking as the primary geotechnical considerations, but concludes that the site is feasible for construction with implementation of recommended remedial grading and design measures. Groundwater was not encountered, soils exhibit very low expansion potential, and settlement is expected to remain minimal, further supporting the project's overall geotechnical suitability.

The project's proposed water, sewer, fire, and storm drain lines would connect to existing infrastructure within Bernardo Plaza Court, and the project includes water main improvements within Bernardo Plaza Court. Storm drain inlets and three modular wetland systems are proposed throughout the project site.

Access to the project site would be provided via a proposed driveway along Bernardo Plaza Court. The project would remove and replace the two non-utilized driveways with a full-height curb, gutter, and non-contiguous sidewalk. The entire site would be graded to accommodate the proposed development. The project is located within an urbanized area of Rancho Bernardo that is currently served by existing public facilities, utilities, roadway infrastructure, and nearby commercial services; therefore, the project site is physically suitable for the type and density of development.

d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As stated in Findings a through c, the site is adjacent to Interstate 15 and the associated Rancho Bernardo Road freeway ramps. The developed project site is not located within the MHPA and does not contain environmentally sensitive lands.

The proposed project is required to comply with all applicable standards through permit conditions and would adhere to the City's Stormwater Standards Manual, as well as the National Pollutant Discharge Elimination System (NPDES) permit standards through adherence to the City's Grading Ordinance and the NPDES Construction General Permit. Compliance with these stormwater and grading standards ensures the project uses required best management practices to control erosion, manage runoff, and prevent pollutant discharge. By meeting these regulations, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

e. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

As stated in Findings a through c, the project proposes to redesignate the site from Specialized Commercial to Residential and to provide 122 multiple-dwelling units.

The project is surrounded by commercial land uses to the north, south, east, and west of Interstate 15. Access to the project site would be provided via a proposed driveway along Bernardo Plaza Court at the southern portion of the site similar to the existing conditions. The entire site would be graded to accommodate the proposed development.

The project is located adjacent to Interstate 15, and a Noise Study and Air Quality Assessment were prepared by LDN Consulting, Inc. The project incorporates required design features such as enhanced sound-rated windows, mechanical ventilation, and compliance with interior noise limits to ensure residential units meet the City's Noise Element standards. In addition, the project will require the implementation of air filtration measures. These design features and regulatory requirements ensure that freeway-adjacent noise and air quality exposures are reduced.

Frontage improvements to Bernardo Plaza Court would include a dedication of four feet of right-of-way (ROW), to provide a total right-of-way width of 64 feet, widening the existing 10-foot-wide parkway by 4 feet and construction of a 14-foot-wide parkway including five feet of non-contiguous sidewalk and 8 feet of landscape buffer. Further, the project includes the addition of a streetlight on Bernardo Plaza Court across from the project's entry.

The project is located within an urbanized area of Rancho Bernardo that is currently served by existing public facilities, utilities, roadway infrastructure, and nearby commercial services. The project's proposed water, sewer, fire, and storm drain lines would connect to existing infrastructure within Bernardo Plaza Court. Storm drain inlets and three (MWS) are proposed throughout the project site. The project also includes construction of water main improvements within Bernardo Center Court.

In addition to the housing, recreational amenities are proposed to support the residential development. The project includes approximately 9,000 square feet of common open space with a play structure, bicycle racks, tables, barbeques, and a shade structure. The project would also include active and passive recreational spaces, including a dog run at the western corner of the project site, a bicycle repair station on site located at the southern boundary of the project site, an approximately 0.40-mile walking trail around the perimeter of the project, and fitness equipment located adjacent to the walking trail.

The project includes conditions that address compliance with the City's regulations and policies, as well as regional, state, and federal regulations, to prevent detrimental impacts on public health, safety, and welfare.

Conditions will be implemented to ensure construction-related protections such as mandatory Best Management Practices (BMPs), compliance with the State Construction General Permit, preparation of a Stormwater Pollution Prevention Plan, and long-term BMP maintenance to prevent erosion, runoff, and pollutant discharges during and after grading. Conditions addressing and enhancing pedestrian and vehicular safety include upgraded traffic signals, high-visibility crosswalks, pedestrian countdown heads, and a new streetlight along Bernardo Plaza Court. The project must also incorporate

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100-percent electric construction with no natural gas lines, supporting the California Air Resources Board's goal to improve air quality by reducing nitrogen oxide emissions from natural gas in residential construction by 2030..

Compliance with these regulations along with permit conditions and implementation of project design features ensures the subdivision will not be detrimental to the public health, safety, and welfare.

f. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are no existing easements across the property for the public at large. The project will provide frontage improvements to Bernardo Plaza Court, which would include a dedication of four feet of right-of-way, to provide a total right-of-way width of 64 feet, widening the existing 10-foot-wide parkway by four feet and construction of a 14-foot wide parkway, including five feet of non-contiguous sidewalk and eight feet of landscape buffer. Further, the project includes the addition of a streetlight on Bernardo Plaza Court across from the project's entry. The dedication and parkway, sidewalk and lighting improvements create better pedestrian access to the site. The project site does not include any existing easements for public use through or access through the site; therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

g. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The design and site layout of the proposed units provide for solar orientation that allows for future passive heating and cooling opportunities. The site is also required to install solar panels per Title 24's California Building Energy Efficiency Standards, which will generate on-site renewable energy, reduce overall energy consumption from the electrical grid, and support the project's long-term sustainability and compliance with applicable energy efficiency requirements. By positioning the buildings to maximize solar orientation, this would allow sunlight to naturally warm interior spaces in cooler seasons and support passive cooling through shading, ventilation, and landscape placement. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

h. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The land use change and rezone would introduce 122 for-sale townhomes, including 13 deed-restricted affordable units, on a site where residential uses are currently prohibited, thereby directly contributing to meeting Citywide housing needs and advancing the City's Regional Housing Needs Assessment (RHNA) obligations. The project expands

residential capacity in a High Resource Opportunity Area, increases homeownership opportunities for families, and diversifies the Rancho Bernardo housing inventory, where only 437 deed-restricted affordable homes currently exist, just over 2 percent of the community's housing stock per information from the San Diego Housing Commission data.

Balanced against these housing needs, the project leverages existing water, sewer, fire, and storm drain infrastructure along Bernardo Plaza Court and includes targeted infrastructure upgrades such as water main improvements, new storm drain inlets, and three Modular Wetland Systems (MWS) for stormwater quality treatment. Public facilities serving the site, including police, fire, parks, libraries, and schools, are already established in the area. The project is served by a police station 6.3 miles to the south, the Rancho Bernardo Library 0.7 miles to the north, a fire station 0.2 miles to the east, and the Rancho Bernardo Community Park 2.8 miles to the north. The Poway Unified School District estimates that 45 students would be generated by the project and has stated that the payment of school fees will offset the impact of these new students.

The project is also located within a Transit Priority Area that provides multimodal connections. By providing upgraded pedestrian and traffic infrastructure, implementing Title 24 solar requirements, and designing the site to maximize passive heating and cooling, the project's design, circulation improvements, and incorporation of sustainable features ensure that environmental resources are managed and that the development aligns with General Plan and Community Plan goals for land use, housing, mobility, sustainability, and public facilities.

The project would develop 122 multiple-dwelling units where none currently exist. The mix of 2- and 4-bedroom units contributes to the variety of housing in the area and provides for a range of affordability based on unit type and size. The project would also provide 13 deed-restricted affordable units, which would provide much needed affordable housing. The project is located within an urbanized area of Rancho Bernardo that is currently served by existing public facilities, utilities, roadway infrastructure, and nearby commercial services. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Council, Vesting Tentative Map No. PMT-3320460 is granted to KB Home Cal Management Services, LLC, Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

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4. The Development Services Department shall file a copy of this Resolution and approved vesting tentative map with any attached exhibits with the City Clerk and mail a copy to the applicant.

ATTACHMENT: Tentative Map Conditions

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VESTING TENTATIVE MAP CONDITIONS TO A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING VESTING TENTATIVE MAP NO. PMT-3320460 FOR 11818 BERNARDO PLAZA COURT (CITY VIEW) PROJECT NO. PRJ-1123397

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire _____.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

3. Prior to the expiration of the Vesting Tentative Map, a Final Map to consolidate and subdivide the 5.5-acre properties into 122 residential condominium units shall be recorded in the San Diego County Recorder's Office.

4. Prior to the recordation of the Final Map, all demolition permits, grading permits, right-of-way permits, and building permits required for the development of the proposed 122 units must be issued.

5. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

6. Prior to the recordation of the Final Map, if a tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

7. The Vesting Tentative Map shall conform to the provisions of General Plan and Community Plan Amendments No. PMT-3320457 and Rezone No. PMT-3320459.

8. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own

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attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

9. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 143.0301 et seq.).

10. Prior to issuance of any building permit associated with this project, the Subdivider shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission, which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code.

ENGINEERING

11. Prior to the issuance of any building permit, the Subdivider shall dedicate, and assure by permit and bond, the improvement of an additional 4 feet of the right-of-way along frontage on Bernardo Plaza Court to the satisfaction of the City Engineer.

12. Prior to the issuance of any building permit, the Subdivider shall assure, by permit and bond, the construction of a non-contiguous sidewalk per current City standards along the frontage on Bernardo Plaza Court to the satisfaction of the City Engineer.

13. Prior to the issuance of any building permit, the Subdivider shall assure by permit and bond closure of existing driveways/restoration of curb and gutter on Bernardo Plaza Court satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Subdivider shall assure by permit and bond the construction of a new 25 foot wide driveway per current City standards on Bernardo Plaza Court to the satisfaction of the City Engineer.

15. Prior to the issuance of any building permit, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for Trees/irrigation and any landscaping in the Bernardo Plaza Court public Right-of-Way.

16. Prior to the issuance of any building permits, the Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

18. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

20. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Stormwater Standards in effect at the time of the construction permit issuance.

21. Development of this project shall comply with all stormwater construction requirements of the State Construction General Permit, Order No. 2022-0057-DWQ. In accordance with this order, or any subsequent order, a Risk Level Determination shall be calculated for the site, and a Stormwater Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

22. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI), including a valid Waste Discharge ID number (WDID#), shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. If ownership of the entire site or any portion of the site changes prior to the filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with Section II.C of Order No. 2022-0057-DWQ, and a copy shall also be submitted to the City.

23. Prior to the issuance of any building permit, the Subdivider shall assure, by permit and bond to install a new street light on Bernardo Plaza Court as shown on the approved Vesting Tentative Map to satisfaction of the City Engineer.

MAPPING

24. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

25. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.

California Coordinate System 1983 TIES

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26. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

27. The Final Map shall:

    a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

    b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

28. All proposed easements and right-of-way dedications within the boundary of the Vesting Tentative Map shall be granted on the proposed Final Map, with the exception of any required Covenant of Easements, which shall be granted by deed.

29. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to DSD-Addressing for approval and published on the Final Map.

WATER AND WASTEWATER

30. Prior to the issuance of any construction permit, the Subdivider shall assure, by permit and bond, the design and construction of all public water facilities as required in the accepted water study for this project in a manner satisfactory to the Public Utilities Department and the City Engineer. Water facilities, as shown on the approved Vesting Tentative Map, may require modification based on the accepted water study and final engineering.

31. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right of way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

32. Prior to the issuance of any building permit, Subdivider shall install the appropriate private backflow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City

Engineer. The proposed BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right of way.

33. The Subdivider shall design and construct all proposed public water facilities, in accordance with established criteria in the current edition of the City of San Diego Water Design Guidelines and City regulations, standards and practices to the satisfaction of the Public Utilities Department and the City Engineer.

34. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check to the satisfaction of the Public Utilities Department and the City Engineer.

35. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

36. Prior to the recordation of the Final Map, the Subdivider shall provide EMRA for all proposed private lateral within public right-of way.

37. Prior to the recordation of the Final Map, the Subdivider shall grant a water easement for the proposed above-ground water meter as shown on the approved Tentative Map, in a manner satisfactory to the Public Utilities Department and the City Engineer

GEOLOGY

38. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical investigation report that specifically addresses the proposed grading plans and is prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports." The report shall be reviewed for adequacy by DSD-Geology prior to the issuance of the grading permit.

LANDSCAPE/BRUSH MANAGEMENT

39. Prior to issuance of any construction permit for grading, the Subdivider shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and the approved Vesting Tentative Map" on file in the Development Services Department.

40. Prior to issuance of any construction permit for public improvements, the Subdivider shall submit complete landscape construction documents for right of way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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41. Prior to issuance of any construction permit for building (including shell), the Subdivider shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with the approved Vesting Tentative Map Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)(6).

42. In the event that a foundation-only permit is requested by the Subdivider, a site plan or staking layout plan shall be submitted to the Development Services Department, identifying all landscape areas consistent with the approved Vesting Tentative Map, Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

43. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Subdivider shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

44. The Subdivider shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right of way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

TRANSPORTATION

45. Prior to recordation of the first Final Map, the Subdivider shall assure by permit and bond the removal and replacement of two existing non-utilized driveways with full height curb, gutter, and non-contiguous sidewalk, and construction of one 25-foot wide driveway along the project's frontage on Bernardo Plaza Court, as shown on the approved Vesting Tentative Map, per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

46. Prior to recordation of the first Final Map, the Subdivider shall dedicate 4 feet of right-of-way and assure by permit and bond the construction of a 14-foot-wide parkway with 5-foot-wide non-contiguous sidewalk with appropriate sidewalk transitions along the project's frontage on Bernardo Plaza Court, as shown on the approved Vesting Tentative Map per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

47. Prior to first occupancy of any development on the site, the Subdivider shall provide and privately maintain the following Transportation Amenities totaling at least 6 points (7

points provided), as shown on the approved Vesting Tentative Map, satisfactory to the City Engineer:

a. Transit Subsidies – The Subdivider shall establish a program to provide monthly subsidized transit passes for MTS, Coaster, or Sprinter (with a minimum of a 50% subsidy of the cost of a monthly MTS regional pass per dwelling unit), to requesting residents within the development for at least the first ten years of the project after the certificate of occupancy for each building. Notify each new resident of the availability of this benefit, and provide proof of participation in a SANDAG program to ensure implementation of this amenity. (3 points)

b. On-site Bicycle Repair Station - Install and properly maintain an on-site public bicycle repair station. The bicycle repair station must be located in a well-lit area, near the street frontage on Bernardo Plaza Court, and must include, at a minimum, a bike pump, English and metric Allen wrenches, pedal wrench, headset wrench, tire levers, and screwdrivers. (2 points)

c. Transit and Rideshare Information Kiosk - Install and maintain an on-site kiosk or information center with multi-modal wayfinding information and transit information. The kiosk information center shall be located in a prominent location that can easily be seen by residents entering and exiting the development. (1 point)

d. Private Outdoor Fitness Circuit - Construct and maintain a private outdoor fitness circuit within the development premises. The fitness circuit shall be available to residents at least 12 hours a day, 7 days a week and shall provide a minimum of 4 workout stations. (1 point)

48. Prior to first occupancy of any development on the site, the Subdivider shall provide and maintain Vehicle Miles Traveled (VMT) Reduction Measures totaling at least 8 points (8.5 points provided) per Appendix T – Mobility Choices Regulations Implementation Guidelines, satisfactory to the City Engineer:

a. An on-site bicycle repair station. (1.5 points);

b. Ten (10) short-term bicycle spaces. (3 points);

c. On-site multi-modal information kiosks. (2 points); and

d. Prior to recordation of the first Final Map, the Subdivider shall assure by permit and bond the installation of pedestrian countdown signal heads at all pedestrian crossings at the intersection of Bernardo Center Drive and Bernardo Plaza Court via traffic signal modification plans per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy. (2 points)

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49. Bernardo Center Drive and Rancho Bernardo Road - Prior to recordation of the first Final Map, the Subdivider shall assure by permit and bond the upgrade of the traffic controller to provide the City current 2070 signal controller including software update and communications equipment and installation of traffic signal heads with retroreflective backplates on all approaches at the intersection of Bernardo Center Drive and Rancho Bernardo Road via a traffic signal modification plan per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

50. Bernardo Center Drive and Bernardo Plaza Court - Prior to recordation of the first Final Map, the Subdivider shall assure by permit and bond the installation of high visibility (continental) crosswalks, lead pedestrian interval (LPI) phasing, pedestrian countdown signal heads, and traffic signal heads with retroreflective borders on all approaches at the intersection of Bernardo Center Drive and Bernardo Plaza Court via signing and striping plans and traffic signal modification plans per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

ENVIRONMENTAL SERVICES

51. Prior to issuance of any construction permit for demolition, grading or building, the Subdivider shall comply with the Waste Management Plan dated July 29, 2025 prepared by T&B Planning and the Subdivider shall demonstrate that the Demolition, Grading and Building Plans state: "The Waste Management Plan dated July 29, 2025 shall be implemented to the satisfaction of the Environmental Services Department."

ENVIRONMENTAL

52. Prior to the issuance of any construction permit, the Subdivider shall ensure that the following statement is noted on the construction plans as follows: "Development of the site shall be 100 percent electric with no natural gas usage. No fireplaces or wood stoves are permitted on the site." The City Engineer shall verify that the plans do not include any natural gas service, wood burning, fireplaces or wood stoves.

53. Prior to issuance of any grading permit, the Development Services Department (Land Development Review Planning) shall verify that the construction plans include two retaining walls, as shown on the approved Tentative Map No. PMT-3320460. The two retaining walls shall consist of a solid concrete masonry unit wall (no gaps), varying in height up to 20 feet, and shall be located along the western/northwestern perimeter (828 feet long) and the eastern/northeastern perimeter (910 feet long). If the Subdivider requests to reduce any wall heights or lengths along the site perimeter, a noise report shall be prepared by a Qualified Acoustician that demonstrates the noise generated by heating, ventilation, and air conditioning equipment on the project site is in conformance with San Diego Municipal Code Section 59.5.0401 property line noise limits.

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54. Prior to issuance of any demolition or grading permit, the Subdivider shall provide a Final Phase I Environmental Site Assessment (ESA) completed by a qualified preparer in accordance with Section 78090 of the Health and Safety Code to address the project development and remediate to the levels required by current federal and state statutory and regulatory standards. The Subdivider shall submit written verification to Development Services Department (Land Development Review Planning) that the recommendations identified in the Phase I ESA were completed or carried forward on the demolition, grading, and/or building plan, as applicable.

55. Prior to the issuance of any building permit, Development Services Department (Land Development Review Planning) shall verify that the construction plans for housing units located within 500 feet of the freeway right-of-way include the following:

- The building shall have centralized heating, ventilation, and air-conditioning systems.
- The outdoor intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.
- The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.
- The air filtration media shall be replaced at the manufacturer's designated interval.
- The building shall not have any balconies facing the freeway.

56. **Tribal Cultural Resource Monitoring**

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first Preconstruction (Precon) meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Native American Monitor

1. The California Native American tribe affiliated with the area (Pala Band of Mission Indians) shall designate the monitor.

2. The applicant shall submit a letter of verification to MMC documenting that they have a contract with the Native American Monitor that includes the following:

a. Compensation of the tribal monitor shall be at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project; and

b. Agreement that the tribal monitor shall comply with the applicant's site access and workplace safety requirements.

C. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training with certification documentation.

2. MMC will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the Historical Resources Guidelines.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search Prior to Precon Meeting

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The PI shall provide letter verification to MMC that a site-specific Sacred Lands Inventory request has been completed with the Native American Heritage Commission.

3. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present fulltime during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is

responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop, and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

5. Tribal cultural resources shall be avoided where feasible in accordance with California Public Resources Code Section 21084.3(a). In furtherance of this requirement, where feasible, the applicant shall accord deference to tribal

preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures, as set forth in CEQA Section 15064.5(e), the California Public Resources Code Section 5097.98 and State Health and Safety Code Section 7050.5, shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.

3. If a field examination is not warranted, the Medical Examiner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.

2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.

5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:

a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR

b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN

c. To protect these sites, the landowner shall do one or more of the following:

(1) Record the site with the NAHC;

(2) Record an open space or conservation easement; or

(3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.

2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.

4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI, in coordination with the Tribal Monitor, shall be responsible for ensuring that any collected tribal resources are treated and documented in a culturally appropriate manner, consistent with California Public Resources Code Section 21083.9.

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

3. Any testing of tribal resources is to be approved by the Tribal Monitor. No testing shall be completed that would destroy or damage a tribal cultural resource. No ceremonial items or grave good items shall be tested.

4. The cost for repatriation, or reburial of tribal resources with appropriate long-term protective measures is the responsibility of the property owner.

C. Treatment of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are handled in accordance with the Tribal Monitor's guidance and appropriately repatriated or reburied on the site or another specified location. If any artifacts found are kept within the project site, the dimensions and location of this area shall be determined in consultation with the Tribal Monitor.

2. The PI shall include the Acceptance Verification from the Tribal Monitor in the Final Monitoring Report submitted to the RE or BI and MMC.

3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

INFORMATION:

- The approval of this Vesting Tentative Map by the Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City

laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.)

Internal Order No. 24010040

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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING SINGLE-CONDITION NEGATIVE DECLARATION NO. 1123397/SCH NO. 2026070730 FOR 11818 BERNARDO PLAZA COURT (CITY VIEW), PROJECT NO. PRJ-1123397.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. On September 18, 2024, KB Home Cal Management Services, LLC submitted an application to Development Services Department for a General Plan Amendment, Community Plan Amendment, Rezone, and Vesting Tentative Map for the 11818 Bernardo Plaza Court (City View) (Project).

B. The City of San Diego (City) evaluated if the Project could be exempt in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code sections 21000, et seq, as amended), and the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, section 15000, et seq.), including CEQA Section 21080.66 for a Statutory Infill Housing Development Exemption. The City determined that the Project did not qualify for a CEQA Section 21080.66 statutory exemption due to a single condition. The single condition being the Project's inconsistency with the applicable General Plan and Zoning Ordinance in place at the time the Project application was deemed complete.

C. 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 City evaluated the Project's eligibility for a single-condition environmental review, per CEQA Section 21080.1(b). City staff determined the Project qualified for a single-condition environmental review, and that none of the exclusions under CEQA Section 21080.1(b)(4) applied. Thus, the CEQA review of environmental effects from the Project shall be limited to those effects caused by the single-condition. Accordingly, the City prepared a Single-Condition Negative Declaration (Declaration) pursuant to CEQA.

D. On October 15, 2026, the Planning Commission of the City considered the General Plan Amendment, Rezone, and Vesting Tentative Map, and voted to recommend adoption of the Declaration and approval of the Project.

E. The matter was set for a public hearing and heard by the Council on [DATE]. At the hearing, the Council considered the issues discussed in Declaration No. 1123397/SCH No. 2026070730 prepared for this Project.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

E. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

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1. It is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000, *et seq*.), as amended, and the State CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, section 15000, *et seq*.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency, and that the information contained in the Declaration, together with the report and any comments received during the public review process, has been reviewed and considered by the Council in connection with the approval of the Project.

2. The Council finds on the basis of the entire record that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, the Declaration is adopted.

3. The City Clerk, or Designee, is directed to file a Notice of Determination in accordance with CEQA with the San Diego County Clerk's Office and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the Project.

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