



County of San Diego

DEPARTMENT OF GENERAL SERVICES

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Date: June 16, 2022

To: Decision-makers

From: Marcus, Lubich, Project Manager

RE: **CEQA Guidelines Section 15164 Addendum to Previously Certified EIR: General Services to Confirm the EIR for the Option Agreement for the Sale of a 15.08-acre Open Space Easement to the Parking Authority of the City of National City and the Vacation of the Open Space Easement, APN: 564-471-11**

Finding that CEQA Section 15164 applies to General Services to Confirm the EIR for the Option Agreement for the Sale of a 15.08-acre Open Space Easement to the Parking Authority of the City of National City and the Vacation of the Open Space Easement. CEQA Section 15164 allows an addendum to a previously certified or adopted environmental document to be prepared when only minor technical changes or changes that would not result in new significant impacts are proposed in a project. The National City CarMax Project EIR No. 2016-30 IS (SCH# 20161111035) is hereby amended by this 15164 letter for the General Services to Confirm the EIR for the Option Agreement for the Sale of a 15.08-acre Open Space Easement to the Parking Authority of the City of National City and the Vacation of the Open Space Easement.

Location: The project is located on Assessor's Parcel Number 564-471-11, in the City of National City at the southeast corner of the Interstate 805 and State Route 54 interchange, west of Plaza Bonita Road and south of Sweetwater Road, and in the First Supervisorial District.

Background: A Final EIR (National City CarMax Project EIR No. 2016-30 IS (SCH# 20161111035)) was prepared for the National City CarMax Project and certified by the City of National City on May 17, 2022. The original EIR identified significant but mitigable effects on the environment in the following categories: biological resources, tribal cultural resources, noise, and paleontological resources.

Changes in project impacts: The applicant is proposing to modify the project from the original approval by vacating an open space easement. These modifications would not involve substantial changes in the magnitude of impacts identified in National City CarMax Project EIR No. 2016-30 IS (SCH# 20161111035) and would not create new potentially significant impacts that would require mitigation. This conclusion is based on the following analysis:

A previously certified EIR for the National City CarMax Project was prepared in September 22, 2021. The EIR addressed potential impacts to sensitive species, riparian habitats, jurisdictional waters and wetlands, wildlife movement, and local policies, ordinances, and conservation plans. Potential impacts to sensitive species, riparian habitats, and jurisdictional waters and wetlands were rated as less than significant with the incorporation of mitigation. Mitigation included habitat replacement through restoration and revegetation of native habitat and earthen channel within the project site, breeding season avoidance, construction activities oversight, bat avoidance measures, and invasive Shot Hole Borer avoidance. Impacts to wildlife movement, and local policies and ordinances were rated as less than significant.

The proposed project consists of vacating a portion of an Open Space Easement on City of National City property for the National City CarMax Project. The proposed project would impact 1.39 acres of riparian woodland habitat. In order to mitigate for the loss of habitat, the applicant shall restore and revegetate native habitat within the channel area of the project site. No other direct or indirect impacts to habitat within the existing easement are proposed to occur. Therefore, impact is less than significant with the incorporation of mitigation. Since the previously certified EIR was adopted, there is no "new information of substantial importance" that cause one or more effects to biological resources.

Finding: It is the finding of the Department of General Services that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR is not required. Discretionary processing of the open space easement vacation may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.
