



County of San Diego

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June 16, 2022

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF 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

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously certified EIR:

An EIR for Nation City CarMax Project, EIR No. 2016-30 IS (SCH# 20161111035) was certified by the City of National City on September 22, 2021. The certified EIR found significant effects to biological resources, tribal cultural resources, noise, and paleontological resources. These effects were determined to be mitigated or avoided to a level below significance through implementation of recommend mitigation measures.

2. Lead agency name and address:

County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

- a. Contact Marcus Lubich, Project Manager
- b. Phone number: (858) 414-4593
- c. E-mail: marcus.lubich@sdcounty.ca.gov

3. Project applicant's name and address:

City of National City, Martin Reeder
1243 National City Blvd

National City CarMax Project

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June 15, 2022

National City, CA 91950
619-336-4313

4. Summary of the activities authorized by present permit/entitlement application(s):

The project is an Open Space Easement Vacation to abandon 15.08 acres of an easement for open space and/or park and recreational purposes on property owned by the City of National City. This Vacation will allow for development of the National City CarMax Project. Construction activities associated with the National City CarMax project were fully analyzed in the EIR.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ **NONE**

☐ Aesthetics☐ Biological Resources☐ Greenhouse Gas Emissions☐ Land Use & Planning☐ Paleontological Resources☐ Transportation☐ Agriculture and Forest Resources☐ Cultural and Tribal Cultural Resources☐ Hazards & Hazardous Materials☐ Mineral Resources☐ Population & Housing☐ Utilities & Service Systems☐ Air Quality☐ Energy☐ Geology & Soils☐ Hydrology & Water Quality☐ Noise☐ Public Services & Recreation☐ Wildfire☐ Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Marcus Lubich

Signature

6/15/2022

Date

Marcus Lubich

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of public views of the site and its surroundings; create a new source of substantial light or glare adversely affecting or day or nighttime views in the area?

YES

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NO

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Impacts to aesthetics were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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Impacts to agriculture and forestry resources were determined to not be significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

III. AIR QUALITY -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to

substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

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NO

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Impacts to air quality were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

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NO

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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.

V. CULTURAL RESOURCES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO



A previously certified EIR for the National City CarMax Project was prepared in September 22, 2021. The EIR addressed potential impacts to unknown buried archaeological resources, which were rated less than significant with incorporation of mitigation. Mitigation includes a detailed archaeological resource monitoring program that also addresses the potential for disturbance of human remains.

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 include the same project area that was analyzed in the National City CarMax EIR. 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 cultural resources.

VI. ENERGY -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES



NO



Impacts to energy were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

VII. GEOLOGY AND SOILS -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES



NO



Impacts to geology and soils were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

VIII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or

"new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

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Impacts to greenhouse gas emissions were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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Impacts to hazards and hazardous materials were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

X. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard

delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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Impacts to hydrology and water quality were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XI. LAND USE AND PLANNING -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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Impacts to land use and planning were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XII. MINERAL RESOURCES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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Impacts to mineral resources were determined to not be significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XIII. NOISE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

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Impacts to noise were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project were fully analyzed in the EIR.

XIII. PALEONTOLOGICAL RESOURCES -- Since the previous EIR was, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to paleontological resources including directly or indirectly destroying a unique paleontological resource or site or unique geologic feature?

YES

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NO

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A previously certified EIR for the National City CarMax Project was prepared in September 22, 2021. The EIR addressed potential impacts to paleontological resources, which were rated less than significant with incorporation of mitigation. Mitigation includes paleontological monitoring including a monitoring plan, pre-grading conference and paleontological monitor, fossil recovery and curation, as well as a final monitoring report.

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 include the same project area that was analyzed in the National City CarMax EIR. 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 paleontological resources.

XV. POPULATION AND HOUSING -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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Impacts to population and housing were determined to not be significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XVI. PUBLIC SERVICES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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Impacts to public services were determined to be either less than significant or no impact would occur in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XVII. RECREATION -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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Impacts to recreation were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XVIII. TRANSPORTATION -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation including: Conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b); Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or Result in inadequate emergency access)?

YES

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NO

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Impacts to transportation were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XIX. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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Impacts to tribal cultural resources were determined to be less than significant with mitigation in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project was fully analyzed in the EIR.

XX. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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Impacts to utilities and service systems were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project were fully analyzed in the EIR.

XXI. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to wildfire including: substantially impairing an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks due to slope, prevailing winds and other factors exposing project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire; installation or maintenance of associated infrastructure that may exacerbate fire risk or may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability or drainage changes?

YES

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NO

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Impacts to wildfire were determined to be less than significant in the previously certified EIR for the National City CarMax Project. No changes have occurred, and the proposed the National City CarMax Project were fully analyzed in the EIR.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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Attachments

- Previous environmental documentation (including EIRs)
- Addendum to the previously certified EIR

XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Public Facility Conservation/Open Space Element of the General Plan (Section 6-Solid Waste, XII-6-1Goal COS-17: Solid Waste Management)

County of San Diego Scenic Highway Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 *et seq.*)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

National City CarMax EIR, National City, CA, SCH #2016111035, September 22, 2021.

Accessed on June 15, 2022 at

<https://www.nationalcityca.gov/home/showpublisheddocument/27311/637679250188100000>

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region