



CITY OF NATIONAL CITY - PLANNING DEPARTMENT  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950  
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**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
NATIONAL CITY CARMAX AND HOTEL PROJECT**

November 14, 2016

**To:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, Native American Tribal Representatives, and Interested Persons

**Lead Agency:** City of National City, Planning Department  
Contact: Martin Reeder, Principal Planner  
Phone: (619) 336-4313; E-Mail: mreeder@nationalcityca.gov

**Project Title:** National City CarMax and Hotel Project

**Project Location:** The project is located 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. The project site is an undeveloped 15.08-acre property located just west of Plaza Bonita Mall (APN 564-471-11). Refer to Figures 1 and 2 for the regional location and aerial photograph of the project site and surrounding area.

**Project Applicant:** Centerpoint Integrated Solutions

**Notice of Preparation**

The City of National City as lead agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) of an EIR was publicly noticed and distributed on November 14, 2016 to notify public agencies and the general public. The notice was published in the *San Diego Union-Tribune*.

The City is interested in the input and/or comments of public agencies and interested parties as to the scope and content of the environmental information that will be studied in connection with the project. Public agencies may need to use the EIR prepared by the City when considering applicable permits or other approvals for the project. Native American tribal representatives are invited to request consultation pursuant to Assembly Bill 52 or provide any information pertinent to their traditional or cultural affiliations with the project geographic area. The general public is also encouraged to provide input on the scope of the EIR.

### **Comments Requested**

Please provide any written comments on the Notice of Preparation to the following address or email your comments to [mreeder@nationalcityca.gov](mailto:mreeder@nationalcityca.gov).

Martin Reeder, AICP  
City of National City Planning Department  
1243 National City Blvd. National City, CA 91950

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 5:00 p.m. on December 14, 2016.

### **Project Description**

The project consists of the construction of a CarMax pre-owned automobile dealership, service building, and non-public carwash with associated access drives, parking lots and landscaped areas within approximately 7.13 acres. The CarMax facility buildings would total approximately 20,315 square feet and include 206 parking spaces for customers and employees. The CarMax facility would also include 445 vehicle stalls in a sales inventory lot, as well as 215 customer and employee parking spaces in the public parking lot. The CarMax facility reserves 0.9 acre for vehicle staging where cars are stored while waiting to be serviced. The project would also include grading for and potential future construction of a 140-room hotel with 150 surface parking spaces on 2.94 acres in the southwestern portion of the property. Refer to Figure 3 for a site plan showing the proposed CarMax development and proposed location for the hotel area in the southwestern portion of the site.

The site design includes two main access driveways into the property from Plaza Bonita Road. The first driveway would be the main CarMax entrance and would be centered along the southern property boundary. A pedestrian crossing and sidewalks along Plaza Bonita Road would be installed to provide pedestrian connections from the Plaza Bonita Shopping Center to the project site. The second driveway would be installed at the southern end of the project frontage along Plaza Bonita Road, closer to Sweetwater River, and would provide vehicular access to the CarMax facility. Access to the future hotel site would be determined when a specific project development is proposed.

The project would recontour and redirect approximately 2,012 linear feet of the unnamed creek located on the project site by constructing a 4.26-acre earthen channel that would traverse the northwestern boundary of the property. This earthen channel would preserve the existing drainage pattern where feasible and connect to the existing storm drain that outlets to the Sweetwater River to convey stormwater to the San Diego Bay. The project would also construct a 0.5-acre bioretention basin that would collect and treat storm water from the CarMax development and the development that occurs on the remaining 2.94-acre site. The basin would be located at the southwestern boundary of the CarMax facility. Both the CarMax facility and hotel would drain to the bioretention basin through storm water inlets to be constructed on the project site.

### **Discretionary Actions**

The project would require the following five discretionary actions:

1. A Tentative Parcel Map to subdivide the property into three separate parcels. The proposed CarMax facility, the channel area, and the City's remnant parcel would be located on separate parcels.
2. A General Plan Amendment to change the existing land use designation of the project site from Major Mixed-Use to Service Commercial. The Service Commercial designation provides for intensive commercial activities, specialized service establishments, and other compatible uses.
3. A rezone to change the existing Major Mixed-Use District (MXD-2) zone on the project site to Service Commercial (CS). The CS zone provides for intensive commercial activities; specialized

service establishments; light manufacturing, wholesaling, and distribution uses that operate in a clean and quiet manner; and supporting and complimentary uses.

4. An amendment to the Land Use Code (LUC), specifically to Table 18.22.020, Allowed Land Uses Commercial Zones to allow auto sales and hotels in the CS zone subject to approval of a Conditional Use Permit (CUP).
5. A CUP to allow development of the CarMax facility. Additionally, future development of a hotel would require processing of a CUP pursuant to the amended LUC.

### **Environmental Impact Report**

The Draft EIR will analyze impacts pertaining to all of the environmental issues identified in Appendix G of the CEQA Guidelines, as amended with significance thresholds specific to this project. The analysis in the EIR will focus on aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, noise, paleontological resources, public services, transportation and circulation, and utilities and services systems. Other issue areas and required sections of CEQA will be addressed including cumulative impacts and project alternatives.

### **Other Agency Approvals Required**

It is anticipated that the project would require approval from the following agencies:

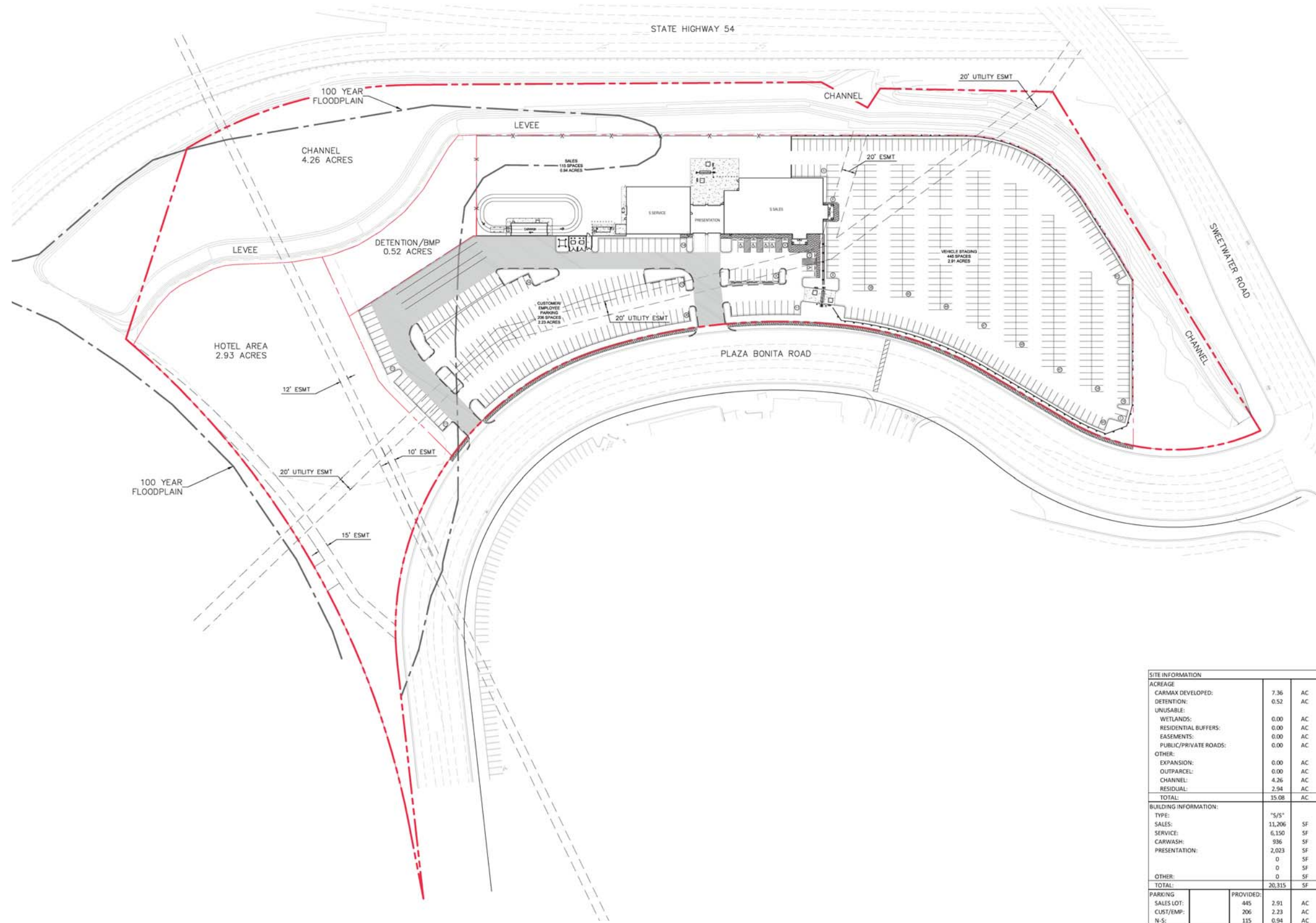
- California Department of Transportation (Caltrans)
  - Longitudinal Encroachment Permit
- Federal Emergency Management Agency - Letter of Map Revision/Conditional Letters of Map Revisions
- United States Army Corps of Engineers
  - Section 404 Standard Individual Permit
  - National Environmental Policy Act Environmental Assessment/404(b)(1) Alternatives Analysis
  - Section 106 (Cultural) Consultation Assistance
  - Section 408 Permit (County of San Diego to submit application on behalf of CarMax)
- Regional Water Quality Control Board - 401 Water Quality Certification
- United States Fish and Wildlife Service
- California Department of Fish and Wildlife (CDFW) - CDFW Section 1602 et seq. Lake and Streambed Alteration Agreement



**\*** Project Location

**FIGURE 1**  
Regional Location





SITE INFORMATION		
ACREAGE		
CARMAX DEVELOPED:	7.36	AC
DETECTION:	0.52	AC
UNUSABLE:		
WETLANDS:	0.00	AC
RESIDENTIAL BUFFERS:	0.00	AC
EASEMENTS:	0.00	AC
PUBLIC/PRIVATE ROADS:	0.00	AC
OTHER:		
EXPANSION:	0.00	AC
OUTPARCEL:	0.00	AC
CHANNEL:	4.26	AC
RESIDUAL:	2.94	AC
<b>TOTAL:</b>	<b>15.08</b>	<b>AC</b>
BUILDING INFORMATION:		
TYPE:	"S/S"	
SALES:	11,206	SF
SERVICE:	6,150	SF
CARWASH:	936	SF
PRESENTATION:	2,023	SF
	0	SF
	0	SF
OTHER:		
<b>TOTAL:</b>	<b>20,315</b>	<b>SF</b>
PARKING		
SALES LOT:	445	2.91 AC
CUST/EMP:	206	2.23 AC
N-S:	115	0.94 AC



**FIGURE 3**  
Overall Site Plan