



**CITY OF NATIONAL CITY
PLANNING DIVISION**

**LEGAL NOTICE OF INTENT AND AVAILABILITY FOR
ENVIRONMENTAL REVIEW AND COMMENT PERIOD OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

Draft EIR Public Review and Comment Period: November 6, 2020 to December 21, 2020

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to adopt an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 45-day public review and comment period has been established pursuant to CEQA Guidelines Section 15073 for the Draft EIR which has been prepared for the proposed project.

LEAD AGENCY: City of National City

PROJECT NAME: National City CarMax Project

APPLICANT: Centerpoint Integrated Solutions

LOCATION: Southeast corner of the Interstate 805 and State Route 54 interchange, west of Plaza Bonita Road and south of Sweetwater Road, National City, CA 91950

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 project includes a General Plan Amendment, Rezone, Tentative Parcel Map, Land Use Code (LUC) Amendment, and Conditional Use Permit (CUP) to allow the development.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT: An Environmental Impact Report was prepared for the project. After analysis, potentially significant impacts requiring mitigation were identified for biological resources, cultural and tribal cultural resources, and paleontological resources. The environmental analysis concluded that the potentially significant impacts associated with biological resources, cultural and tribal cultural resources, and paleontological resources could be avoided or reduced through implementation of recommended mitigation measures.

REVIEW AND COMMENT PERIOD: The City has established a 45-day public review and comment period from **November 6, 2020 to December 21, 2020**. During this period, the Draft EIR will be available for review, or for purchase at the cost of reproduction, at the City of National City Planning Division between the hours of 7 a.m. and 6 p.m. Mondays through Thursdays.

Comments can be made on the EIR in writing before the end of the public review and comment period and also in person at the Planning Commission and City Council meetings, which will be scheduled subsequent to routing and comment response period for the draft EIR. All written comments on the Draft EIR should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects are avoided or mitigated. Written comments must be submitted so as to arrive no later than 6:00 p.m. on December 21, 2020 to the following: **Martin Reeder – AICP, Principal Planner, Planning Division, 1243 National City Boulevard, National City, CA 91950**. Following the close of the public comment period, the City will consider the EIR and comments thereto in determining whether to approve the proposed project. The City will prepare a Final EIR for consideration and certification by the City Council.

FURTHER INFORMATION: For environmental review information, please contact Principal Planner Martin Reeder at the City of National City at 619.336.4313 or mreeder@nationalcityca.gov.