



# Public Hearing

CERTIFICATION OF A NEGATIVE  
DECLARATION AND A CONDITIONAL  
USE PERMIT AND COASTAL  
DEVELOPMENT PERMIT FOR LIQUIFIED  
PETROLEUM GAS (PROPANE) STORAGE  
AND DISPENSING AT 2100 HAFFLEY  
AVENUE

2025-26 CUP, CDP, IS



# Overhead



# Site Characteristics

- The applicant, WestAir, is a multi-use retail gas supplier located at 2100 Haffley Avenue
  - Located in the Medium Manufacturing zone and Coastal Zone overlay
    - All surrounding uses are industrial and are within the same zoning designation
  - The property is an 88,880 square-foot industrial site
  - Existing 24,000 square-foot warehouse building
  - WestAir is also operating at 2300 Haffley Avenue
  - The site is included on a list of hazardous materials sites
    - In March 2022, air sparge and soil vapor extraction wells were installed
    - Remediation is ongoing
    - New use will not interfere with remediation



# Site Photos



# Site Photos



# Site Photos



# Proposal

- The applicant proposes to install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment
  - Propane will be delivered via transport trucks and transported directly to the storage tank once every two weeks
  - Propane will be dispensed for retail customers in five-to-twenty-five-gallon tanks
  - Proposed use requires a CUP and CDP
- Proposed development includes associated dispensing equipment and a canopy
- The current use of the site is permitted by right in the MM zone

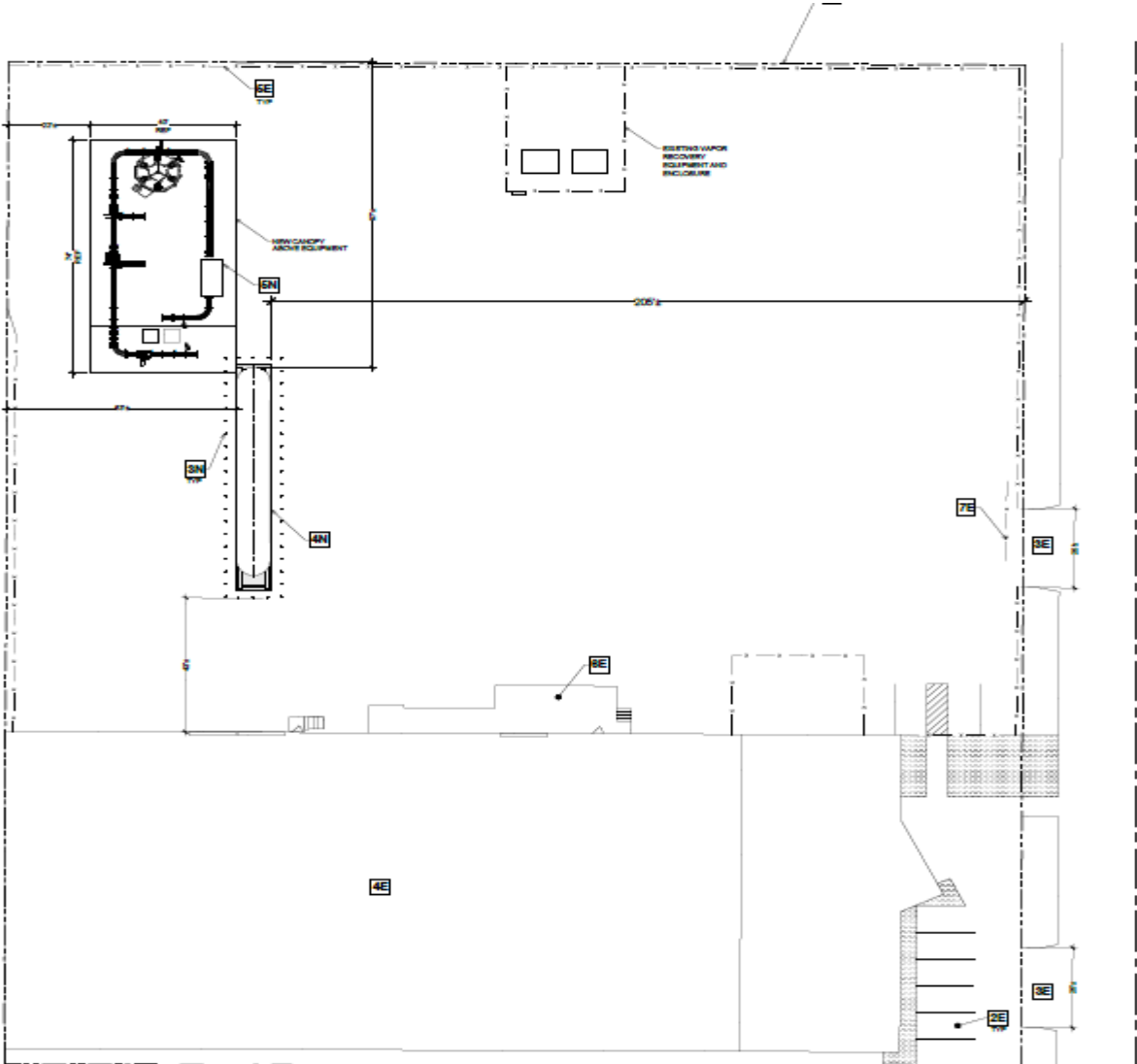


# Propane

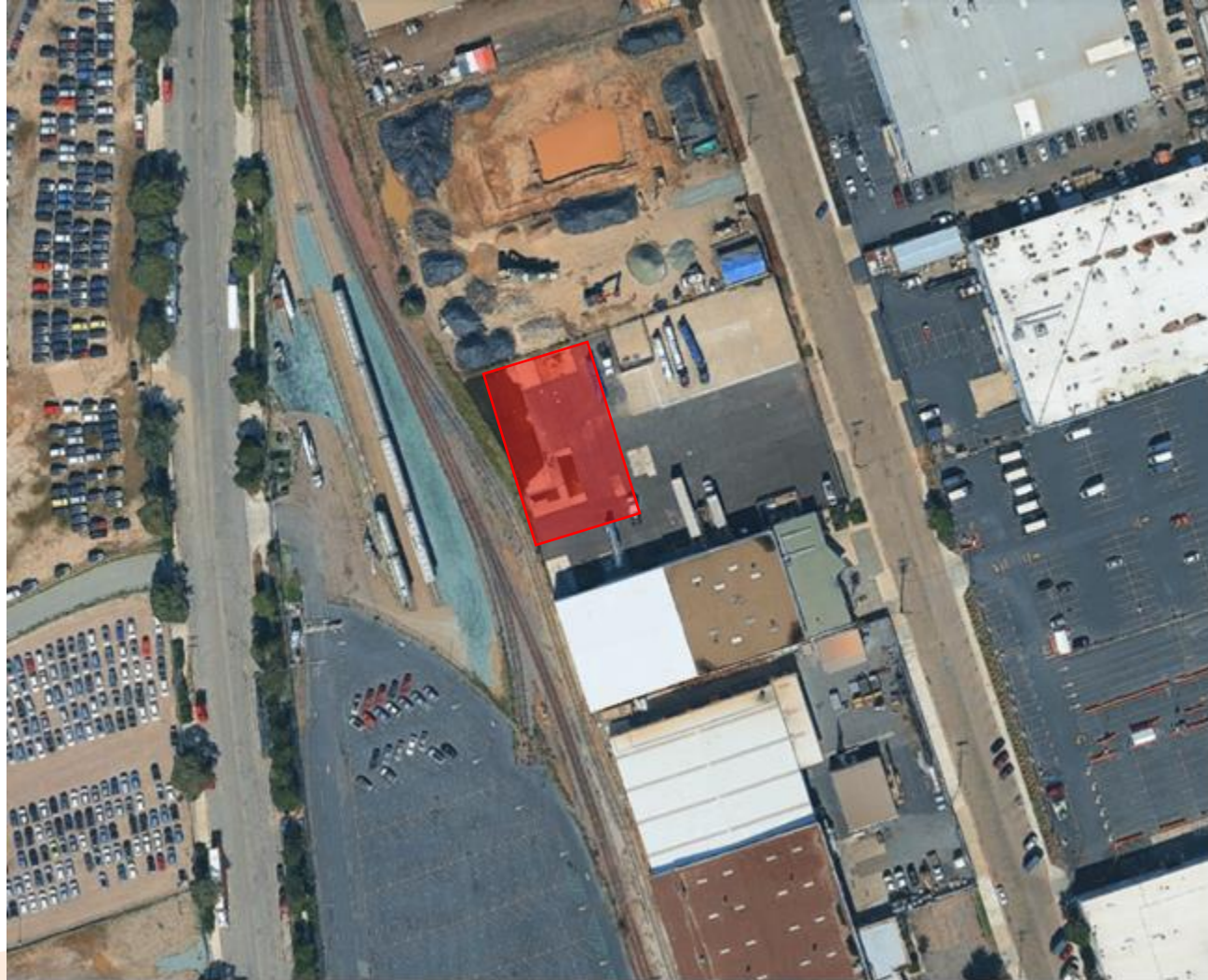
- Propane is a three-carbon alkane gas (C<sub>3</sub>H<sub>8</sub>)
  - Propane is produced as a byproduct of natural gas processing and crude oil refining
  - It is stored under pressure inside a tank as a colorless, odorless liquid
    - An odorant, ethyl mercaptan, is added for leak detection
  - As pressure is released, the liquid propane vaporizes and turns into gas that is used in combustion
  - If spilled or released from a vehicle, it presents no threat to soil, surface water, or groundwater



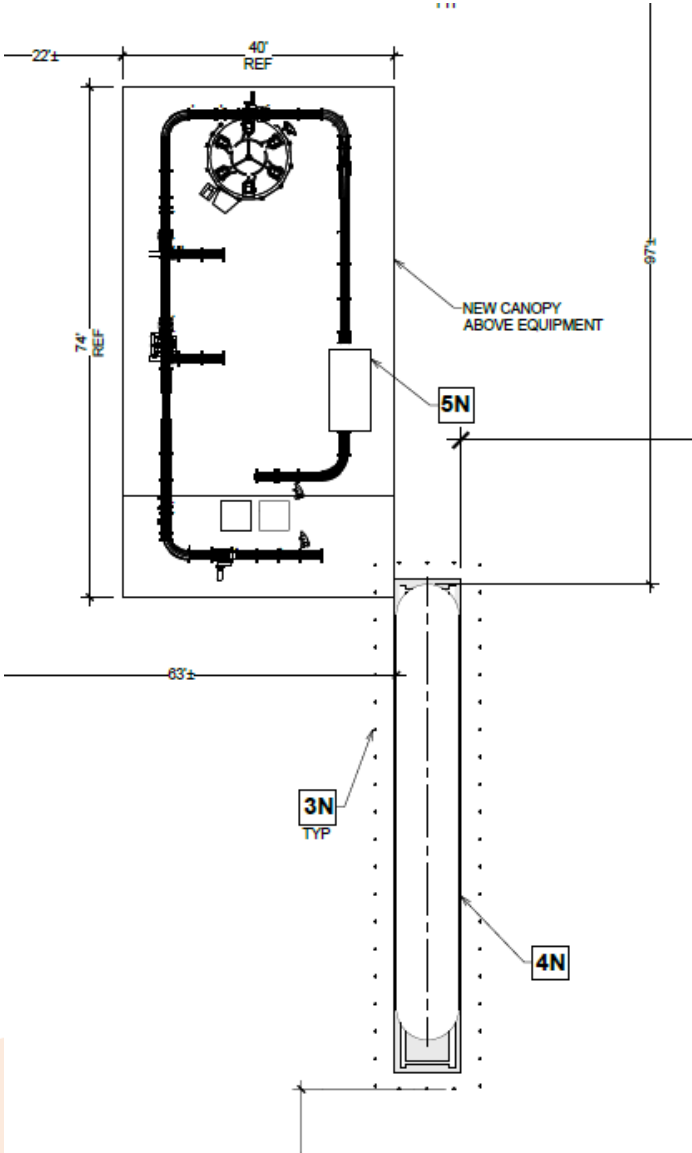
# Site Plan



# Overhead



# Site Plan



# Staff Analysis – General Plan

- The proposal is consistent with the General Plan and General Plan policies
  - Policy LU 6.2: Requires development to be consistent with the Zoning Code, General Plan, and applicable specific plans.
    - The proposed use is consistent with the Industrial (I) designation of the General Plan
    - The request to install and operate a propane storage tank, is a permitted use in the MM zone with the approval of a CUP and a CDP



# Staff Analysis – Land Use Code

- The project is located in the Coastal Zone so the previous Land Use Code permitted uses and development standards apply
  - The project is located within the MM zone, which is regulated by Chapter 18.18 of the previous LUC
  - Use Group 23 – Medium Manufacturing, which is allowed in the MM zone, permits the storage and distribution of Liquefied Petroleum Gas (LPG) with the approval of a CUP
  - Previous LUC provide rules of operation for the installation and use of storage and dispensing for LPG
    - Conform with National City Fire Code and State requirements
    - Require the dispensing of LPG be by fully competent and qualified persons who are trained in safe practices for handling, distribution, and operation
    - Operational standards included in Conditions of Approval
  - The proposal has also been reviewed for conformance with applicable design regulations
    - Setbacks, height, screening, etc.



# Staff Analysis – Coastal Zone

- The business is located within the City's Coastal Zone (CZ) overlay and subject to the development regulations outlined in the Local Coastal Program (LCP)
- All projects in the Coastal Zone that require approval of a CUP must also have an approved CDP
  - The site is located in area within the Coastal Zone that is typically exempt from CDPs
- Two additional findings related to consistency with the Local Coastal Plan are required, which are included in the attached Resolution
  - The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City
  - The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program



# Staff Analysis – Cont.

## ➤ Safety

- Due to the type of use and the presence of hazardous material on site, the applicant is required to submit detailed plans to the National City Fire Department prior to construction and operation of the propane tank
  - Plans will include an Emergency Disaster Response Plan, Cost Recovery Plan, trainings, and compliance with all applicable Fire Codes
- The project is subject to multiple federal, state, and local regulations that explicitly regulate the safety and handling of hazardous material
- Operations related to the storage and dispensing of propane will follow proper safety and operation protocols from all relevant federal, state, and local requirements
- Safety requirements included as Conditions of Approval



# Staff Analysis – Cont.

## ➤ Traffic

- Potential traffic for the proposed use was analyzed in the Initial Study
  - The project is not expected to have any traffic related impacts
- Staff included a condition of approval requiring signage on site for trucks to adhere to approved truck routes in the City



# California Environmental Quality Act (CEQA)

- An Initial Study (IS) checklist was prepared for the CUP and CDP
  - Original request included a hydrogen fueling station, which was removed
    - Posted October 3rd, 2025 to November 3rd, 2025
  - A new Initial Study was prepared for the propane use only
    - Posted December 19th, 2025 to January 26th, 2026
    - Staff received one comment related to monitoring for any potential discoveries for tribal cultural resources
      - Included as Condition of Approval
- Staff is recommending certification of a Negative Declaration based on the results of the Initial Study



# Comments/Summary

- The proposed project is an industrial use at an existing industrial site
- The project is consistent with the General Plan and Land Use Code
- The project was analyzed for any potential impacts resulting from the propane storage and dispensing as required by CEQA
- Conditions of approval are included to ensure the project implements all relevant federal, state, and local requirements for operation of the propane tank and dispensing equipment
- All comments have been incorporated as conditions of approval as well as general conditions related to CUPs and CDPs



# Options

- Certify the Negative Declaration and approve 2025-26 CUP, CDP, IS, subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
- Find that the Negative Declaration for the Proposed Project has not been completed and processed in compliance with the requirements of CEQA ; and/or deny 2025-26 CUP, CDP, IS, based on the attached findings, or findings to be determined by the Planning Commission; or,
- Continue the item for additional information
  
- Staff recommending approval
- Notice of Decision to City Council

