

RESOLUTION NO. 2025-14

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA DENYING A
CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT
FOR A PROPOSED FUEL TRANSFER FACILITY WITHIN BNSF RAILROAD
RIGHT-OF-WAY AND BNSF-OWNED PROPERTY LOCATED WEST OF
THE 1800 BLOCK OF CLEVELAND AVENUE AND NORTH OF
WEST 19TH STREET, NORTH TO CIVIC CENTER DRIVE.
APPLICANT: SAN DIEGO CLEAN FUELS FACILITY LLC
CASE FILE NO. 2023-03 CUP, CDP, IS
APNS: 559-010-14, 559-040-46, 559-040-47, 559-040-48,
559-040-52, 559-076-02, 559-091-03, & 559-091-11

WHEREAS, the Planning Commission of the City of National City considered said applications at a duly advertised public hearing held on September 15, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2023-03 CUP, CDP, IS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on September 15, 2025, support the following findings:

FINDINGS FOR DENIAL
OF THE CONDITIONAL USE PERMIT

1. The proposed fuel transfer facility is not deemed essential and desirable to the public convenience and welfare, because the delivery of biofuels can be accomplished through other means of delivery with fewer air quality impacts to residents, workers, and visitors to the City of National City.
2. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is

located, because it would increase the use of diesel-powered trucks in a community already overburdened by emissions and further exacerbate air quality issues, and the potential benefits of the Project do not outweigh these problems.

3. In accordance with Policy HEJ-1.5 of the Health and Environmental Justice Element of the National City General Plan, the National City Planning Commission heard public comment from residents that would be potentially affected by the proposed project with concerns about impacts to health and the environment in their community and took into consideration these comments in the decision to deny the project.

FINDING FOR DENIAL
OF THE COASTAL DEVELOPMENT PERMIT

1. The granting of said Coastal Development Permit is inconsistent with applicable plans and ordinances within the City of National City because it will increase the number of diesel-powered trucks within the AB 617 Portside Community. The increased emissions from the project would be in conflict with the goals of the Community Emissions Reduction Plan (CERP) to reduce emissions and improve air quality in environmental justice communities. The project is also inconsistent with potential land use decisions as required by the Health and Environmental Justice Element of the General Plan.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit and Coastal Development Permit is hereby denied.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of September 15, 2025, by the following vote:

AYES: SANCHEZ, QUINONES, CASTLE, ARMENIA.

NAYS: MILLER.

ABSENT: VALENZUELA.

ABSTAIN: NONE.



CHAIRPERSON