

**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**

**Item 9.2**





# Overhead



# Site Characteristics

- WestAir – multi-use retail gas supplier located at 2100 Haffley Ave
  - Located in the Medium Manufacturing zone and Coastal Zone overlay
  - All surrounding uses are industrial and are within the same zoning designation
  - 88,880 ft<sup>2</sup> industrial site
  - Existing 24,000 ft<sup>2</sup> warehouse building
  - WestAir also operating at 2300 Haffley Ave
  - The site is included on a list of hazardous materials sites
    - Air sparge and soil vapor extraction wells installed March 2022
    - Remediation is ongoing
    - New use will not interfere with remediation



# Site Photos



# Site Photos



# Site Photos



# Proposal

- Install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment
  - Propane will be delivered 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
- Development for the site proposes to include associated dispensing equipment and a canopy
- The current use of the site is permitted by right in the MM zone

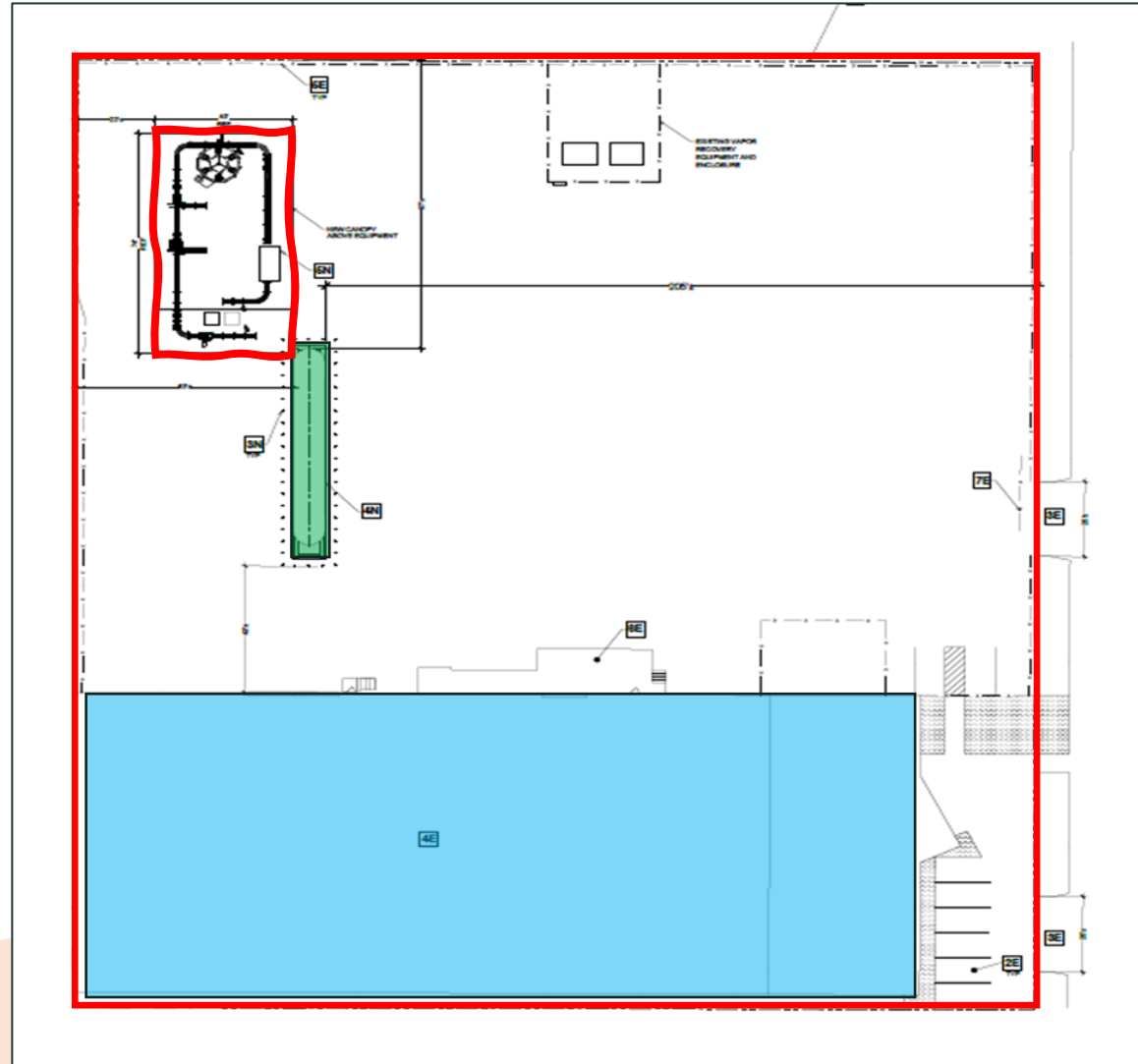


# Proposal

- 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



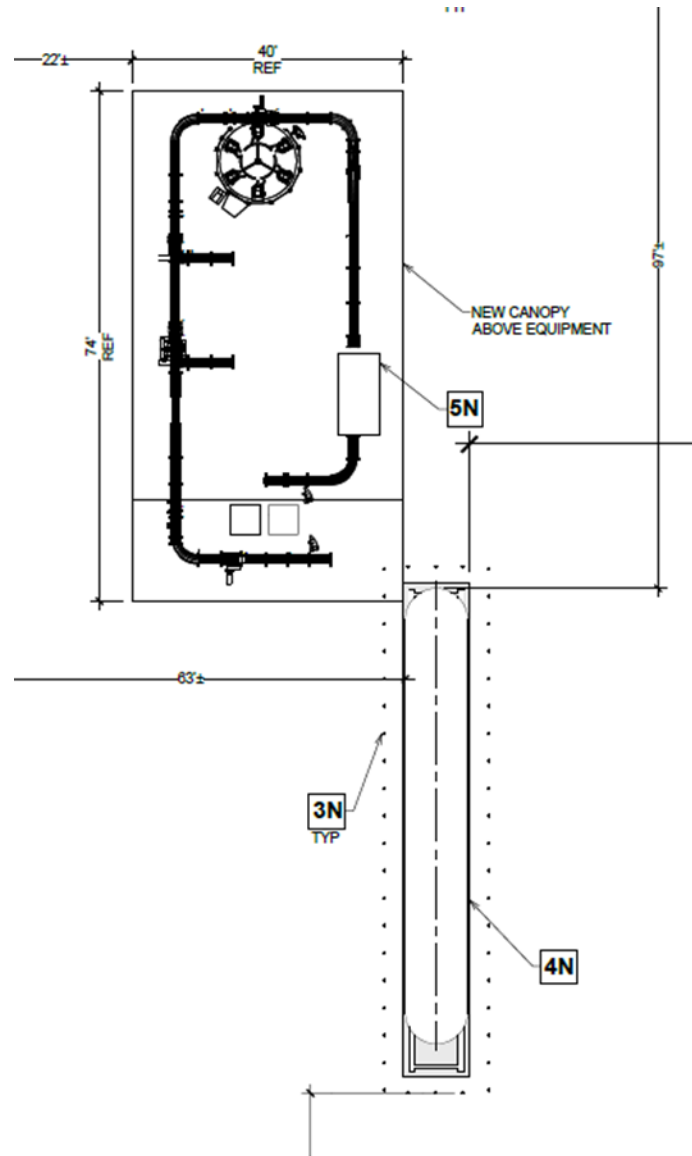
# Site Plan



# Overhead



# Site Plan



# Analysis – General Plan

- Proposal is consistent with 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



# Analysis – Land Use Code

- The project is located in the Coastal Zone – previous Land Use Code permitted uses and development standards apply
  - Located in the MM zone (regulated by Chapter 18.18 of previous LUC)
  - Use Group 23 – Medium Manufacturing (allowed in the MM zone) – permits storage and distribution of LPG with approved 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, trained in safe practices for handling, distribution, and operation
    - Operational standards included in Conditions of Approval
  - Proposal conforms with applicable design regulations
    - Setbacks, height, screening, etc.



# Analysis – Coastal Zone

- Site located in the Coastal Zone (CZ) overlay –subject to 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
- Local Coastal Plan requires 2 additional findings related to LCP consistency:
  - 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



# Analysis - Cont.

- Safety
  - Due to the type of use and presence of hazardous materials, plan submittal to NCFD is required prior to construction and operation
  - 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



# 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, since removed
    - Posted October 3rd, 2025 to November 3rd, 2025
  - New Initial Study prepared for the propane use only
    - Posted December 19th, 2025 to January 26th, 2026
    - One comment related to tribal cultural resources
      - Included as Condition of Approval
- Staff recommending certification of the Negative Declaration



# Conditions / 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 City Council; 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 City Council; or,
- Continue the item for additional information
- Planning Commission recommended approval of the project

