



AGENDA

Regular Planning Commission Meeting

Monday, March 16, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Richard Martin Miller, Chair

Randi Marie Castle-Salgado, Vice-Chair

Claudia E. Valenzuela, Commissioner

Ricardo Sanchez, Commissioner

Liliana Armenta, Commissioner

Pearl Quinones, Commissioner

Sherry Gogue, Commissioner

Ashlin Y. Lutes, Deputy City Attorney

Martin Reeder, Director of Community Development

David Welch, Principal Planner

Sophia Depew, Assistant Planner

Sarah Esendencia, Executive Secretary

Thank you for participating in local government and the City of National Planning Commission Meetings.

Meetings: Regular Planning Commission Meetings are held on the first and third Mondays of the month at 6:00 p.m. Special Closed Session Meeting and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

Location: Regular Planning Commission Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: [Agendas and Agenda Packet](#) for items listed are available on the City website, and distributed to the Planning Commission no less than 72 hours prior to the Planning Commission Meeting. Sign up for [E-Notifications](#) to receive alerts when items are posted.

Public Participation: Encouraged in a number of ways as described below. Members of the public may attend the Planning Commission Meeting in person, watch the Planning Commission Meeting via [live](#) web stream, or participate remotely via Zoom. [Recording of Meetings](#) are archived and available for viewing on the City's website.

Public Comment: Persons wishing to address the Planning Commission on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the Executive Secretary prior to the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. *(City Council Policy 104)*

If you wish to submit written comment [email](#) to the Planning Commission Secretary at least 4 hours prior to the Planning Commission Meeting to allow time for distribution to the Planning Commission.

American Disabilities Act Title II: In compliance with the American Disabilities Act (ADA) of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Planning Department, Sarah Esendencia (619) 336-4227 at least 24 hours in advance of the meeting.



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Regular Planning Commission Meeting

Monday, March 16, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

Reuniones: Las reuniones regulares del Comisión de Planificación se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

Ubicación: Las reuniones regulares del Comisión de Planificación se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

Agendas y Material: Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Comisión de Planificación no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

Participación pública: Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Comisión de Planificación en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Comentario Público: Las personas que deseen dirigirse al Comisión de Planificación sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico a la Oficina del Secretario de la Ciudad al menos 2 horas antes de la Reunión del Comisión de Planificación para dar tiempo a la distribución al Consejo Municipal.

Servicios de interpretación en español: Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

Título II de la Ley de Discapacidades Americanas: En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.



AGENDA

Regular Planning Commission Meeting

Monday, March 16, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

ROLL CALL

PLEDGE OF ALLEGIANCE

Vice Chair Castle-Salgado

APPROVAL OF ABSENCES

1. Approval of Excused/Unexcused Absence of Commissioner Sanchez on February 2, 2026
2. Approval of Excused/Unexcused Absence of Commissioner Valenzuela on March 16, 2026

APPROVAL OF AGENDA

3. Approval of the Agenda for the Meeting on March 16, 2026

APPROVAL OF MINUTES

4. Approval of Minutes from the Meeting of February 2, 2026

PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commissioners will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

CONTINUED PUBLIC HEARING

5. Determination that the project is Categorically Exempt from the California Environmental Act (CEQA) under Class 3 of the CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Zone Variance to deviate from minimum requirements for Lot Area, Street Frontage, and Setbacks at a vacant property located on East 5th Street between Highland Avenue and I Avenue.
Case File No.: 2025-21 ZV APN: 556-311-10

PUBLIC HEARING

6. Consideration of Certification of a Negative Declaration and a Conditional Use Permit and Coastal Development Permit for Liquefied Petroleum Gas (Propane) Storage and Dispensing located at 2100 Haffley Avenue. Case File No.: 2025-26 CUP CDP IS APN: 559-040-08-01
7. Determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under Class 5 of the CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and Planned Development for Reduced Rear Yard Setbacks within a 10-lot Subdivision located at 3410 Valley Road. Case File No.: 2025-36 PD APNS: 591-100-21 & 591-100-31

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on April 6, 2026 at 6:00 p.m.



AGENDA

Regular Planning Commission Meeting

Monday, March 16, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

AFFIDAVIT OF POSTING MEETING AGENDA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF NATIONAL CITY)

I, Sarah Esendencia, Executive Secretary of the City of National City, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of national City, California, was delivered and/or notice by email no less than 72 hours, before the hour of 6:00 p.m. on March 16, 2026, to the members of the Planning Commission, and caused the agenda to be posted on the City's website at www.nationalcityca.gov and at National City Hall, 1243 National City Blvd., National City, California 91950.

/s/: Sarah Esendencia

Sarah Esendencia, Executive Secretary



Planning Commission Minutes

Regular Planning Commission

Meeting of February 2, 2026

IN PERSON AND ONLINE MEETING

<https://www.nationalcityca.gov/webcast>

LIVE WEBCAST

Council Chambers, Civic Center

1243 National City Boulevard

National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

CALL TO ORDER

A Regular Meeting of the Planning Commission of the City of National City was called to order at 6:00 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

ROLL CALL

Commissioners Present: Valenzuela, Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Commissioners Absent: Sanchez.

Staff Also Present: Deputy City Attorney Ashlin Y. Lutes, Principal Planner David Welch, Sergeant Joseph Camacho, and Executive Secretary Sarah Esendencia.

APPROVAL OF AGENDA

1. Approval of Agenda for the Regular Planning Commission Meeting on February 2, 2026.

Motion by Valenzuela, second by Castle-Salgado, to approve the agenda.

Motion carried by the following vote:

Ayes: Valenzuela, Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Regular Planning Commission Meeting of November 17, 2025.

Motion by Castle-Salgado, second by Quinones, to approve the agenda.

Motion carried by the following vote:

Ayes: Valenzuela, Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

PUBLIC HEARING

3. Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 of the CEQA Guidelines Section 15303 (New Construction of Small Structures) and Conditional Use Permit for Beer and Wine Sales (ABC Type-41) at a new restaurant to be located at 12 West 7th Street. Case File No.: 2025-27 CUP APN: 555-052-15.

Commissioner Armenta discloses that she drove by the site.

Vice-Chair Castle-Salgado discloses that she drove by the site and partook in the discussion about the same lot during a different Planning Commission Meeting.

Commissioner Quinones discloses that she drove by the site.

Motion by Castle-Salgado, second by Armenta to close the Public Hearing.

Motion carried by the following vote:

Ayes: Valenzuela, Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

Motion by Castle-Salgado, second by Valenzuela to adopt Resolution No.: 2026-01, a Resolution of the Planning Commission of the City of National City, California determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 of the CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) and Conditional Use Permit for Beer and Wine sales (ABC Type-41) at a new restaurant to be located at 21 West 7th Street. Case File No.:2025-37 CUP APN: 555-052-15 with modifications.

Motion carried by the following vote:

Ayes: Valenzuela, Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

STAFF REPORTS

Deputy City Attorney: Apologized for the delay in training. States that she will have training in March, if there is a meeting.

Principal Planner: Appreciates the Commissioners for their services and discussion.

Vice-Chair Castle-Salgado: None.

Commissioner Valenzuela: None.

Commissioner Sanchez: Absent.

Commissioner Armenta: Thanks and appreciates Sergeant Camacho and hopes that future business can partner up with them.

Commissioner Quinones: Wishes a Happy New Year.

Commissioner Gogue: None.

Chair Miller: None.

ADJOURNMENT

Chair Miller adjourned the Regular Meeting of the Planning Commission of the City of National City, Monday, February 2, 2026, at 7:50 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of March 16, 2026.

Martin Miller, Chair



Item no. **5**
March 16, 2026

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.

Case File No.: 2025-21 ZV

Location: East 5th Street between Highland Avenue and I Avenue

Assessor's Parcel Nos.: 556-311-10-00

Staff report by: David Welch, Principal Planner

Applicant: Flavia Gomes

Zoning designation: Small Lot Residential (RS-2)

Adjacent use and zoning:

North: Residential use across East 5th Street / RS-2

East: Residential use / RS-2

South: Residential use / RS-2

West: Residential with Commercial uses beyond Highland Avenue / Minor Mixed-Use Corridor (MXC-1)

Environmental review: Categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures)

Staff recommendation: Approve

Staff Recommendation

Staff is recommending approval of the Zone Variance request, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from California Environmental Quality Act (CEQA).

Executive Summary

The applicant proposes to construct a one story, 803 square-foot single-family residence and 630 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone.

On November 17, the Planning Commission voted to continue the public hearing to allow the applicant to look into a possible two-story design and a modified setback request. The applicant's revised drawings are attached as Exhibit A, the applicant's preferred one-story design, and Exhibit B, the Planning Commission's requested two-story design. Exhibit A provides for a four-foot side yard setback on the west side of the property instead of the original request for three feet. On the east side, a reduced setback of three feet and six inches is requested. In addition, the rear yard setback for the attached ADU was increased to three feet while the front yard setback was reduced to 11 feet. The project design in Exhibit B includes a 1,047-square foot home on the first floor and an 870 square-foot ADU on the second floor, which is accessed via an exterior staircase. Exhibit B has the same side setbacks, but the front yard request would be for 16 feet and the rear yard for 20 feet. Staff is recommending approval of the applicant's preferred design (Exhibit A).

Site Characteristics

The project site is comprised of a 2,500 square-foot vacant parcel located on East 5th Street between Highland Avenue and "I" Avenue. The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties. The lot is of a substandard size for the RS-2 zone and would not allow for the construction of a home without the granting of a variance. The lot has 25 feet of street frontage along East 5th Street. The lot is approximately 100 feet deep along its eastern and western boundary. The size of the lot results in a constrained buildable area when required setbacks are accounted for. The property is zoned RS-2 and has a Low Density Residential General Plan designation.

Proposed Project

The applicant is proposing to construct a single-family residence with an attached ADU on a vacant, substandard lot. The proposed 803 square-foot residence is planned to be one story with three bedrooms and two bathrooms. The attached 630 square-foot ADU is planned to be one story with one bedroom and one bathroom. In addition to the minimum lot size and street frontage requirements, the applicant is requesting reduced setbacks. The applicant is requesting an 11-foot front yard setback, a three-foot six-inch side yard setback to the east, a four-foot side yard to the West, and a three-foot rear yard setback for the ADU.

Analysis

General Plan

The General Plan land use designation for the subject property is Low Density Residential, which specifies a maximum density of nine dwelling units per acre. The project has a proposed density (not including the ADU) of approximately 17 units per acre, which is double the generally-allowed density. However, the property owner has the right to develop a single-family residence on the lot per state law. Moreover, Senate Bill 9 (SB 9) allows for the creation of new lots that are less than the required minimum lot size. Therefore, the project is consistent with state law, and thus, the General Plan.

This project contributes to affordable housing and infill development, which is encouraged by the following General Plan policies:

Policy LU 2.3: Encourage housing types that are often more affordable, such as micro-units and accessory dwelling units.

Policy HE 1.4: Promote the development of accessory dwelling units (ADUs) throughout National City to meet residential housing needs.

Policy HE 2.1: Promote residential development on underutilized land and remove barriers to infill development.

The proposal is a residential infill project including a single-family residence and an ADU on a vacant lot that would ordinarily not be permitted on a substandard lot. The proposal also provides an additional home ownership opportunity, which is consistent with the City's Housing Element.

Land Use Code

The Land Use Code (LUC) includes development standards for zoning districts. For the RS-2 zone, there are minimum standards for lot area, street frontage, and setbacks. The proposed single-family residence would not meet several requirements within the LUC and is requesting a zone variance to deviate from the prescribed rules.

As discussed above, the property is 2,500 square-feet in size with a street frontage of 25 feet along East 5th Street. For this reason, the property is substandard in size and logically presents challenges to the development of a single-family residence that would not exist on an ordinary lot. The minimum lot area and street frontage required by the LUC for the RS-2 zone is 5,000 square feet and 50 feet respectively. With the development of the adjacent properties, the lot has been reduced in size and shape and has remained in a vacant state for several decades. The request for a variance for a reduced minimum lot area and street frontage would allow for the development of a single-family home and ADU consistent with other properties in the RS-2 zone.

Setback requirements for a single-family residence in the RS-2 zone include a 20-foot front yard setback, five-foot side yard setbacks, and a 25-foot rear yard setback. Setback requirements for an ADU include a 15-foot front yard setback and four-foot side and rear yard setbacks. In order to construct the proposed primary residence, the applicant is requesting a reduced (11-foot) front yard setback, a (three-foot six-inch) side yard setback to the east, a (four-foot) side yard to the West, and a (three-foot) rear yard setback for the ADU.

The substandard size and shape of the lot would not allow for the placement of a single-family home and an attached ADU of a typical size without reduced setbacks. The proposed size of the one-story single-family home is of a similar size and character to other homes in the area. An ADU can be built up to 1,200 square-feet, however, the applicant is requesting a small ADU of 630 square-feet. The requested reduced front yard setback is to serve a covered porch which is a common feature seen in the surrounding residences.

Mailing

All property owners and occupants within 300 feet are required to be notified of a public hearing for a Zone Variance application. Notice of this public hearing was sent to 184 occupants and owners.

Prior to the public hearing held on November 17, 2026, the Planning Division received one public comment as part of this public hearing notice. There were also four speakers at the public hearing in opposition to the project.

Department Comments

Comments were provided by the Fire Department related to standard requirements for new developments. The Building Division and Engineering Department provided comments for additional considerations for stormwater and fire safety specific to the request for zero-foot setbacks. The comments have been incorporated as conditions of approval.

Findings for Approval

The Municipal Code contains three required findings for Zone Variances as follows:

1. Variances from the terms of Title 18 shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of Title 18 deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties resulting in a substandard lot with half the minimum lot size and street frontage requirements in the zone. Given the size and shape of the lot, there is no room to build a residence of a typical size and an ADU without encroaching into the required property setbacks.

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Existing development within the RS-2 zone and vicinity is constructed with less than required lot size, street frontage, and setbacks. Developed properties with less than 5,000 square feet of lot area along E 5th Street and I Avenue are common. Most residential properties in the area do not conform to setback regulations. The requested reduction will result in development consistent with the surrounding area.

3. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The request is to construct a single-family home and an ADU, which is a permitted use in the RS-2 zone.

One additional finding is required for this project:

4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Zone Variance. Class 3 consists of construction and location of limited numbers of new, small facilities or structures among other similar projects. One single-family residence, or a second dwelling unit in a residential zone are explicitly provided for under this exemption. The proposed project is to construct one single-family residence and an ADU.

Conditions of Approval

Standard Conditions of Approval related to new development projects are included as well as comments from the Fire, Building, and Engineering Department.

Summary

The proposed single-family residence and accessory dwelling unit (ADU) are permitted uses for which the applicant is requesting several variances. The lot size and shape would make it impractical to construct an ordinary single-family residence and ADU in conformance with applicable regulations within Land Use Code. Staff is recommending approval of the variance request for reduced lot area, street frontage, and setbacks subject to the recommended Conditions of Approval.

Options

1. Find the project exempt from CEQA under Class 3 of the CEQA Guidelines Section 15303 or other exemption and approve 2025-21 ZV subject to the conditions included in the Resolution, and based on the findings included in the Resolution or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2025-21 ZV based on the attached findings, or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolution
2. Overhead
3. Applicant's Plans (Exhibits A and B, Case File No. 2025-21 ZV, dated 3/10/2026)
4. Public Hearing Notice (Sent to 184 property owners and occupants)
5. Public Comment

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA
GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF
SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM
REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A
VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND
AVENUE AND I AVENUE.

CASE FILE NO. 2025-21 ZV

APN: 556-311-10

WHEREAS, the Planning Commission of the City of National City considered a Zone Variance for a new single-family residence and accessory dwelling unit (ADU) to be located at East 5th Street between Highland Avenue and I Avenue (APN: 556-311-10). At a duly advertised public hearing held on March 16, 2026, 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. 2025-21 ZV 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 March 16, 2026, support the following findings:

1. The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties resulting in a substandard lot with half the minimum lot size and street frontage requirements in the zone. Given the size and shape of the lot, there is no room to build a residence of a typical size and an ADU without encroaching into the required property setbacks.
2. Existing development within the RS-2 zone and vicinity is constructed with less than required lot size, street frontage, and setbacks. Developed properties with less than 5,000 square feet of lot area along E 5th Street and I Avenue are

ATTACHMENT 1

common. Most residential properties in the area do not conform to setback regulations. The requested reduction will result in development consistent with the surrounding area.

3. That the request is to construct a single-family home and an ADU, which is a permitted use in the RS-2 zone.
4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Zone Variance. Class 3 consists of construction and location of limited numbers of new, small facilities or structures among other similar projects. One single-family residence, or a second dwelling unit in a residential zone are explicitly provided for under this exemption. The proposed project is to construct one single-family residence and an ADU.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This *Zone Variance* authorizes a single-family residence and an accessory dwelling unit (ADU) to deviate from requirements for minimum lot area, minimum yard setbacks, and minimum street frontage at a vacant parcel on East 5th Street (APN: 556-311-10). Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2025-21 ZV, dated 3/10/2026.
2. Before this *Zone Variance* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Zone Variance*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Zone Variance* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.

3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Building

5. The proposed construction must be entirely contained within the property bounds.
6. The construction assembly for the proposed structure abutting the property line would be required to be 1-hour fire resistance rated up to a minimum of 5-feet from the property line. This would include exterior walls, return walls, interior walls, roof assembly, etc.
7. No projections, penetrations, or wall openings are allowed on the walls of the proposed structure that are abutting the property line.
8. A complete plan check submittal and an issued building permit is required prior to any work beginning and, through that review, additional comments or requirements may incur.

Engineering

9. Cross lot drainage is strictly prohibited in the City of National City. Vertical encroachment of rain gutters into adjacent properties will not be allowed, unless an easement is obtained with the adjacent property owner.
10. Building plans will be required to show the foundation, building pad structure, and supporting details. This information is needed to study the method of pad development to ensure that adjacent properties are protected from damage during construction or encroachment onto adjacent properties by the builders.
11. The existing utility easement shall be dimensioned and the easement owner identified. No encroachment of the proposed structures shall be permitted into, under over or through said easement without the direct written permission from the owner of the easement.
12. A grading plan for the site shall be submitted to the National City Engineering/Public Works Department (Engineering). The plans shall be prepared by a registered civil engineer licensed in the State of California. The plans shall be submitted together with copies of the following items: a cost estimate prepared by the Engineer of Work for all

items shown in the grading/improvement plans, a Title Report, a Hydrology Study, a completed Storm Water BMP Applicability Form, a check in the amount equal to three percent (3%) of the engineer's cost estimate or \$10,000, whichever is greater, and a completed copy of the Grading and Improvement application form.

13. A Bond equal to one hundred percent of the Engineer's Cost Estimate shall be posted with Engineering prior to any permit for grading or construction is issued.
14. Prior to any earthwork commencing, the contractor shall submit a haul route to Engineering.
15. The owner shall pay the sewer capacity fee in the amount of \$1,930.
16. The owner shall apply for new addresses with Engineering.

Fire

17. Project shall be designed to code. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2022 edition of the California Fire Code (CFC), National Fire Protection Association (NFPA), and Health Safety Codes (HSC).
18. Fire sprinkler system will be required for both the single family and ADU development.
19. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
20. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
21. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. Measurement starts from nearest public fire hydrant to project.
22. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
23. A letter describing code compliant water flow shall be requested by the applicant early, so as to identify adequate water supply necessary for firefighting on site.
24. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of

this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

25. Should any plan corrections be required, contractor must correct the plan and resubmit to the Fire Department for approval once again prior to installation

Planning

26. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.
27. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

2025-21 ZV – East 5th Street (APN: 556-311-10-00) – Overhead

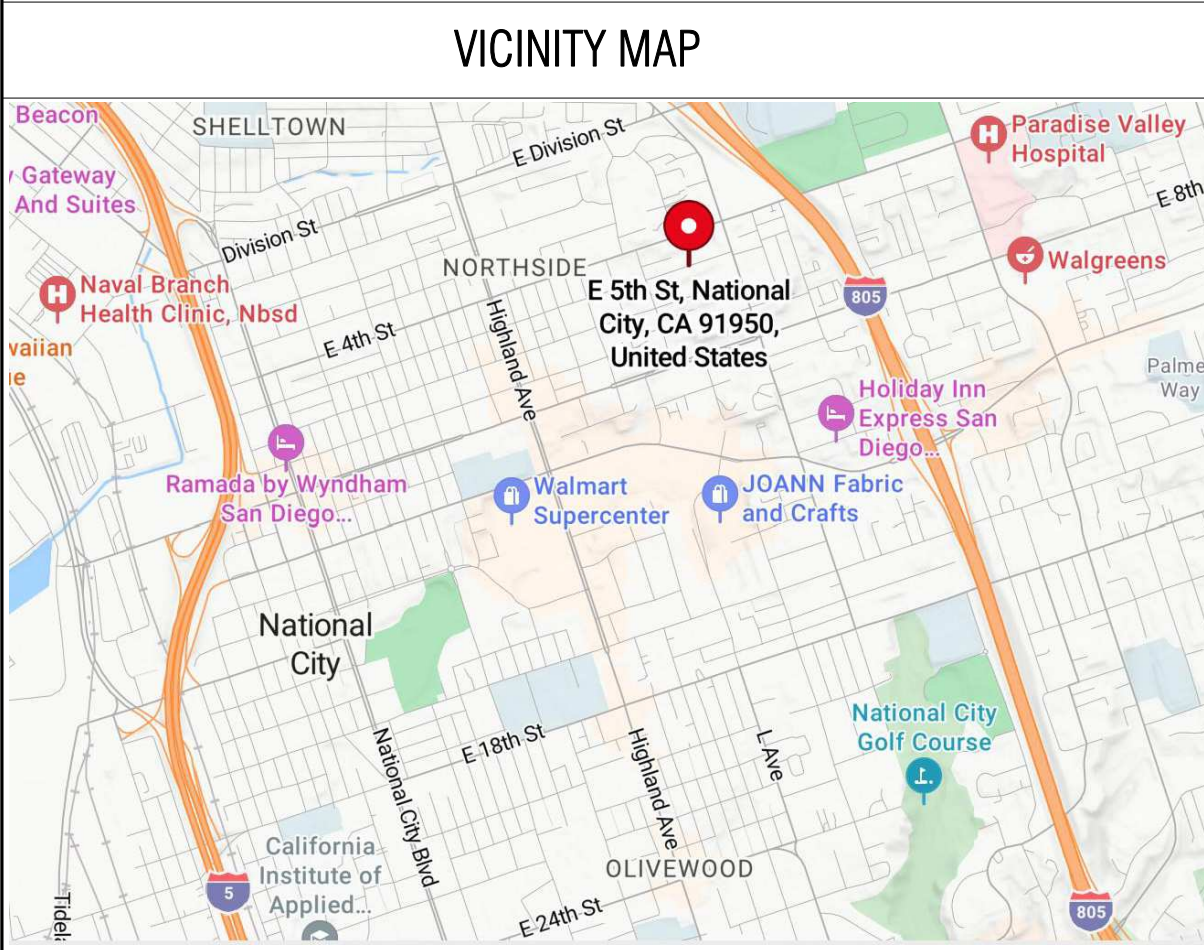
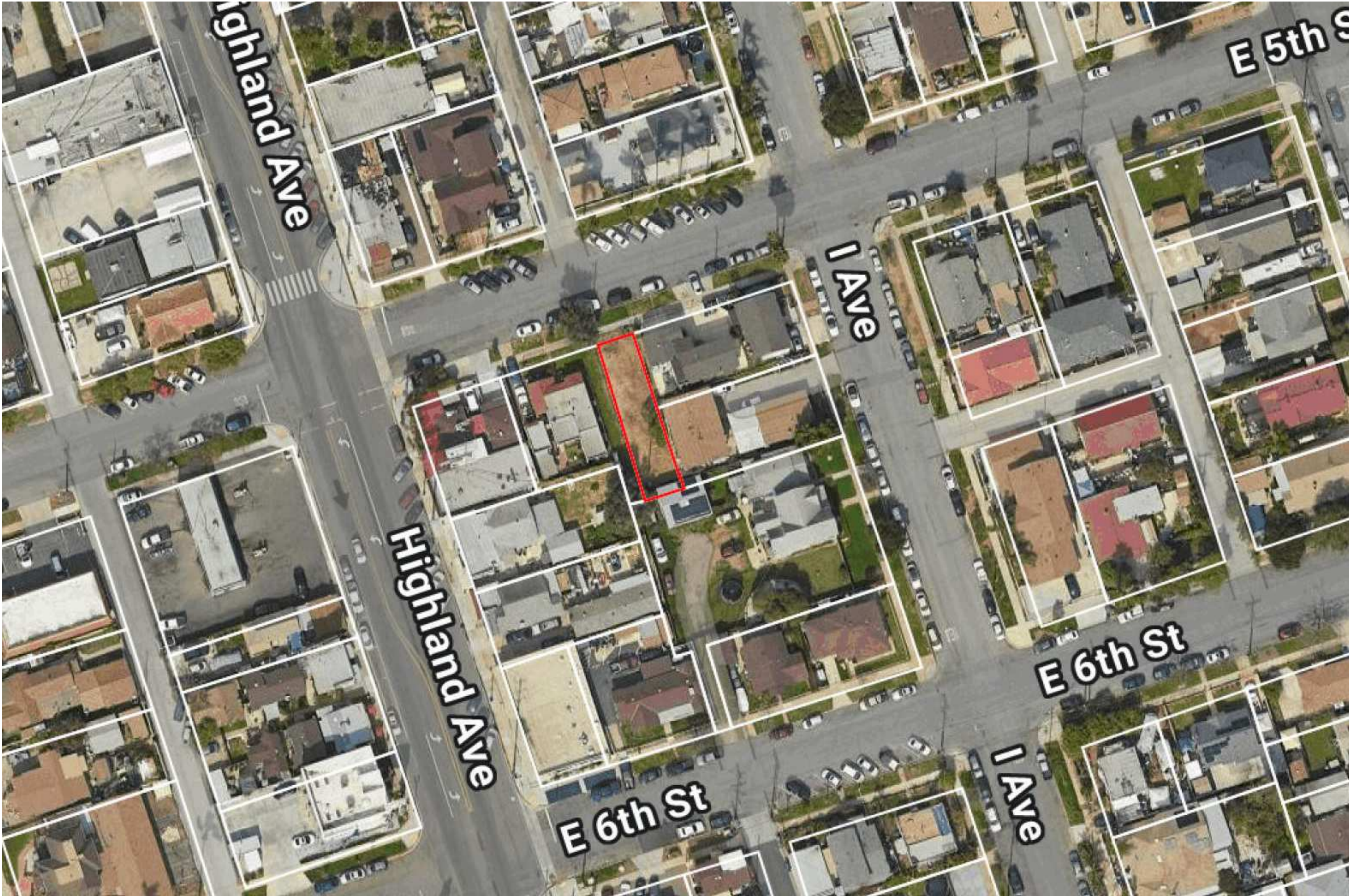


EXHIBIT A
CASE FILE NO.: 2025-21 ZV
DATE: 3/10/2026

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

800 E 5TH STREET, NATIONAL CITY, CA 91950



ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 MECHANICAL CODE
2022 PLUMBING CODE
2022 ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDINGS STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF NATIONAL CITY

ATTACHMENT 3

PROJECT TEAM

OWNER

JOSEPH GARRIE
238 WEST D STREET, ENCINITAS CA
92024

DESIGNER

OFFSET DESIGN DRAFT
CONTACT: FLAVIA GOMES
3509 DEL REY STREET, UNIT 213
SAN DIEGO, CA 92109
PH: 858-344-7702
EMAIL: FLAVIA@OFFSETDESIGNDRAFT.COM

ZONING INFORMATION

ZONING: RS-2
FRONT SETBACK: 20' - ADU 15'
SIDE SETBACK: 5' - ADU 4'
REAR SETBACK: 25'

PARCEL INFORMATION

APN: 556-311-10-00
YEAR BUILT: N/A
LEGAL DESCRIPTION: LOTS 17, 18, 19 AND 20 AND THE EASTERLY 10 FEET OF THE NORTHERLY 100 FEET OF LOT 21 W.W. PADRICKS SUBDIVISION OF THE SOUTHERLY ONE-HALF OF 20 ACRE LOT 3, QUARTER SECTION 131, RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 412, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1987, EXCEPTING THE NORTHEASTERLY 100 FEET OF LOTS 17, 18, 19 AND 20 ABOVE DESCRIBED.

#STORIES: N/A
OCCUPANCY TYPE: R3
TYPE OF CONSTRUCTION: TYPE V-B - NON-SPRINKLERED
TOTAL SITE SQ.FT. ≈ 0.06 acres | ≈ 2,600 SF
SITE ADDRESS: 800 BLOCK OF E 5TH STREET, NATIONAL CITY, CA, 92115

VARIANCES REQUEST

- 1 - SUBSTANDARD LOT - MINIMUM SIZE 5,000 S.F. REQUIRED - REDUCE TO 2,500 S.F.
Current setbacks requirements significantly reduces significantly limits the buildable envelope on this small lot, making it challenging to construct a modest single-family home with functional and efficient floor planning.
- 2 - MINIMUM FRONT SETBACK 20' REQUIRED- REDUCE TO 11' FOR THE DWELLING UNIT INCLUDING 4' FOR THE FRONT PORCH.
The reduced front setback remains compatible with surrounding development patterns and maintains the intent of the zoning code.
- 3 - INTERIOR SIDE SETBACK 5' REQUIRED FOR THE DWELLING UNIT - REDUCE TO 36" ON NORTH SIDE AND 4' TO THE SOUTH SIDE
INTERIOR SIDE SETBACK 4' REQUIRED FOR ADU - REDUCE TO 36" ON NORTH SIDE.
Due to the narrow width of the parcel, meeting standard side yard setbacks would make the central living space unreasonably narrow or require reduction of usable floor area below functional minimums. The proposed 4' and 36" setbacks maintain adequate separation for fire safety and access.
- 4 - REAR SETBACK FOR ADU REQUIRED 4' - REDUCE TO 3' ON THE EAST SIDE
The ADU is a single-story structure under 16' in height, without windows facing the property line, minimizing privacy and visual impacts to neighboring properties. Fire-rated walls will be provided per code.
Supports the city's goals to increase housing supply and affordability by enabling ADUs on constrained infill lots.

SCOPE OF WORK

NEW DEVELOPMENT OF SINGLE FAMILY HOME OF 803 S.F. AND AN ADU OF 630 S.F.

PROJECT INFORMATION

EXISTING LOT SIZE AREA:	2,500 S.F.
PROPOSED SINGLE FAMILY HOME:	803 S.F.
PROPOSED ADU:	630 S.F.
TOTAL LIVING AREA:	1,433 S.F.

SHEET INDEX

TITLE SHEETS
TS.1 TITLE SHEET

ARCHITECTURAL
AS.1 SITE PLAN

ARCHITECTURAL
A1.1 PROPOSED FIRST FLOOR PLAN
A2.1 PROPOSED ROOF PLAN
A3.1 PROPOSED ELEVATIONS

LANDSCAPE
L1.1 PROPOSED LANDSCAPE PLAN

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

DISCRETIONARY REVIEW

800 E 5TH STREET, NATIONAL CITY, CA 91950

PROJECT NUMBER: 2025-112

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DRAWN BY:

RR

DATE:

03/09/2026

PHASE:

DISCRETIONARY REVIEW

DISCRPTION:

TITLE SHEET

REVISION:

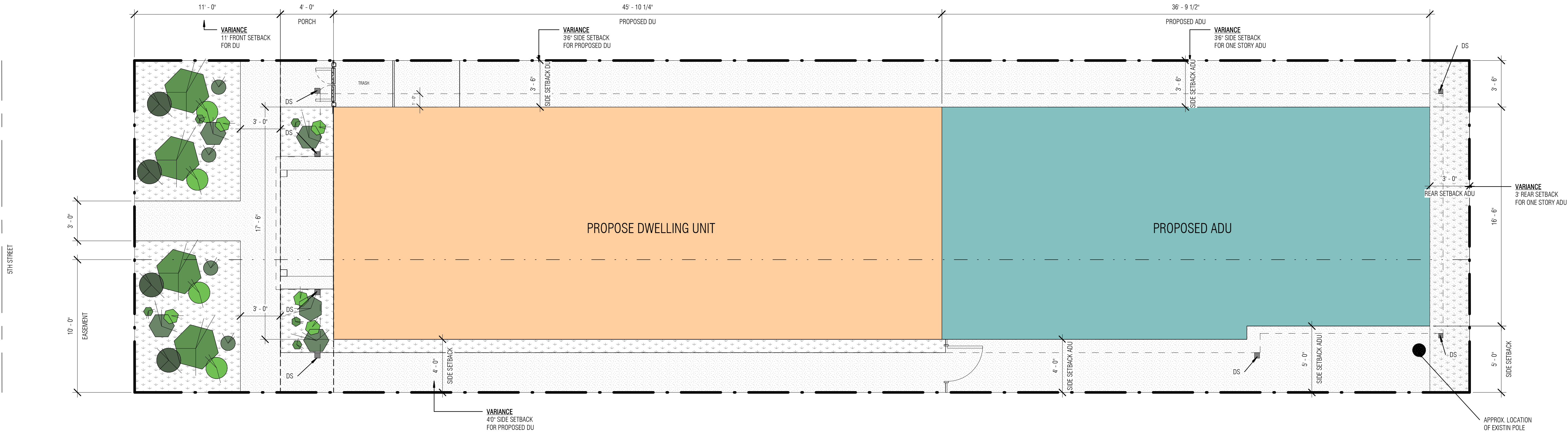
RV.00 - INITIAL 05/08/2025

RV.01 -PER CITY REVIEW 08/28/2025

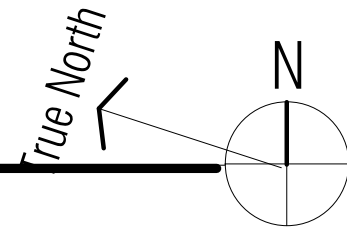
RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

TS.1
RV.02



PROPOSED SITE PLAN
1/4" = 1'-0"



SITE PLAN LEGEND

AREA OF PROPOSED SINGLE FAMILY HOME

AREA OF PROPOSED ADU

AREA OF PROPOSED CONCRETE HARDSCAPE

AREA OF PROPOSED LANDSCAPE

DS

DOWN SPOT

offsetDESIGN

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109 858-344-7702

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

DISCRETIONARY REVIEW

800 E 5TH STREET, NATIONAL CITY, CA 91950

PROJECT NUMBER: 2025-112

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DATE:

03/09/2026

PHASE:

DISCRETIONARY REVIEW

DISCRIPTION:

SITE PLAN

REVISION:

RV.00 - INITIAL 05/08/2025

RV.01 -PER CITY REVIEW 08/28/2025

RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

AS1.1

RV.02

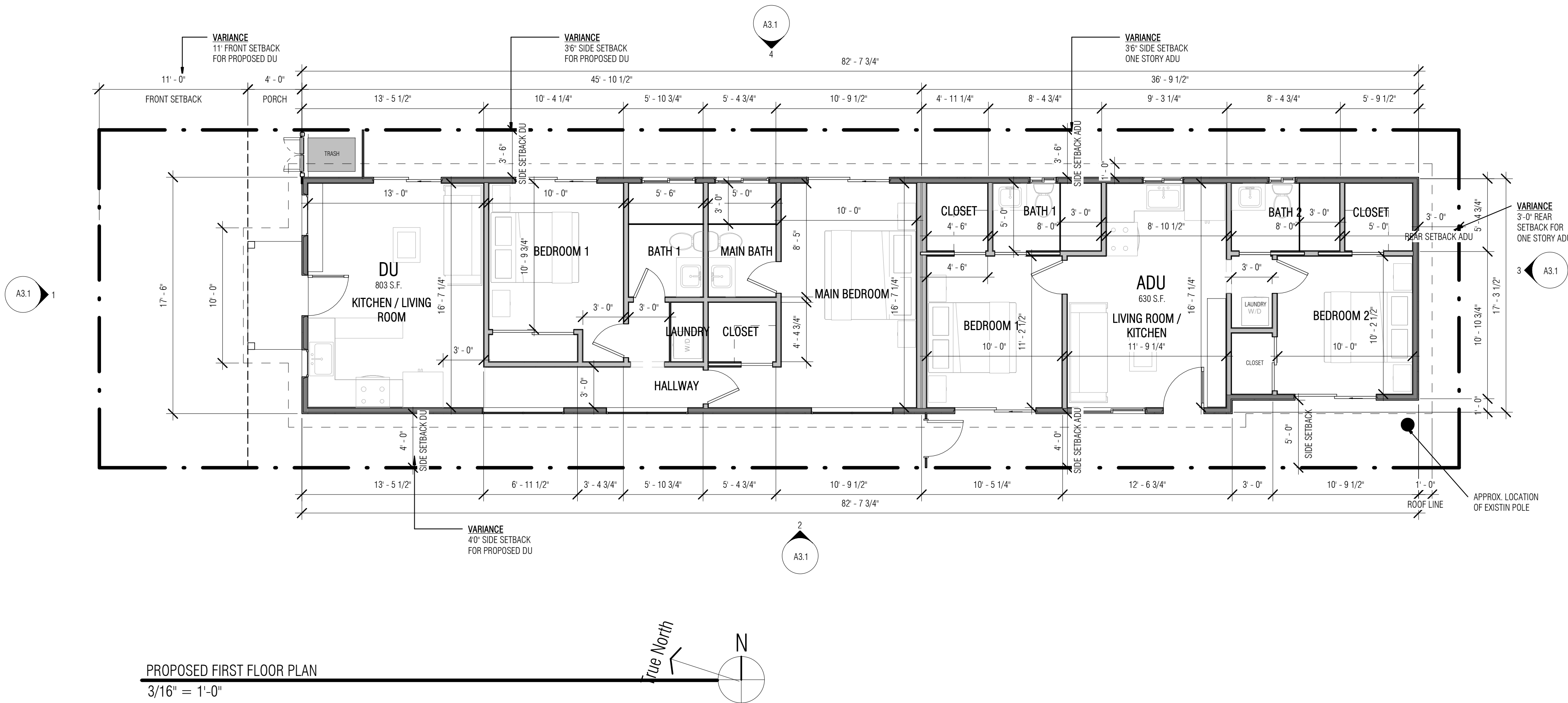
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FLOOR PLAN LEGEND

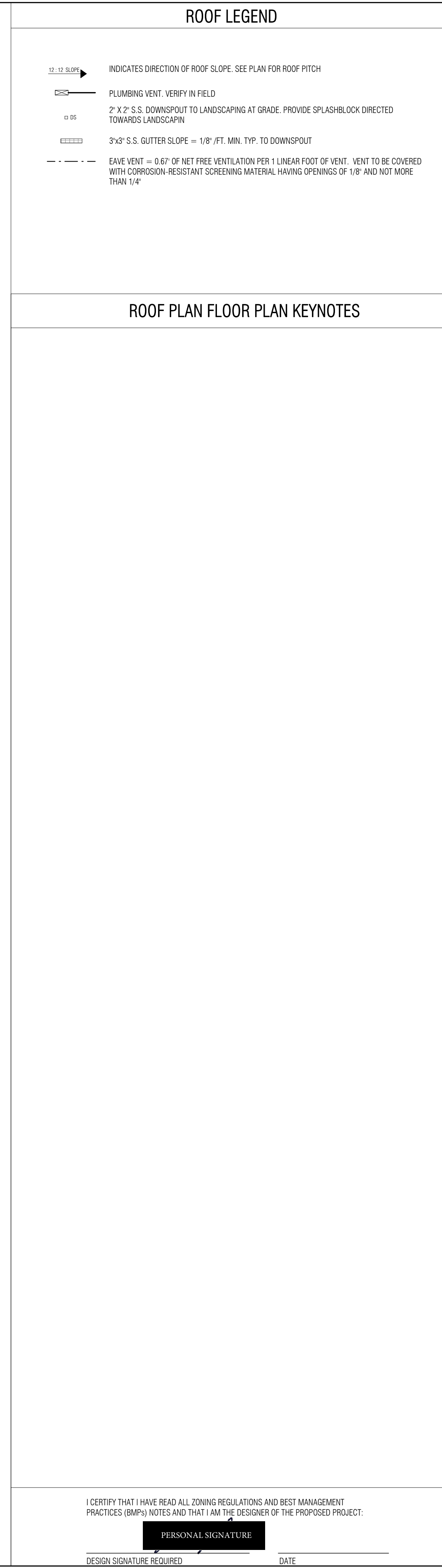
- EXISTING WOOD STUD WALLS
Note: The majority of the existing exterior walls are 2 x 4 stud
- EXISTING WALLS - TO BE DEMOLISHED AND REMOVED
- NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans
- ONE HOUR CONSTRUCTION
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD.
- EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEET
001
- EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET
F1
- LN

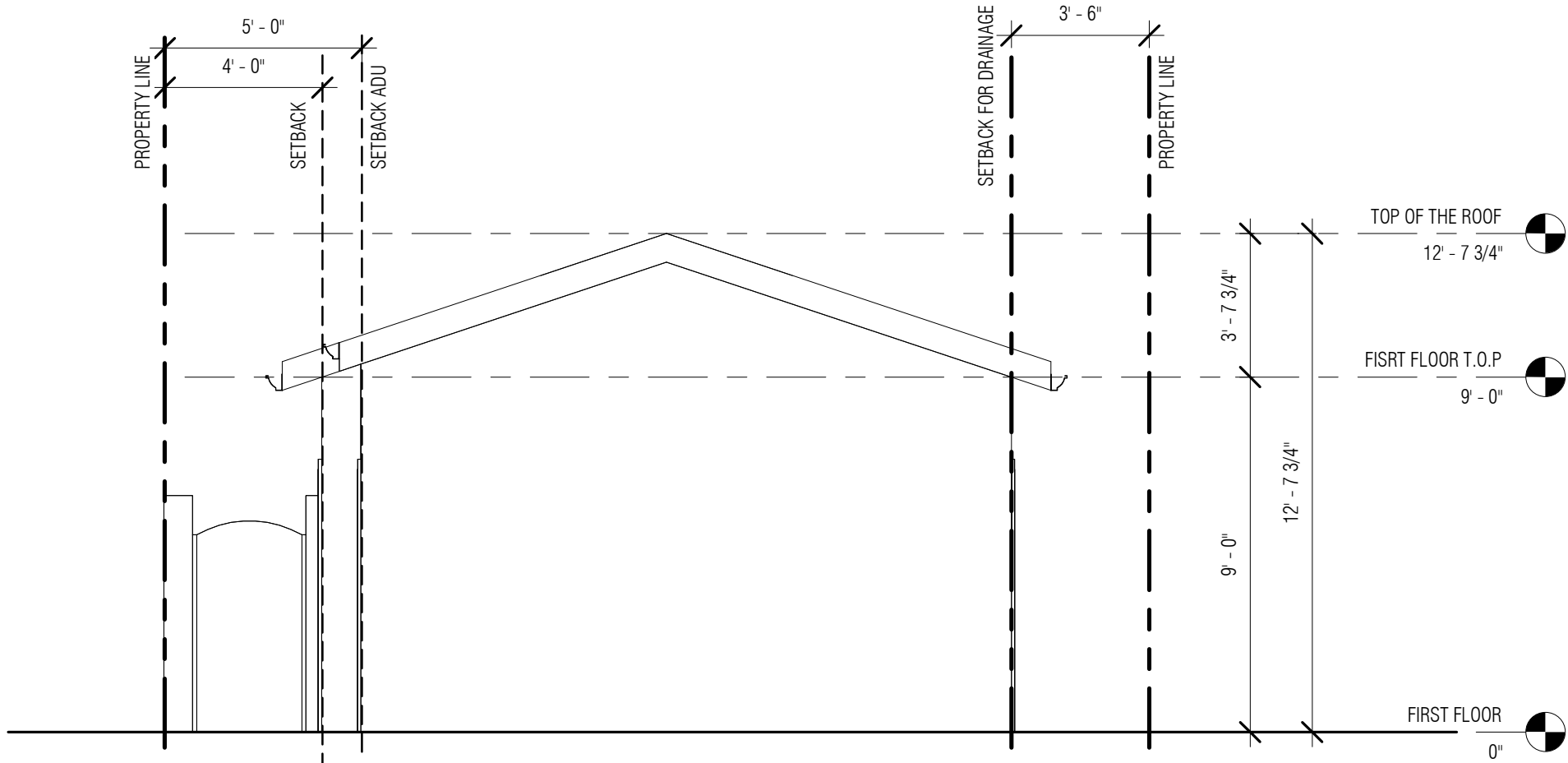
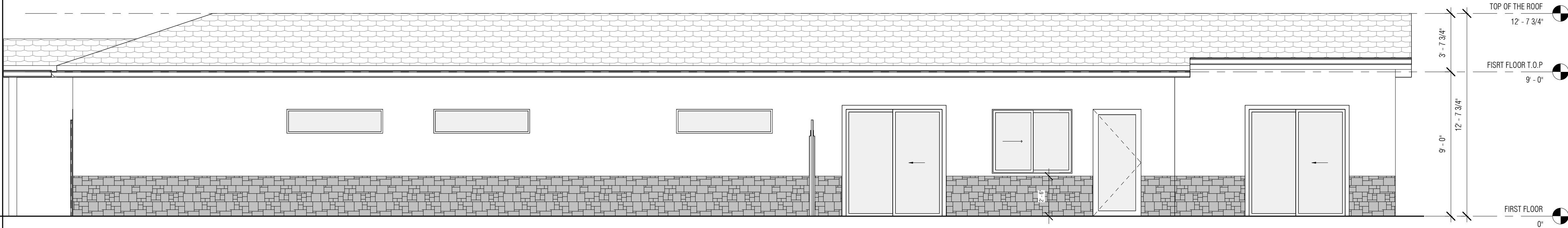
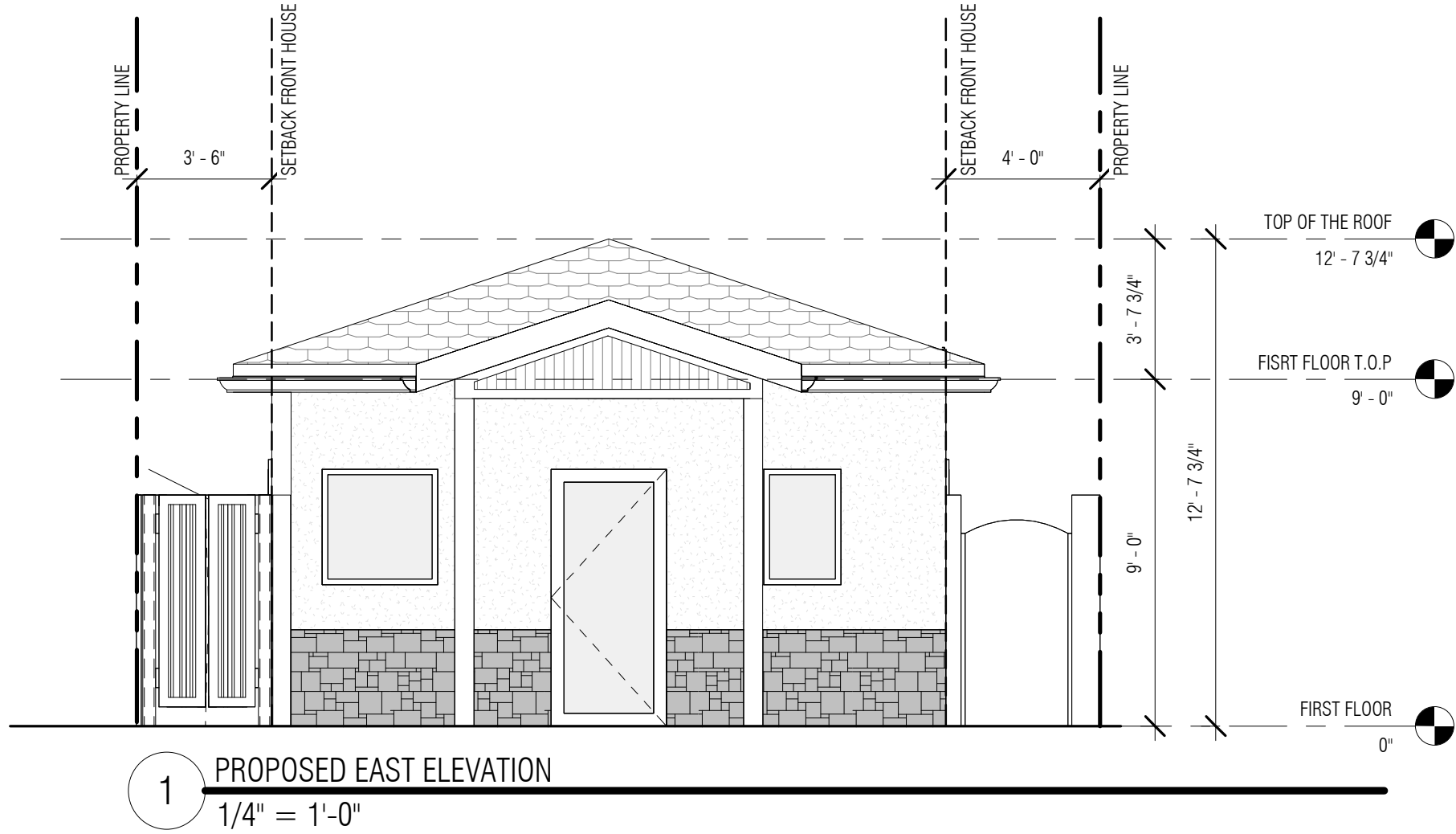
LANDSCAPE AREAS
- ATTIC ACCESS MINIMUM SIZE OF 22' X 30

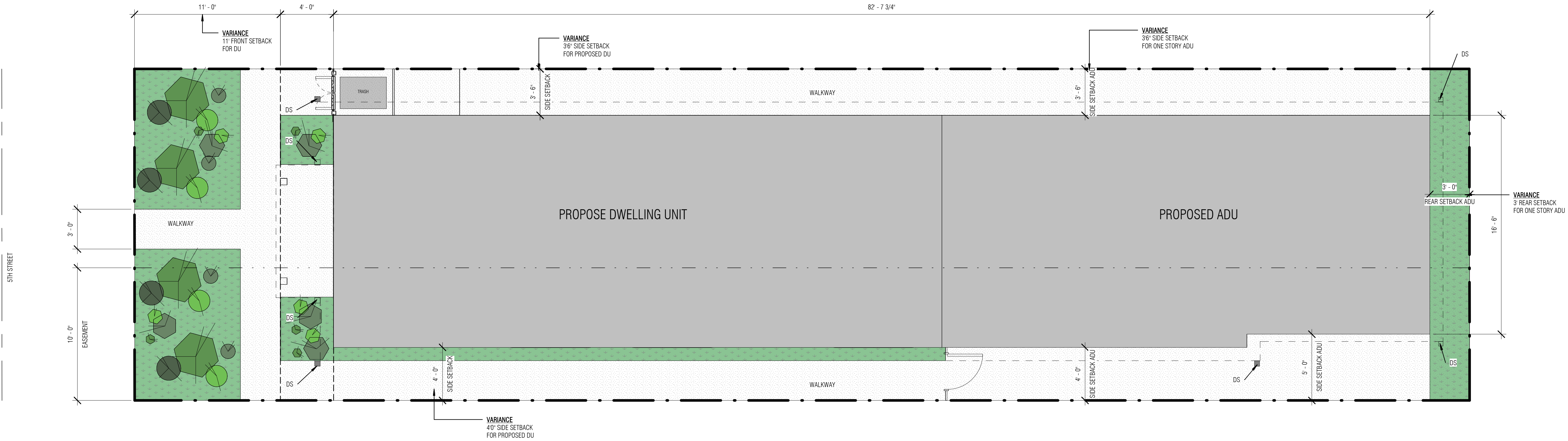
FLOOR PLAN KEYNOTES



PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"







5TH STREET RESIDENCE

DISCRETIONARY PERMIT
DISCRETIONARY REVIEW

800 E 5TH STREET, NATIONAL CITY, CA 91950
PROJECT NUMBER: 2025-112

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only and shall not otherwise be used for any
other purpose. There shall be no changes or
deviations from these drawings without the
written consent of the designer.

DRAWN BY:
Author

DATE:
03/09/2026

PHASE:
DISCRETIONARY REVIEW

DISCRPTION:
PROPOSED LANDSCAPE PLAN

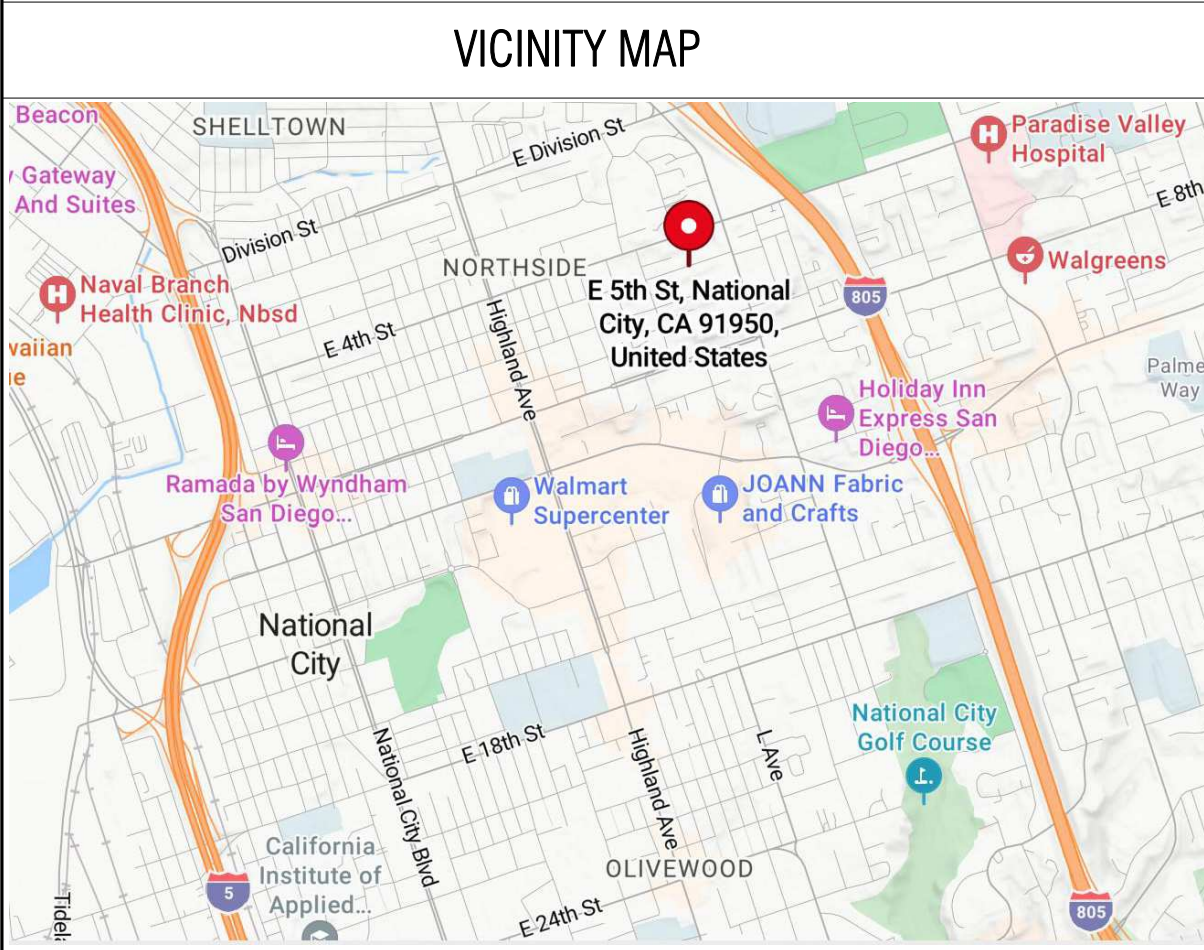
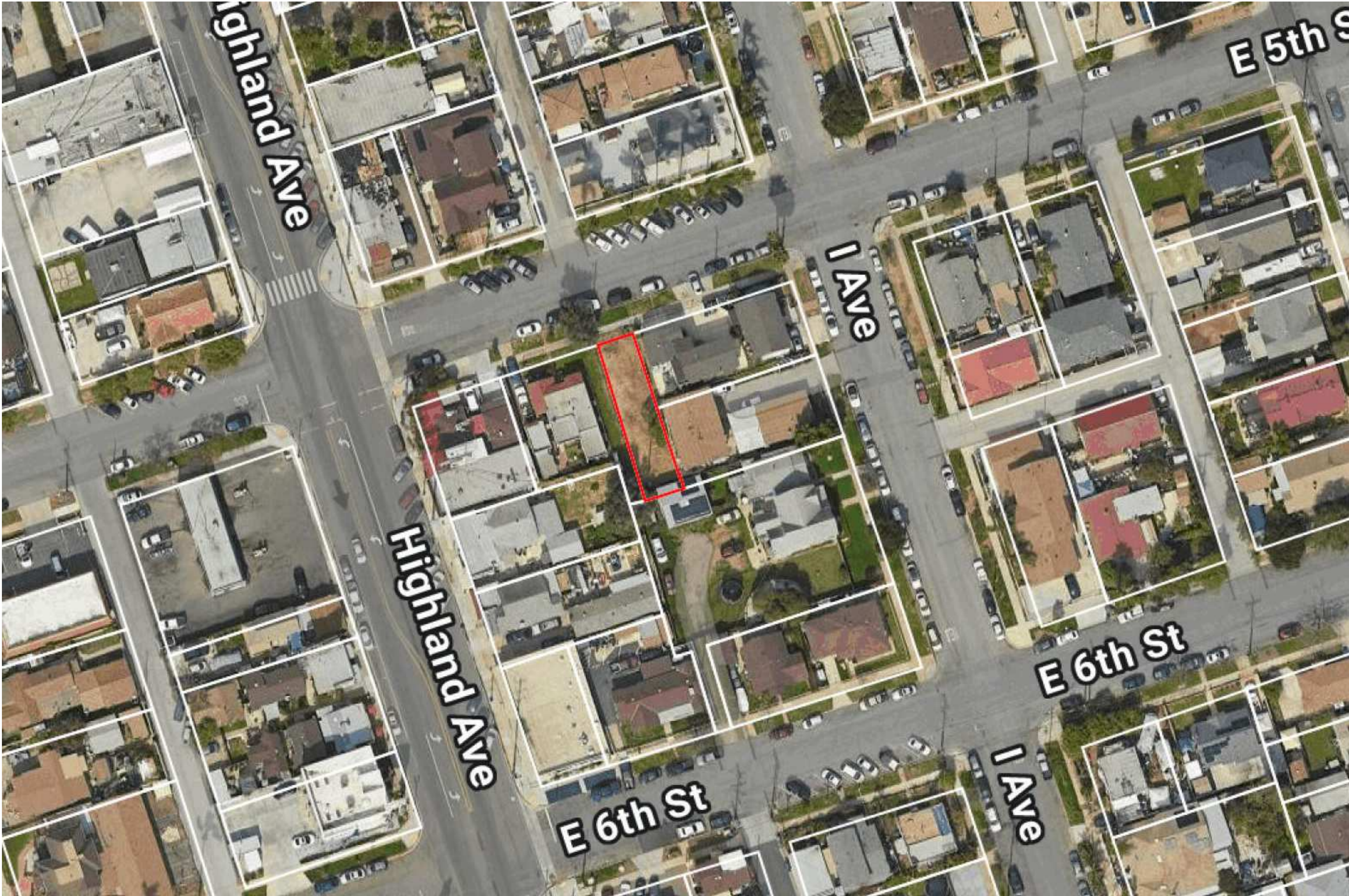
REVISION:

RV.00 - INITIAL 05/08/2025
RV.01 - PER CITY REVIEW 08/28/2025
RV.02 - PER CITY REVIEW 03/09/2026

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EXHIBIT B
CASE FILE NO.: 2025-21 ZV
DATE: 3/10/2026

5TH STREET RESIDENCE
DISCRETIONARY PERMIT
800 E 5TH STREET, NATIONAL CITY, CA 91950



ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS: 2022 CALIFORNIA BUILDING CODE. 2022 CALIFORNIA RESIDENTIAL CODE. 2022 MECHANICAL CODE. 2022 PLUMBING CODE. 2022 ELECTRICAL CODE. 2022 CALIFORNIA FIRE CODE. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY CODE THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDINGS STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF NATIONAL CITY	PROJECT TEAM		ZONING INFORMATION	VARIANCES REQUEST	SCOPE OF WORK
	OWNER JOSEPH GARRIE 238 WEST D STREET, ENCINITAS CA 92024	DESIGNER OFFSET DESIGN DRAFT CONTACT: FLAVIA GOMES 3509 DEL REY STREET, UNIT 213 SAN DIEGO, CA 92109 PH: 858-344-7702 EMAIL: FLAVIA@OFFSETDESIGNDRAFT.COM	PARCEL INFORMATION	1 - SUBSTANDARD LOT - MINIMUM SIZE 5,000 S.F. REQUIRED - REDUCE TO 2,500 S.F. Current setbacks requirements significantly reduces significantly limits the buildable envelope on this small lot, making it challenging to construct a modest single-family home with functional and efficient floor planning. 2 - MINIMUM FRONT SETBACK 20' REQUIRED- REDUCE TO 16'0" FOR THE DWELLING UNIT INCUDING 4' FOR THE FRONT PORCH The reduced front setback remains compatible with surrounding development patterns and maintains the intent of the zoning code. 3 - INTERIOR SIDE SETBACK 5' REQUIRED - REDUCE TO 36" ON NORTH SIDE AND 4' TO THE SOUTH SIDE Due to the narrow width of the parcel, meeting standard side yard setbacks would make the central living space unreasonably narrow or require reduction of usable floor area below functional minimums. The proposed 4' and 36" setbacks maintain adequate separation for fire safety and access. 4 - REAR SETBACK FOR ADU REQUIRED 25' - REDUCE TO 20' ON THE EAST SIDE The reduced rear setback allows for a more efficient building layout while maintaining adequate open space at the rear of the property and remains compatible with surrounding development patterns and maintains the intent of the zoning code. Supports the city's goals to increase housing supply and affordability by enabling ADUs on constrained infill lots.	PROPOSED DEVELOPMENT OF SINGLE FAMILY HOME OF 1,047 S.F. ON 1ST FLOOR AND AN ADU OF 870 S.F. ON THE 2ND FLOOR.
			PROJECT INFORMATION		
			EXISTING LOT SIZE AREA: 2,500 S.F.		
			PROPOSED SINGLE FAMILY HOME: 1,047 S.F. PROPOSED ADU: 870 S.F		
TOTAL LIVING AREA: 1,917 S.F.					
PROPOSED BALCONY 1: 74 S.F. PROPOSED BALCONY 2: 111 S.F.					
TOTAL PROPOSED AREA: 2,102 S.F.					

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DISCRETIONARY REVIEW

800 E 5TH STREET, NATIONAL CITY, CA 91950

SUBJECT NUMBER: 2025.112

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DRAWN BY:

1

DATE:
03/09/2026

PHASE:

DISCRETIONARY REVIEW

DESCRIPTION:

SITE PLAN

REVISION:

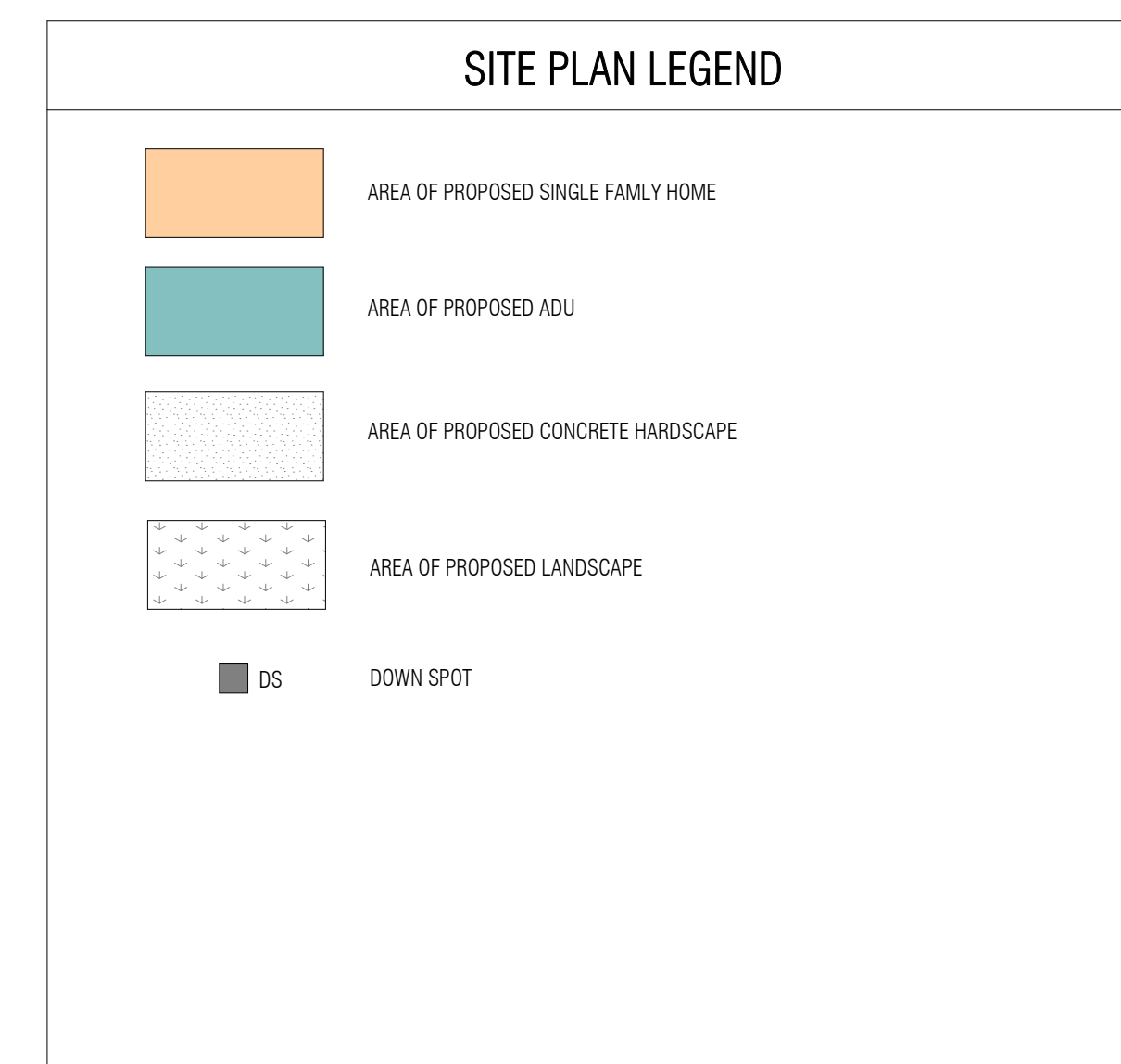
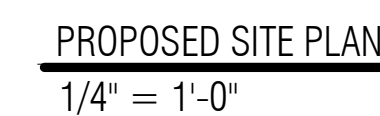
RV.00 - INITIAL 06/04/2025

RV.01 -PER CITY REVIEW 08/28/2025

BV 02 - PEB CITY REVIEW 03/09/2026

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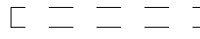
RV.02



FLOOR PLAN LEGEND



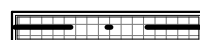
EXISTING WOOD STUD WALLS
Note: The majority of the existing exterior walls are 2 x 4 stud



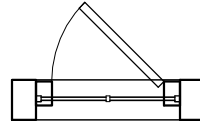
EXISTING WALLS - TO BE DEMOLISHED AND REMOVED



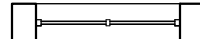
NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans



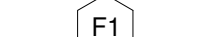
ONE HOUR CONSTRUCTION
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD.



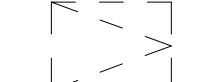
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EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET

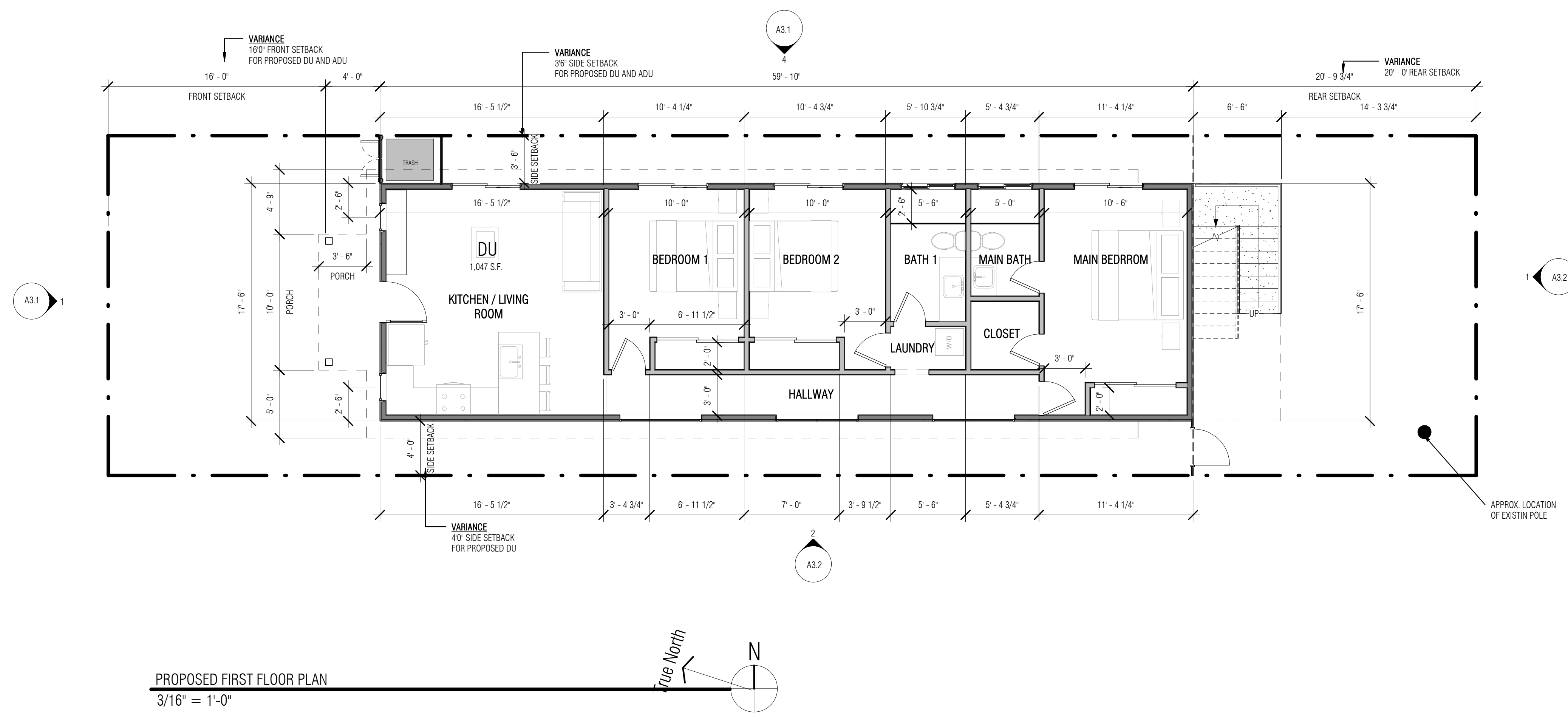


LN
LANDSCAPE AREAS



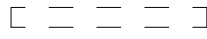
ATTIC ACCESS MINIMUM SIZE OF 22' X 30'

FLOOR PLAN KEYNOTES



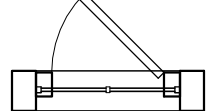
FLOOR PLAN LEGEND

 EXISTING WOOD STUD WALLS
Note: The majority of the existing exterior walls are 2 x 4 stud

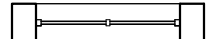
 EXISTING WALLS - TO BE DEMOLISHED AND REMOVED

 NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans

 ONE HOUR CONSTRUCTION
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD.

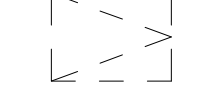
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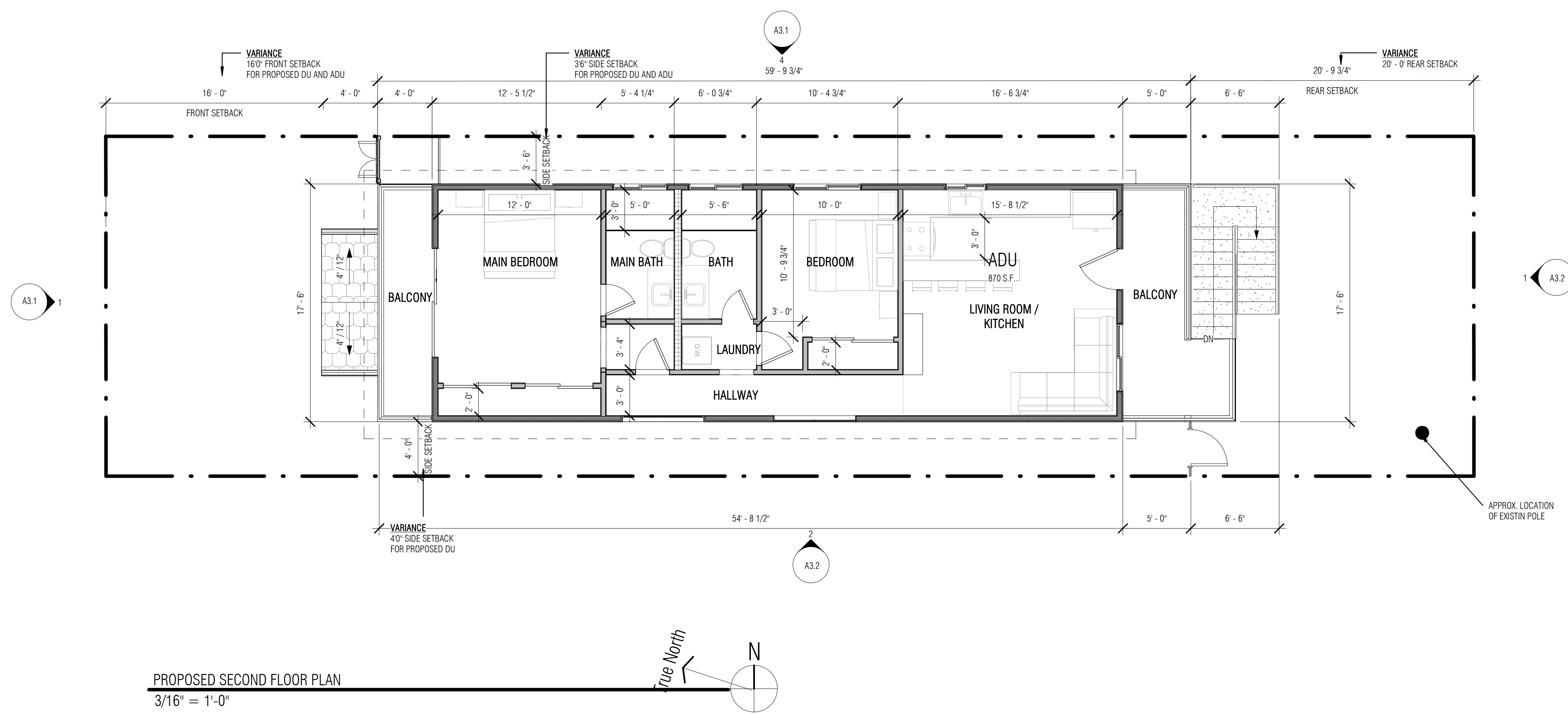
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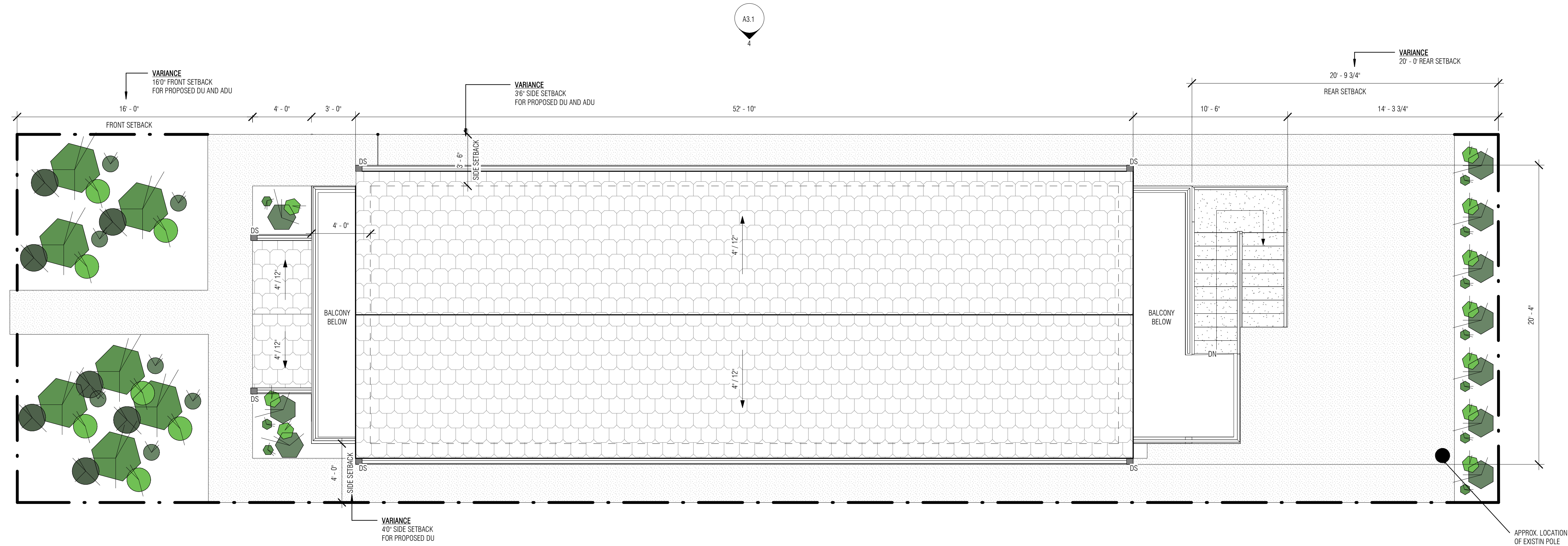
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 LN LANDSCAPE AREAS

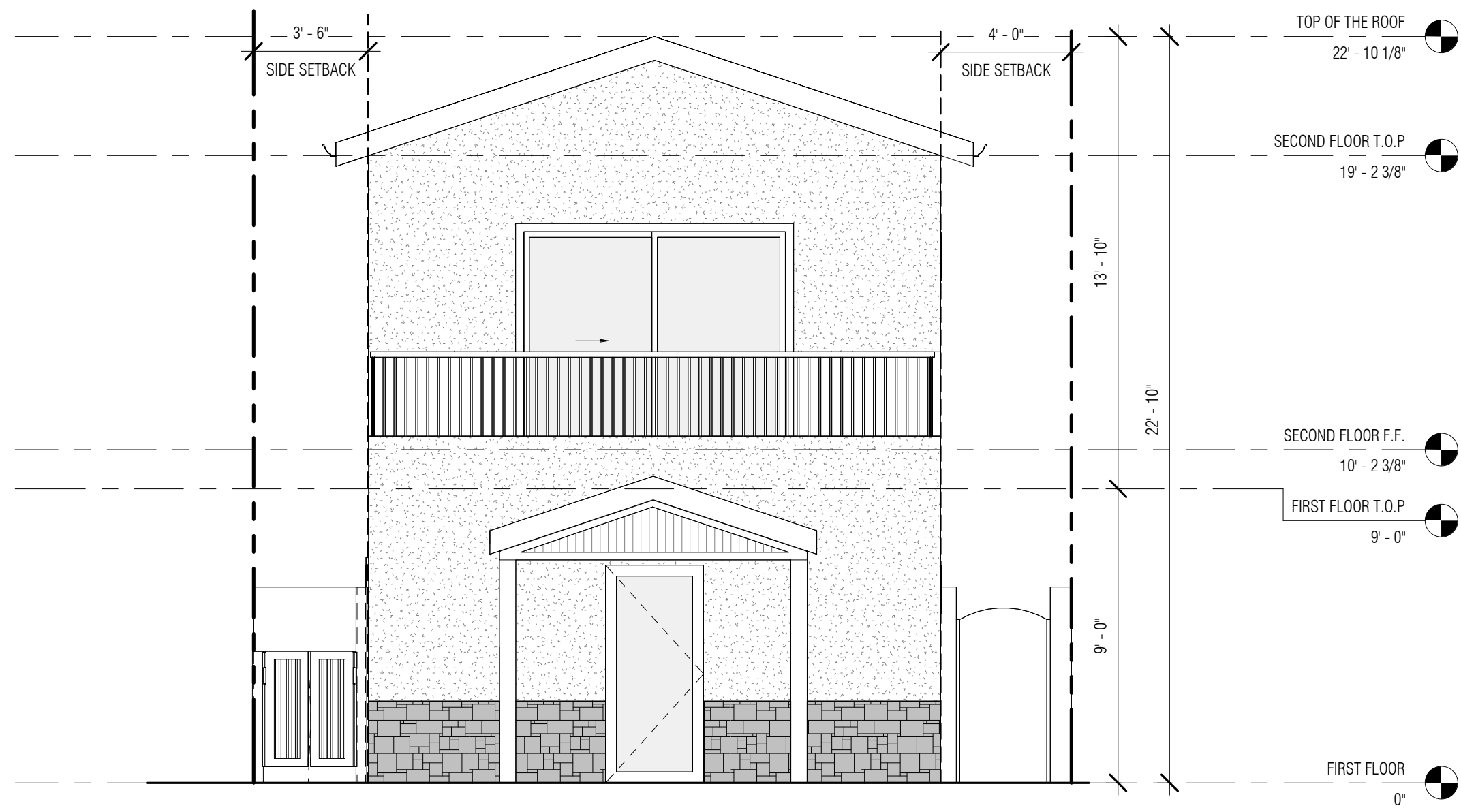
 ATTIC ACCESS MINIMUM SIZE OF 22" X 30"

FLOOR PLAN KEYNOTES





PROPOSED ROOF PLAN
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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DRAWN BY:
RR

DATE:
03/09/2026

PHASE:
DISCRETIONARY REVIEW

DISCRIPTION:
PROPOSED ELEVATIONS

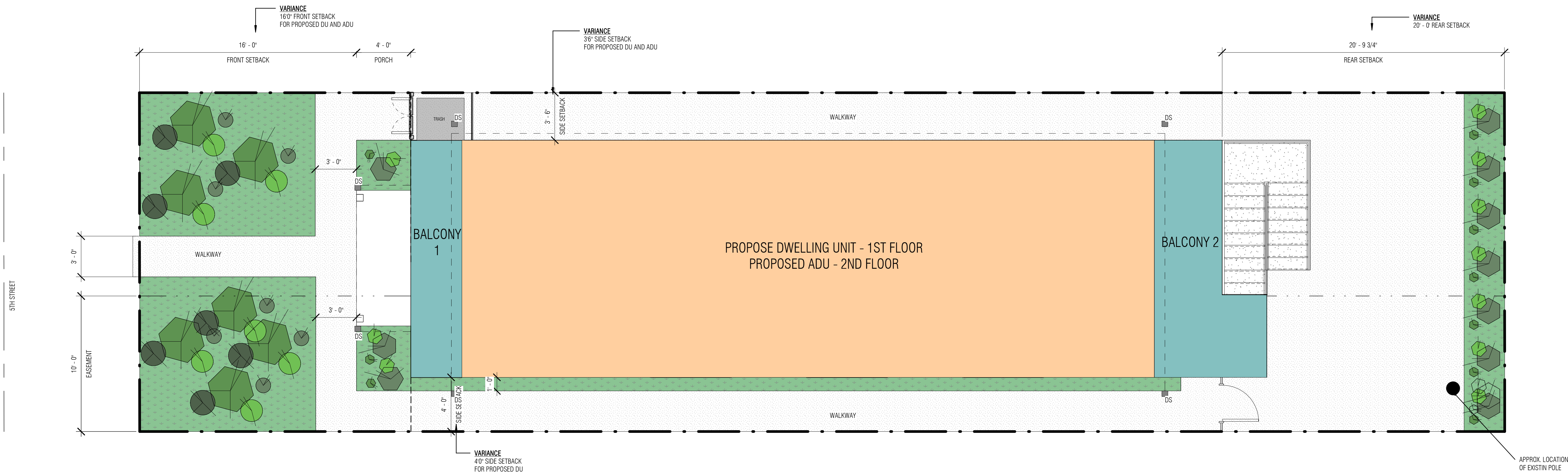
REVISION:

RV.00 - INITIAL 06/04/2025

RV.01 -PER CITY REVIEW 08/28/2025

RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP



5TH STREET RESIDENCE

DISCRETIONARY PERMIT

DISCRETIONARY REVIEW

800 E 5TH STREET, NATIONAL CITY, CA 91950

PROJECT NUMBER: 2025-112

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DATE:
03/09/2026

PHASE:
DISCRETIONARY REVIEW

DISCRPTION:
PROPOSED LANDSCAPE PLAN

REVISION:

RV.00 - INITIAL 06/04/2025

RV.01 -PER CITY REVIEW 08/28/2025

RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP



NOTICE OF CONTINUED PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.

CASE FILE NO.: 2025-21 ZV

APN: 556-311-10

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 16, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Flavia Gomes) proposes to construct an 803 square-foot single-family residence and 630 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot located on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone. Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **March 16, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Erin Reim

From: William McColl PERSONAL INFORMATION
Sent: Monday, November 10, 2025 9:32 PM
To: Planning
Subject: Fw: Case#2025-21ZV

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

[Yahoo Mail: Search, Organize, Conquer](#)

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Re APN 556-311-10

Dear City of National City:

I oppose the proposed project. Parking is difficult on that section of east 5th. It should not receive a variance from the minimal set back requirement. Too much square footage for the lot. Thanks for the chance to voice my opinion.
Bill McColl

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COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONSIDERATION OF
CERTIFICATION OF A NEGATIVE DECLARATION AND
APPROVAL OF A CONDITIONAL USE PERMIT AND
COASTAL DEVELOPMENT PERMIT FOR LIQUIFIED
PETROLEUM GAS (PROPANE) STORAGE AND
DISPENSING LOCATED AT 2100 HAFFLEY AVENUE.

Case File No.: 2025-26 CUP, CDP, IS

Location: 2100 Haffley Avenue

Assessor's Parcel Nos.: 559-040-08-01

Staff report by: Sophia Depew, Assistant Planner

Applicant: Chris Castiglione, West Air

Zoning designation: Medium Manufacturing – Coastal Zone (MM-CZ)

Adjacent land use/zoning:

North: Wood Treatment Facility / MM-CZ

East: Auto Rental Storage Lot / MM-CZ

South: Fabrication Technology Industries & WestAir / MM-CZ

West: BNSF tracks / MM-CZ

Environmental review: Initial Study and Negative Declaration

Staff recommendation: Certify the Negative Declaration and approve the Conditional
Use Permit and Coastal Development Permit based on the
attached findings and subject to the attached Conditions of
Approval

Staff Recommendation

Staff recommends certification of the Negative Declaration and approval of the proposed project requesting a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) for liquified petroleum gas storage and dispensing to install and operate a 30,000-gallon above ground propane tank based on the findings and subject to the recommended conditions in the attached resolution. The project is consistent with the General Plan and Local Coastal Plan.

Executive Summary

The applicant, WestAir, is a multi-use retail gas supplier proposing propane storage and dispensing operations at their new location at 2100 Haffley Avenue. The business is located in the Medium Manufacturing zone and Coastal Zone overlay. The property is an 88,880 square-foot industrial site, with an existing 24,000 square-foot warehouse building. The current use of the site, industrial gas warehouse and retail sales, is a use that is permitted by right in the absence of the requested propane storage and dispensing. WestAir has also been operating for several years at 2300 Haffley Avenue.

Due to the characteristics of the proposed project, an Initial Study (IS) checklist pursuant to the California Environmental Quality Act (CEQA) was prepared with a draft Negative Declaration (ND). Planning Commission approval is required for the certification of the ND, as well as the CUP and CDP. The initial request from the applicant included a hydrogen fueling station, which was later withdrawn.

The property is located within the City's Coastal Zone (CZ) overlay and subject to the development regulations outlined in the Local Coastal Program (LCP). Since the Implementation Plan of the LCP has not been formally updated, properties within the CZ are still regulated by the previous Land Use Code (LUC). All projects in the CZ that require approval of a CUP must also have an approved CDP. The City of National City maintains permit jurisdiction for the subject property and, therefore, can approve a CDP.

Site Characteristics

Situated west of Haffley Avenue between West 19th Street and Bay Marina Drive, the two-acre site is located in the City's industrial area, which encompasses a majority of the properties in the Coastal Zone west of Interstate 5. All surrounding properties are occupied by industrial uses and are within the same Medium Manufacturing-Coastal Zone (MM-CZ) zoning designation. To the north is a wood treatment facility. Located

south of the project site is a metal fabrication business, Fabrication Technology Industries, and the applicant's existing gas retail business, WestAir, which will remain in full operation. Directly abutting the property to the west are railway tracks operated by Burling Northern Santa Fe (BNSF). Across Haffley Avenue to the east is a rental car overflow site.

The property is currently occupied by a 24,000 square-foot warehouse building and a paved outdoor loading yard. There are two entrances off Haffley Avenue, one leading directly to employee/customer parking and the other provides access to the yard area where the proposed propane tank and appurtenances would be installed.

The site is included on a list of hazardous materials sites. It was previously operated by Univar, a global chemical and ingredients distributor which led to contamination of the site. As a result, installation of air sparge and soil vapor extraction wells occurred in March of 2022. Remediation of the site is ongoing. However, the environmental consultants for the remediation indicated the proposed tank is not incompatible with the existing vapor recovery system (Attachment 6).

Proposed Use

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 commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000-gallon storage tank once every two weeks. Propane will be dispensed for retail customers in five-to-twenty-five-gallon tanks.

Propane

As defined by the U.S. Department of Energy – Alternative Fuels Data Center, Propane is a three-carbon alkane gas (C₃H₈). It is stored under pressure inside a tank as a colorless, odorless liquid. As pressure is released, the liquid propane vaporizes and turns into gas that is used in combustion. An odorant, ethyl mercaptan, is added for leak detection. If spilled or released from a vehicle, it presents no threat to soil, surface water, or groundwater. Propane is produced as a byproduct of natural gas processing and crude oil refining (<https://afdc.energy.gov/fuels/propane-basics>).

Analysis

The existing multi-use retail gas supplier has requested to install and operate a propane storage tank, which is a permitted use in the MM zone with the approval of a CUP and a CDP.

General Plan

The proposal is consistent with the General Plan and the following General Plan policies.

Land Use (LU) Element

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 and with applicable Zoning Code requirements.

Land Use Code (LUC)

As discussed, the project is in a section of the CZ where the City retains permit jurisdiction and the development standards applied to the proposed development are contained within the previous version of the LUC. The project is located within the MM zone, which is regulated by Chapter 18.18 of the previous LUC. Land uses in the previous code are listed as permitted or permitted with a CUP under “use groups” that organize similar land uses into broader categories. Use Group 35 – Wholesaling, Warehousing and Distribution, which is allowed in the MM zone, permits for Bottled Gas Sales and Distribution by right. 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. Section 18.84 of the previous LUC provide rules of operation for the installation and use of storage and dispensing for LPG. Operational rules include conforming with National City Fire Code and Unified Pressure Vessel Safety Code of the Division of Industrial Safety of the state, as well as requiring the dispensing of LPG be by fully competent and qualified persons, who understand the properties of propane, and who are thoroughly trained in safe practices for handling, distribution, and operation. These operational standards are included as conditions of approval.

The proposal has also been reviewed for conformance with applicable design regulations. The site is sufficient in size for the proposed use and meets the minimum required lot area

and frontage. The proposed location of the tank will adhere to minimum setbacks. The site is already developed and has existing outdoor screening and landscaping.

Coastal Zone

As previously noted, the business location is within the Coastal Zone. Under normal (non-discretionary permit) circumstances, no Coastal Development Permit (CDP) would be required as this area is exempt from CDPs. However, the need for a discretionary approval in this case (CUP) also triggers a CDP. The only difference with this application would be the need for two additional findings related to consistency with the Local Coastal Plan, which is included in the attached Resolution (Attachment 1). The two required findings for approval for CDPs are further discussed in the findings section.

Safety

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

Traffic

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

Mailing

All property owners and occupants within 300 feet of the property are required to be notified of a public hearing for CUP and CDP applications. Notice of this public hearing was sent to 13 occupants and owners. No comments have been received as of writing this report.

California Environmental Quality Act (CEQA)

In order to analyze any potential impacts resulting from the propane storage and dispensing, a CEQA checklist (Initial Study) was prepared. At the time this CUP application was submitted, the applicant also included a request for a hydrogen fueling station, which was later removed. The initial study is revised from the original version that was submitted for public review. Of note, the checklist addressed air quality, hazardous materials, noise, and traffic. Findings of no impact or less than significant impact for these areas of concern were largely due to fact that the site is an existing developed industrial property in an industrial area. Development of the site is limited to the propane tank and dispensing equipment with a canopy, which is heavily regulated through the building permit process. Additionally, the tank is only proposed to be filled biweekly, adding only one truck trip to the site every two weeks. Thus, additional air quality, hazards, noise and traffic issues are not anticipated.

The Initial Study for the original request was posted from October 3rd, 2025 to November 3rd, 2025. However, removal of the hydrogen fueling station substantially changed the scope of the project and a new initial study was posted.

The City established a 38-day public review and comment period for the new Initial Study from December 19th, 2025 to January 26th, 2026. During this period, the CEQA checklist (Initial Study or "IS") was available for review (Attachment 5). A Notice of Intent (NOI) for the ND was posted at City Hall. Staff received one comment after the review period related to monitoring the site during development for any potential archaeological discoveries for tribal cultural resources. The proposed project does not include any development with the potential to disturb subsurface deposits.

Negative Declaration Analysis

In the CEQA checklist, there are four possible impacts: "Potentially Significant Impact", "Less Than Significant w/ Mitigation Incorporation", "Less Than Significant Impact", and "No Impact." Almost all sections on the checklist had checkmarks for "No Impact." The sections that were identified as "less than significant" were related to Air Quality, Earthquakes, Hazards, Noise, and Public Service.

Based on the analyses presented in the attached CEQA checklist, it is concluded that the project: (a) would not have the potential to degrade the quality of the environment, impact the habitat of a fish or wildlife species, cause fish or wildlife population to drop

below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory because the site is an already developed/disturbed industrial site and there is no sensitive habitat on site; (b) would not have impacts that are individually limited, but cumulatively considerable because the project is proposed on an existing industrial site surrounded by other industrial uses. Development of the site is limited to the 30,000-gallon propane tank and associated dispensing equipment with a canopy. The addition of the tank is not expected to cause any impacts to the environment or to existing services; and, (c) would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly because the transportation, installation and operation of the propane tank is regulated by Federal, State, and local agencies. These agencies have standard in place for any potential impacts related to air quality, safety, and nuisances. No significant impacts to the environment have been identified as a result of this project. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. As such, it is expected that project implementation would have no impact with respect to these mandatory findings of significance. Because no mitigation is required, the CEQA document converts to a Negative Declaration (ND).

Recommended Findings for the CUP and CDP

Required Findings for Approval

The (previous) Municipal Code contains four required findings for CUPs:

1. The site for the proposed use is adequate in size and shape: The project site is an existing developed industrial property meeting minimum lot size requirements for the Medium Manufacturing (MM) zone. The proposed propane tank will meet all required setbacks including separation from existing structures and property lines. There is an existing appropriately-size paved area to allow for the ingress and egress of trucks.
2. The site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use: The project location is on the west side of the City where adequate

truck routes exist along Bay Marina Drive, Civic Center Drive, and Tidelands Avenue. Interstate 5 is directly accessible from these streets. In addition, the site has access from West 19th Street for ingress and egress of truck traffic. The addition of the propane tank will only result in one additional truck trip every other week to fill the tank.

3. The proposed use will not have an adverse effect upon adjacent or abutting properties: The proposed project is an industrial use consistent with the Medium Manufacturing (MM) zone description in the General Plan and will be subject to conditions of approval that ensure safe operation of the facility. Adjacent and abutting properties are occupied by similar industrial and manufacturing uses. As a condition of approval, the project is required to adhere to truck routes and maintain a screening fence. The project is also required to conform to all development standards and design guidelines of the MM zone.
4. The proposed use is deemed essential and desirable to the public convenience or welfare: The project facilitates the storage of LPG, a cleaner-burning fuel than conventional gasoline or diesel, expanding alternative fuel options. The use is consistent with the MM zone description, which is intended for uses in areas in which activities involve some degree of noise, vibration, air pollution, radiation, glare phenomena, and/or fire and explosive hazards.

In addition, projects in the Coastal Zone require two conditions related to CDPs:

1. The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City: The proposed use is permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. As discussed in the staff report, the project is consistent with policies in the Land Use Element and Safety Element of the General Plan.
2. The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program: The project is located in an area generally exempt from a Coastal Development Permit; involves a gas storage and distribution use, which is conditionally allowed in the MM zone; and will not prohibit coastal access or obstruct views.

Furthermore, a finding has been included in the draft resolution with regard to compliance with the California Environmental Quality Act (CEQA) and the certification of the Negative Declaration. The draft resolution for certifying the ND and approval of the CUP and CDP includes the following finding for CEQA:

1. The proposed project has been reviewed in compliance with the California Environmental Quality Act; The City conducted an Environmental Initial Study that determined the proposed project would not have a potentially significant environmental impact and qualifies for a Negative Declaration per Section 15071 of the CEQA Guidelines.

Optional Findings for Denial

The following finding recommended should the Planning Commission consider the denial of the CUP:

1. The proposed propane tank is not deemed essential and desirable to the public convenience and welfare, because the availability of propane is already established within the community and storage of additional propane is not needed.
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 the project would result in a significantly larger quantity of hazardous materials on site than would typically be in the MM zone, thereby increasing potential risk to properties in the vicinity.

One additional finding is recommended should the Planning Commission consider the denial of the CDP:

3. The granting of said Coastal Development Permit is inconsistent with applicable plans and ordinances within the City of National City because it is not deemed essential and desirable to the public convenience and welfare and may 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.

Department Comments and Conditions of Approval

Comments were received from the Building Division and Fire Department. The Building Division provided comments related to conformance with applicable building and fire codes and additional comments related to the remediation, which are included as a condition of approval. The Fire Department provided comments related to required access and the design of fire-suppression equipment. Specialized equipment in the event of fire is also required due to the presence of hazardous materials on site. The Planning Division has also included comments related to development standards, truck routes, screening, and monitoring. All comments have been incorporated as conditions of approval as well as general conditions related to CUPs and CDPs and can be found in the attached draft resolution for approval.

Summary

The proposed project is an industrial use at an existing industrial site. Development of the site includes the installation of a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment and a canopy. The primary use of the site, industrial gas warehouse and retail sales, is a use that would be permitted by right in the absence of the propane storage and dispensing. The project was analyzed for any potential impacts resulting from the propane storage and dispensing as required by CEQA and due to the absence of impacts, a Negative Declaration was drafted. 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.

Planning Commission Options for Certification of the Negative Declaration

1. Certify that the Negative Declaration for the Proposed Project has been completed and processed in compliance with the requirements of CEQA; the Commission, as the decision-making body for the City, reviewed and considered the information contained in the Negative Declaration prior to approving the Proposed Project; and the Negative Declaration reflects the City's independent judgement and analysis, based on findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
2. Find that the Negative Declaration for the Proposed Project has not been completed and processed in compliance with the requirements of CEQA based on findings to be determined by the Planning Commission; or,

3. Continue the item to a specific date to obtain additional information.

Planning Commission Options for the CUP and CDP

1. 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,
2. Deny 2025-26 CUP, CDP, IS based on the attached findings, or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date to obtain additional information.

Attachments

1. Draft Resolutions
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-26 CUP, CDP, IS, dated 12/11/2025)
4. Public Hearing Notice (Sent to 13 property owners & occupants)
5. Initial Study
6. Remediation Letter

RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA CERTIFYING A NEGATIVE
DECLARATION AND APPROVING A CONDITIONAL USE PERMIT AND COASTAL
DEVELOPMENT PERMIT FOR LIQUIFIED PETROLEUM GAS (PROPANE)
STORAGE AND DISPENSING LOCATED AT 2100 HAFFLEY AVENUE IN THE
COASTAL ZONE.

CASE FILE NO. 2025-26 CUP CDP IS
APN: 559-040-08-01

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit and Coastal Development Permit for liquified petroleum gas (propane) storage and dispensing at an existing business (WestAir) located at 2100 Haffley Avenue. At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2025-26 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 March 16, 2026, support the following findings for certification of the Negative Declaration:

1. The proposed project has been reviewed in compliance with CEQA for which a Negative Declaration (ND) has been prepared. The ND determined that the proposed project could not have a significant effect on the environment.

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 March 16, 2026, support the following findings for approval of the Conditional Use Permit and Coastal Development Permit:

1. That the site for the proposed use is adequate in size and shape, because the project site is an existing developed industrial property meeting minimum lot size requirements for the Medium Manufacturing (MM) zone. The proposed propane

tank will meet all required setbacks including separation from existing structures and property lines. There is an existing appropriately-size paved area to allow for the ingress and egress of trucks.

2. That the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use, because the project location is on the west side of the City where adequate truck routes exist along Bay Marina Drive, Civic Center Drive, and Tidelands Avenue. Interstate 5 is directly accessible from these streets. In addition, the site has access from West 19th Street for ingress and egress of truck traffic. The addition of the propane tank will only result in one additional truck trip every other week to fill the tank.
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, because the proposed project is an industrial use consistent with the Medium Manufacturing (MM) zone description in the General Plan and will be subject to conditions of approval that ensure safe operation of the facility. Adjacent and abutting properties are occupied by similar industrial and manufacturing uses. As a condition of approval, the project is required to adhere to truck routes and maintain a screening fence. The project is also required to conform to all development standards and design guidelines of the MM zone.
4. That the proposed use is deemed essential and desirable to the public convenience or welfare, because the project facilitates the storage of propane, a cleaner-burning fuel than conventional gasoline or diesel, expanding alternative fuel options. The use is consistent with the MM zone description, which is intended for uses in areas in which activities involve some degree of noise, vibration, air pollution, radiation, glare phenomena, and/or fire and explosive hazards.
5. The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City: The proposed use is permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. As discussed in the staff report, the project is consistent with policies in the Land Use Element and Safety Element of the General Plan.
6. That The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program: The project is located in an area generally exempt from a Coastal Development Permit; involves a gas storage and distribution use, which is conditionally allowed in the MM zone; and will not prohibit coastal access or obstruct views.

7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); The City conducted an Environmental Initial Study that determined the proposed project would not have a potentially significant environmental impact and qualifies for a Negative Declaration per Section 15071 of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit and Coastal Development Permit is approved subject to the following conditions:

General

1. This *Conditional Use Permit and Coastal Development Permit* authorizes the installation and operation of a 30,000-gallon above ground propane tank with associated dispensing equipment for a business (WestAir) located at 2100 Haffley Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-26 CUP CDP IS, dated 12/11/2025.
2. Before this *Conditional Use Permit and Coastal Development Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit and Coastal Development Permit*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit and Coastal Development Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
5. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval or applicable law. In the case of revocation, the associated Coastal Development Permit shall also be voided.

6. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *San Diego County Clerk* and submitted to the National City Planning Department.

Building

7. The proposal will require a plan check submittal with professionally prepared construction drawings complying with the current adopted California Building Codes (CBC) at time of submittal (currently 2022 CBC, as of January 1, 2026 it will be the 2025 CBC).
8. An independent technical report showing compliance with NFPA 2 standards will be required and most of the items included in the report will need to be shown on the plans.
9. In regards to the foundation design, the Engineer of Record will need to address the potential removal of known contaminated soils at this specific site. A soils report showing soils conditions and allowable soils bearing pressures will be required and must coordinate with the Structural Engineer's design.
10. Plans shall identify the distance between the existing vapor recovery equipment and the proposed propane tank and dispensing equipment to ensure there is sufficient space to avoid any spark/ignition sources.
11. A Lighting Plan and Electrical Plans shall be submitted to the Building Division.
12. The site dispensing area and devices must meet accessibility requirements.

Fire

13. The site shall provide multiple all-weather, unobstructed access and egress routes that comply with California Fire Code Chapter 5 and Appendix D.
14. Roadways must support fire apparatus (minimum 75,000 lbs. GVW) and maintain a minimum 20-foot width with 13'6" vertical clearance.
15. Entrance/exit gates shall be equipped with a Knox Box and Emergency Strobes.
16. A Knox Key Switch shall be installed with the strobe and placed at the front of the property. Contact the National City Fire Department for the exact field location.
17. All fire department access roads shall be at least 20 feet wide and 14 feet high, with an all-weather surface supporting 75,000 pounds.
18. Where a fire hydrant is located on a fire apparatus road, the minimum width shall be 26 feet.

19. Aerial fire apparatus roads shall have a minimum width of 26 feet in the vicinity of buildings or hazardous storage.
20. A minimum turning radius of 28 feet is required for access.
21. The road grade shall not exceed 15%, per the Fire Code Official's standards.
22. Fire access roads must be painted and signed to prevent parking and obstruction.
23. The full width of access roads must remain unobstructed, including no vehicle parking.
24. Approved firefighting access shall be provided to construction and demolition sites.
25. Access must reach within 100 feet of all fire department connections.
26. Temporary or permanent roads must support apparatus under all weather conditions.
27. Specific requirements override general ones. The most restrictive code requirement shall apply where there are discrepancies.
28. Emergency routes shall be marked, well-lit, and obstruction-free.
29. Aerial apparatus access shall be provided where required.
30. Hydrants must be strategically located and meet CFC Appendix B & C flow requirements.
31. Hydrants shall be spaced no more than 300 feet apart.
32. Hydrants shall be within 400 feet of all roadway-accessible locations, measured from the nearest existing hydrant.
33. An approved underground water system shall support hydrants and sprinklers per NFPA 24 and local standards.
34. Where applicable, private mains shall meet all access and testing requirements.
35. All buildings shall be fully sprinklered per NFPA 13.
36. The system shall match building occupancy and hazard classification.
37. A monitored alarm system per NFPA 72 shall include required smoke and heat detection.
38. Continuous detection systems must be installed in all areas with fuel storage, transfer, or dispensing.
39. Systems must activate visual/audible alarms and automatic shutdowns per NFPA and CFC.

40. Clearly marked, accessible emergency fuel shut-off valves must be installed throughout the site.
41. Propane storage limits shall comply with CFC Chapter 60 and hazardous materials regulations.
42. The project shall follow all zoning rules, utility plans, and emergency access standards.
43. The facility must remain compliant with updated codes.
44. Periodic reviews and inspections are required.
45. Joint pre-incident walkthroughs with the Fire Department are required prior to occupancy and annually.
46. The facility must support Fire Department training, including full-scale hazardous materials scenarios.
47. The developer shall provide specialized equipment as needed for propane incidents, including:
 - a. Fire-resistant hydrogen handling suits
 - b. Gas detection and monitoring devices
 - c. Specialized nozzles or tools
 - d. Any additional equipment as needed
48. Training must be delivered on any unique firefighting tools or equipment before operation and on a regular basis.
49. A comprehensive Emergency Disaster Response Plan must be submitted, covering:
 - a. Incident command
 - b. Notification procedures
 - c. Evacuation and emergency system activation
50. The facility must include a Cost Recovery Plan to reimburse the Fire Department for emergency responses. This includes:
 - a. Personnel time (including overtime)
 - b. Apparatus and equipment use
 - c. Replacement of damaged/contaminated gear
 - d. Administrative costs
 - e. This plan must be submitted and approved before operation begins.

51. Strict compliance with fire, building, and environmental codes is required.
52. Developers must submit detailed plans showing:
- a. Fire access routes
 - b. Hydrant locations
 - c. Water supply systems
 - d. Gas detection and fire protection infrastructure
53. Ongoing coordination with the Fire Department is essential, including:
- a. Pre-incident planning
 - b. Annual inspections
 - c. Emergency drills
54. A cost recovery plan must be integrated into the facility's emergency response planning.
55. Supporting documents are considered mandatory for compliance and must be incorporated into all project phases.
56. The project shall;
- a. Review and adhere to all attached documents
 - b. Submit updated plans demonstrating full compliance
 - c. Engage in scheduled meetings with Fire Department officials
 - d. Support training, equipment procurement, and cost recovery efforts

Planning

57. The facility shall at all times be operated in conformance with all San Diego Air Pollution Control District (SDAPCD) rules and regulations pertaining to the proposed use including, but not limited to, nuisance odors and emissions standards.
58. All required federal, state, or local permits for the installation and operation of the facility shall be approved prior to start of operations. Permits shall be maintained for the life of the project. Failure to maintain proper operating permits shall constitute a violation of this CUP and CDP.
59. The dispensing of liquefied petroleum gas shall be conducted by a fully competent and qualified person, who understands the properties of propane and who is thoroughly trained in safe practices for handling, distribution, and operation.

60. All development plans submitted for the construction of the proposed facility shall adhere to the design regulations of Section 18.18.180 of the previous Land Use Code (Ord. 1503 § 1 (part), 1976: NCLUC § 972-6 (part)).
61. Plans submitted for construction shall conform to Chapter 18.60 – Outdoor Lighting of the previous Land Use Code (Ord. 1503 § I (part), 1976: NCLUC § 975-10).
62. Plans submitted for construction shall conform to Chapter 18.86 - Mechanical Equipment of the previous Land Use Code (Ord. 1503 § 1 (part), 1976: NCLUC § 976-1 (part)).
63. The applicant shall comply with all applicable standards required by outside agencies and service providers. San Diego Gas and Electric and Sweetwater Authority shall be consulted during submittal of development permits.
64. The applicant shall maintain a six-foot high screening fence. Broken or missing fence slats shall be replaced as needed.
65. All activities shall comply with the noise limits contained in Title 12 of the National City Municipal Code.
66. Signage shall be added to the exit from the fuel dispensing area indicating a right turn only for trucks in order to direct them to the nearest truck route on Bay Marina Drive.
67. All interested Tribes shall be informed as the project progresses and shall receive project updates, reports of investigation, and/or any documentation that may be generated regarding previously recorded or newly discovered sites. Archaeological and Tribal Cultural monitoring on all ground disturbance activities is required. If the project boundaries are modified to extend beyond the currently proposed limits, the tribes shall be updated and given the opportunity to respond to changes.
68. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the

event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT
FOR LIQUIFIED PETROLEUM GAS (PROPANE) STORAGE AND DISPENSING
LOCATED AT 2100 HAFFLEY AVENUE IN THE COASTAL ZONE
CASE FILE NO. 2025-26 CUP CDP IS
APN: 559-040-08-01

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit and Coastal Development for liquified petroleum gas (propane) storage and dispensing at an existing business (WestAir) located at 2100 Haffley Avenue. At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2025-26 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 March 16, 2026, support the following findings:

1. The proposed propane tank is not deemed essential and desirable to the public convenience and welfare, because the availability of propane is already established within the community and storage of additional propane is not needed.
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 the project would result in a significantly larger quantity of hazardous materials on site than would typically be in the MM zone, thereby increasing potential risk to properties in the vicinity.

3. Based on the above findings, the granting of said Coastal Development Permit is inconsistent with applicable plans and ordinances within the City of National City because it is not deemed essential and desirable to the public convenience and welfare and may 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.

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. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

2025-26 CUP CDP IS– 2100 Haffley Avenue – Overhead



1. GENERAL CONSIDERATIONS

A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE

B. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LOCAL, STATE, AND NATIONAL CODES, AS WELL AS WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE

C. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY (INCLUDING FIRE SAFETY) OF THE NEW, WELL AS EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. THAT RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND SHALL BE THE LIMIT OF THE NORMAL WORKING HOURS. ANY DEVIATION FROM SUCH ORDINANCES MUST BE REVIEWED AND APPROVED BY SGE PRIOR TO CONSTRUCTION.

D. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND CHECK ALL DIMENSIONS PRIOR TO COMMENCING THE WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF SGE AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

E. THE CONTRACTOR SHOULD NOT PROCEED WITH CONSTRUCTION IN CASE OF CONFLICT(S) BETWEEN THE DETAILS, AND/OR BETWEEN THE DETAILS AND PLANS, AND/OR BETWEEN THE PLANS AND SCHEDULE. THE CONSTRUCTION SHALL RESUME ONLY UPON THE FULL RESOLUTION OF SUCH CONFLICT BY SGE.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF WORKING CONDITION OF ALL EXISTING MATERIALS AND STRUCTURES AFFECTED BY THIS CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE AREA OF CONSTRUCTION FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

G. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS. AT THE END OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT.

H. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL DAMAGES, LOSSES, REAL OR ALLEGED, IN CONNECTION WITH THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

I. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ASSUMED OR SCALED DIMENSIONS.

J. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACES. LAYOUT OF STRUCTURES AND FOUNDATIONS MUST BE DETERMINED BY EXAMINATION OF PLANS AND FINISH MATERIALS SELECTED AND SHALL NOT BE ASSUMED AS BEING EXEMPLIFIED BY THE WRITTEN FINISHED SURFACE DIMENSIONS.

K. SITE DRAWINGS ARE BASED UPON THE PLANS OBTAINED FROM THE AUTHORITY HOLDING JURISDICTION (AHJ), AND/OR PROVIDED BY THE PROPERTY OWNER, AND/OR AVAILABLE AERIAL PHOTOGRAPHS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE PROPERTY BOUNDARY LINES ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

L. ALL CUTSHEETS, DETAILS, AND DIMENSIONS MARKED "FOR REFERENCE ONLY" REFLECT INFORMATION BY OTHERS, ARE PRESENTED EXCLUSIVELY FOR REFERENCE PURPOSES, AND USED BY SGE AS A BASIS FOR STRUCTURAL DESIGN, UNLESS NOTED OTHERWISE. THE VERACITY OF THE INFORMATION, OR THE ACCURACY OF THE DIMENSIONS, OR THE INFORMATION AS VERIFIED AND/OR ASSUMED BY SGE AS COMPLIANT WITH ALL APPLICABLE CODES AND STANDARDS, THE SGE STAMP, AND SIGNATURE PERTAIN EXCLUSIVELY TO THE PORTIONS OF THE STRUCTURAL DRAWINGS AND CALCULATIONS DEVELOPED BY SGE.

M. THIS SITE DRAWING PROVIDED IS INTENDED SOLELY FOR GENERAL CONCEPT, SHOWING THE LOCATION OF THE STRUCTURE OR EQUIPMENT WITHIN THE SITE. IT IS NOT INTENDED TO ESTABLISH SITE BOUNDARIES, EASEMENTS, FIRE-CODE COMPLIANCE, OR ANY OTHER DESIGN ASPECTS. SUCH ASPECTS SHALL BE REVIEWED AND ADDRESSED BY THE APPROPRIATE PROFESSIONALS.

2. STORMWATER, EROSION, AND ENVIRONMENTAL CONSIDERATIONS

ALL CONSTRUCTION WORK SHALL FULLY COMPLY WITH ALL STORMWATER, EROSION, GRADING, AND ENVIRONMENTAL REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL CODES - INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:

A. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF, AND COMPLY WITH, THE AUTHORITY HOLDING JURISDICTION (AHJ) BEST MANAGEMENT PRACTICES (BMP) AND EROSION CONTROL MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

B. APPROPRIATE BMP FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

C. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORMWATER EVENT OR CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: (A) CAUSE OR CONTRIBUTE TO A VIOLATION OF FEDERAL, STATE, OR LOCAL WATER QUALITY STANDARDS; (B) THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; AND/OR (C) PARTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS (CFR PARTS 117 AND 302).

D. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT OR OTHER POLLUTANTS.

E. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES, AND ANTIMONY; FUELS, OILS, GREASES, OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS; VEHICLE/EQUIPMENT WASH WATER AND CROSETT WASH WATER; CONCRETE, TERRESTRIAL, OR FLUORIDE WASTES; AND EXHAUST, CONDENSATION STEAM, CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.

F. DURING CONSTRUCTION, THE DISPOSAL OF SUCH MATERIALS SHALL OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

G. DEWATERING OF CONTAMINATED GROUND WATER OR DISCHARGING OF CONTAMINATED SOLS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUND WATER FOR CONSTRUCTION PURPOSES SHALL BE ALLOWED IF AN INFORMATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY BOARD.

H. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM PRACTICAL EXTENT.

I. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

J. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPES AND TOWARD DESLTING FACILITIES AT THE CONCLUSION OF EACH WORKING DAY.

K. THE PERMITTEE AND THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUND WATER CREATES A HAZARDOUS SITUATION.

L. THE PERMITTEE AND THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

Architectural floor plan of a building with various rooms and equipment. The plan includes dimensions, room numbers (1E, 2E, 3E, 4E, 5E, 6E, 7E, 3N, 4N, 5N), and labels for equipment like 'NEW CANOPY ABOVE EQUIPMENT' and 'EXISTING VAPOR RECOVERY EQUIPMENT AND ENCLOSURE'. The layout shows a large central area (4E) and several smaller rooms and enclosures along the perimeter.

Key features and labels:

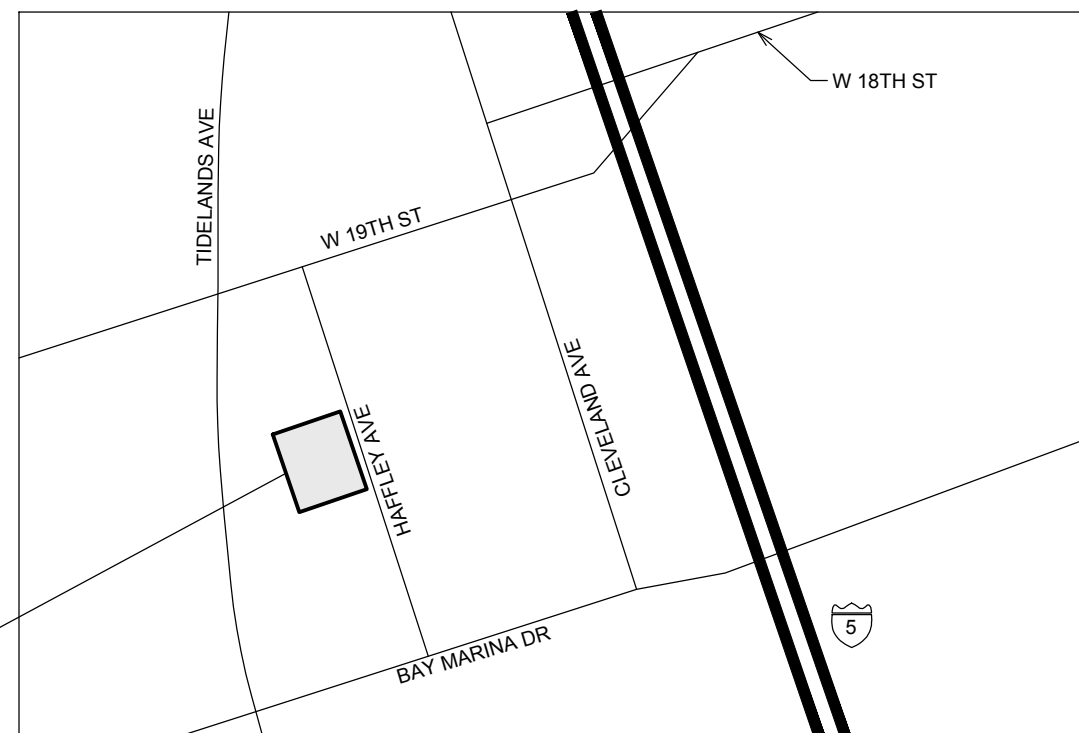
- 1E**: Top right corner area.
- 2E**: Bottom right corner area, labeled 'TYP'.
- 3E**: Two rectangular areas on the right side.
- 4E**: Large central area.
- 5E**: Top left area, labeled 'TYP'.
- 6E**: Middle right area.
- 7E**: Middle right area, near the bottom right corner.
- 3N**: Middle left area, labeled 'TYP'.
- 4N**: Middle left area, near the bottom left corner.
- 5N**: Middle left area, near the top left corner.
- NEW CANOPY ABOVE EQUIPMENT**: Label pointing to a rectangular area in the top left.
- EXISTING VAPOR RECOVERY EQUIPMENT AND ENCLOSURE**: Label pointing to a rectangular area in the top right.

Dimensions and other markings:

- 22'±, 40' REF, 7'± REF, 63'±, 205'±, 43'±, 25'±, 25'±.
- Various dashed and solid lines indicating boundaries and equipment layouts.



1
- PROJE
SI



2506 MARKET ST,
SAN DIEGO, CA 92102

LOCATION

PROJECT INFORMATION		
	NO CHANGE	
SCOPE OF WORK		INSTALLATION OF A NEW PROPANE TANK NO CHANGE IN PARKING NO CHANGE IN FLOOR AREA
PROJECT ADDRESS	☒	2100 HAFLEY AVENUE, NATIONAL CITY, CA 91950
PROJECT COORDINATES	☒	32 661095 , -117.113951
ASSESSOR PARCEL NUMBER	☒	559-040-08-01
ZONING	☒	MM - MEDIUM INDUSTRIAL
CODES		2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA PLUMBING CODE
LOT SIZE	☒	2.04 ACRES

KEYNOTES			
EXISTING (E), NO CHANGE BY OTHERS, NIC		NEW (N)	
1E	PROPERTY LINE	1N	NOT USED
2E	PARKING	2N	NOT USED
3E	DRIVEWAY	3N	BOLLARDS
4E	BUILDING	4N	PROPANE TANK
5E	FENCE	5N	FILL EQUIPMENT
6E	DOCK		
7E	GATE		

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS/COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK, ARE STRICTLY PROHIBITED UNLESS UNDER A WRITTEN PERMISSION BY SGE.

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

December 3, 2025

SGE JOB No. 525.064.558

H2 WESTAIR NATIONAL CITY - SITE PLAN (RW)

December 3, 2025

SGE JOB No. 525.064.558

H2 WESTAIR NATIONAL CITY - SITE PLAN (RW
ADDED PROGRAM)

REVISIONS

REV	DATE	DESCRIPTION	BY APP'
DATE: December 3, 2025			
PROJECT MANAGER			RW
PROJECT ENGINEER			RW
REVIEWED BY			RW
APPROVED BY			RW

TOTAL SITE PLAN SHEETS - 1

SITE PLAN & PROJECT INFORMATION

SP1

DRAWING INDEX

SP1	SITE PLAN & PROJECT INFORMATION
-----	---------------------------------



NOTICE OF PUBLIC HEARING

CONSIDERATION OF CERTIFICATION OF A NEGATIVE DECLARATION AND A
CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR LIQUIFIED
PETROLEUM GAS (PROPANE) STORAGE AND DISPENSING LOCATED AT 2100
HAFFLEY AVENUE
CASE FILE NO.: 2025-26 CUP CDP IS
APN: 559-040-08-01

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 16, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (WestAir) proposes to install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment. The proposed business includes the development and operation of a multi-use retail gas supplier providing; propane storage and dispensing operations, industrial gas retail sales and warehousing, and administrative offices for customer service and distribution operations. The City conducted an Environmental Initial Study that determined the proposed project would not have a potentially significant environmental impact and qualifies for a Negative Declaration per Section 15071 of the CEQA Guidelines.

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **March 16, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY CHECKLIST

CITY OF NATIONAL CITY
Community Development Department – Planning Division
1243 National City Boulevard
National City, CA 91950

1. **PROJECT TITLE/PROJECT #:** 2025-26 CUP CDP IS– Conditional Use Permit, Coastal Development Permit, and Initial Study for a property located at 2100 Haffley Avenue for Bulk Liquified Petroleum Gas Storage.

2. **LEAD AGENCY:** City of National City
Community Development Department – Planning Division
1243 National City Boulevard
National City, CA 91950

Contact: Sophia Depew, Assistant Planner
Phone: (619) 336-4381

3. **PROJECT LOCATION:** 2100 Haffley Avenue, National City, CA 91950

4. **PROJECT PROPONENT:** Chris Castiglione

5. **ZONING DESIGNATION:** Medium Manufacturing – Coastal Zone (MM-CZ)

6. **PROJECT DESCRIPTION:**

The applicant (WestAir) is proposing the development and operation of a multi-use retail gas supplier providing, bulk propane storage and dispensing operations, industrial gas retail sales and warehousing, and administrative offices for customer service and distribution operations. The business will be located at 2100 Haffley Avenue which is in the Medium Manufacturing zone and Coastal Zone. The property is an 88,880 square-foot industrial site, with an existing 24,000 square-foot warehouse building. The remaining area is a paved outdoor loading yard. A total of 14 employees will work at the site, with varying shifts to support business operations. The business will operate during regular business hours.

The site currently has two entrances located off of Haffley Avenue. One leads directly to employee/customer parking, while the second entrance provides access directly to yard area. Development of the site includes the addition of an above ground 30,000-gallon horizontal propane tank with associated dispensing equipment.

Propane will be delivered via commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000 gallon storage tank. Propane will be dispensed for retail customers, filling five gallon to twenty-five gallon tanks as needed for customers. Due to the hazardous nature of the materials, an Emergency Disaster Response Plan (EDRP) will be developed and implemented to address the hazardous materials on site.

The Medium Manufacturing zone requires a Conditional Use Permit for bulk liquified petroleum gas storage. The Initial Study has been prepared for that portion of the project only.

7. SURROUNDING LAND USES AND SETTING:

The site is located in the City's industrial area which encompasses a majority of the properties in the Coastal Zone, west of Interstate 5. All surrounding properties are industrial and located within the same Medium Manufacturing (MM) zoning designation. To the north, the property is a wood treatment facility. Located south of the project site is a metal fabrication business and the applicant's (WestAir) existing gas retail business, which will remain in full operation. Directly abutting the property to the west are Railway tracks operated by Burling Northern Santa Fe (BNSF). The site is accessed from the east, off of Haffley Avenue. Across Haffley is a rental car overflow site.

Directly east of Interstate 5 is the City's Westside Specific Plan Area, a quarter-mile away from the site. The nearest school, Kimball Elementary, is located approximately half a mile from the site. Also within the vicinity of the site is the Unified Port of San Diego, National City Marine Terminal, and Naval Base San Diego.

8. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (AND PERMITS NEEDED):

San Diego County Air Pollution Control District (Air Quality Permit for above-ground storage tanks)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation / Traffic | ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance |

DETERMINATION:

(To be completed by the Lead Agency)
On the basis of this Initial Evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.



I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.



I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect that remains to be addressed.



Signature	Date
	December 17, 2025
Printed Name: Sophia Depew	Title: Assistant Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less than Significant w/ Mitigation Incorporated” applied where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES with Supporting Documentation & Sources

I – AESTHETICS - Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3)	☐	☐	☐	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3)	☐	☐	☐	X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime Views in the area? (Sources: 1, 2, 3)	☐	☐	☐	X

The project site is an existing industrial lot and is surrounded by existing developed or disturbed areas. Although the San Diego Bay is located within a quarter-mile of the project site, there will be a no impact to the scenic vista because the site is already developed and surrounded by other industrial development. The addition of the proposed propane tank will be required to follow the development standards in the code, including maximum height. Industrial uses taking place outdoors also require a six-foot screening fence. The applicant is taking over a previously unoccupied space, which will allow for better upkeep of the property.

There are no other scenic vistas or resources in the area that would be affected by the project. The existing visual character is low due to the existing industrial uses surround the site. Any proposed development is required to meet the lighting standards in the Chapter 18.60 of the National City Municipal Code (“Code”), which regulates light and glare. Additionally, the existing development site already has lighting on site and no lighting is proposed at this time.

II – AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation & Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3)	☐	☐	☐	X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Sources: 1, 2, 3)	☐	☐	☐	X
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Sources: 1, 2, 3)	☐	☐	☐	X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Sources: 1, 2, 3)	☐	☐	☐	X

The City of National City does not contain farmland or agricultural resources, forest land, nor any land zoned for agricultural use. As such, approval of this project will have no impact on such lands or resources.

III – AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 2, 3,7,21)	☐	☐	☐	X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Sources: 1, 2, 3,4)	☐	☐	☐	X
c) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3,7,20)	☐	☐	X	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Sources: 1, 2, 3,7)	☐	☐	☐	X

The City does not have any applicable air quality plan or standards that would apply in this case. Air quality is under the purview of the San Diego County Air Pollution Control District. The County of San Diego and National City are in attainment for all California Clean Air Act (CCAA) pollutants with the exception of ozone. Approval of this project will not conflict with or obstruct the implementation of the San Diego County Regional Air Quality Strategy (RAQS) to manage air quality in our region. The project will obtain permits from the San Diego County Air Pollution Control District that ensures the project is in line with the goals in the RAQS.

The closest residences are located within a quarter-mile and Kimball Elementary is located approximately a half-mile from the project site. Since the site is already developed, construction is limited to the addition of the propane tank. SDAPCD also has adopted Rule 55 to limit the impacts of particulate matter during construction activities. Due to the limited scope of the project, construction and operation will have less than significant impact related to exposing sensitive receptors to substantial pollutant concentrations or resulting in other emission (odors) that would adversely affect a substantial number of people.

IV – BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 6)	☐	☐	☐	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	X

(Sources:6)

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 6) | ☐ | ☐ | ☐ | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 6) | ☐ | ☐ | ☐ | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1) | ☐ | ☐ | ☐ | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1) | ☐ | ☐ | ☐ | X |

The project site was previously developed and utilized as an industrial site. The site contains no native or non-native vegetation. Also, no jurisdictional wetlands, other sensitive habitat, or sensitive species are located on the property; and data provided by the U.S. Fish & Wildlife Service indicate the proposed project site contains no jurisdictional wetlands or jurisdictional waters of U.S. or state-defined streambeds.

The project site is located completely within an urbanized area, surrounded by development and contains no sensitive habitats or biological resources that are protected by local policies or ordinances. There are also no adopted habitat conservation plans within the City of National City. Therefore, the proposed development would have no impact.

V – CULTURAL RESOURCES

Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant w/
Mitigation
Incorporation | Less Than
Significant
Impact | No
Impact |
|---|--------------------------------------|--|------------------------------------|--------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Sources: 1, 3) | ☐ | ☐ | ☐ | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Sources: 1, 3) | ☐ | ☐ | ☐ | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 3) | ☐ | ☐ | ☐ | X |

The project is a completely developed site. No historical or archaeological resources as defined in Section 15064.5 are known to exist on the proposed project site. There is one recorded historical site (Santa Fe Depot) on the National Registrar located within a half-mile of the project site. However, the proposed project will not cause a substantial adverse change to the nearby historical site.

Any construction would occur in an area currently comprised of impermeable (e.g. concrete, asphalt) material. No grading is proposed. Additionally, the already developed nature of the area suggests that no impacts to archaeological resources are anticipated. As such, there is a relatively low probability of disturbing any human remains and therefore, no impact. In the event of the accidental discovery or recognition of any

human remains during construction, the applicant shall take all appropriate steps as required by relevant federal, state, and local laws, including California Health and Safety Code 7050.5. Therefore, the proposed project would not result in no impact to cultural resources.

V – Energy

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Sources: 1, 3, , 9, 13)	☐	☐	☐	X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Sources: 1, 3, 4, 9, 13,15)	☐	☐	☐	X

The project site is located in an area designated for industrial use. The facility will be served by existing electrical and gas infrastructure. The storage facility is not anticipated to increase demand on the electrical grid or natural gas lines beyond the baseline consumption for lighting, security, and minor office use.

Construction of the LPG above ground tank will require the use of energy to power heavy equipment, transport materials, and install the storage tank and dispensing equipment. Energy-consuming equipment would include construction vehicles, cranes, welders, and other machinery. Construction is temporary, and the energy consumption from these activities is not considered wasteful or inefficient, as standard construction methods will be used. Energy efficiency will be maximized through proper maintenance of equipment and efficient route planning for material transport.

Energy consumption during facility operation would be associated with two main components:

- **Stationary energy use:** This includes electricity for facility lighting, security systems, minor office equipment, and the operation of pumps and compressors needed for fuel storage and dispensing.
- **Fuel transport:** The stored LPG will be transported to and from the site. Transportation energy use is primarily a function of delivery vehicle trips, which will be managed for efficiency based on customer demand.

Overall, the project's operational energy consumption would be minimal and is not considered wasteful, inefficient, or unnecessary. Impacts would be less than significant.

At the local level, the Regional Energy Strategy (RES) serves as the energy policy blueprint for the San Diego region through 2050. It established long term goals to support alternative fueling infrastructure throughout the region. The project facilitates the storage of LPG, a cleaner-burning fuel than conventional gasoline or diesel. The project would facilitate the expansion of alternative fuel options. Therefore, there would be no impact.

VI – GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other	☐	☐	☐	X

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 8)

ii) Strong seismic ground shaking? (Sources:1, 8)	☐	☐	X	☐
iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 8)	☐	☐	☐	X
iv) Landslides? (Sources: 1,8)	☐	☐	☐	X
b) Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, 8)	☐	☐	☐	X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 8)	☐	☐	☐	X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 8)	☐	☐	☐	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources:1, 8)	☐	☐	☐	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources: 1, 8)	☐	☐	☐	X

California Geological Survey information from the California Department of Conservation Fault Activity Map indicates that the site is not located within an Alquist-Priolo Special Studies Zone, and there are no known active or potentially active faults that intercept the project site; therefore, the potential for ground rupture at this site is considered low. The nearest active fault to the site is the Rose Canyon Fault, located over two miles off the coast. Accordingly, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general. The site is not within an area susceptible to landslides and not within a fault zone, slide prone area or an area susceptible to liquefaction per the General Plan Safety Element; therefore there is no impact or increased exposure to landslides due to the proposed project.

It should be recognized that Southern California is an area that is subject to some degree of seismic risk and that it is generally not considered economically feasible nor technologically practical to build structures that are totally resistant to earthquake-related hazards. Construction in accordance with the minimum requirements of the Uniform Building Code should minimize damage due to seismic events. Due to the number and nature of the active and non-active fault lines within the southern California region, it cannot be known when earthquakes will occur; therefore, there is a less than significant impact.

Any future design and construction would require conformance with City's stormwater ordinance and grading regulations. Therefore, there is no impact or increased substantial erosion due to the proposed project.

The existing developed parcels are connected to traditional sewer laterals, which connect with the existing sewer system that serves the City. Any future design and construction would connect to the same system. There would be no use of septic tanks or alternative waste water disposal systems; therefore, no impact.

VII – GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 9, 1021)	☐	☐	☐	X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 9, 10)	☐	☐	☐	X

GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature. The combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts and as such is addressed only as a cumulative impact. Any increase to GHG would occur over a short construction duration and would consist primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and indirect source emissions, such as energy usage.

The primary use of the site, industrial gas warehouse and retail sales, is a use that would be permitted by right in the absence of the bulk propane storage. Propane will be delivered via commercial propane transport trucks from regional suppliers on a biweekly basis (twice a month),, therefore no impact.

The project facilitates the storage of LPG, a cleaner-burning fuel than conventional gasoline or diesel, expanding alternative fuel options. Therefore, there would be no impact.

California has adopted several policies and regulations for the purpose of reducing GHG emissions. In April 2015, Executive Order B-30-15 was signed, which established a new GHG emissions reduction target of 40% below 1990 levels by 2030. In addition, in 2024 the City of National City adopted its Climate Action Plan and associated targets to reduce GHG emissions by 40 percent below 2018 levels by 2030 and 80 percent of 2018 levels by 2050. Some of the primary provisions of the Climate Action Plan are to promote clean transportation, water conservation, energy efficiency, and waste reduction strategies. The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG emissions, as contained in the Climate Action Plan. Based on the above, therefore no impact.

VIII – HAZARDS & HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 3, 7, 11, 14)	☐	☐	X	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 3,7, 11, 14)	☐	☐	☐	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	☐	☐	☐	X

mile of an existing or proposed school? (Sources: 1)

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 5) | ☐ | ☐ | X | ☐ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1) | ☐ | ☐ | ☐ | X |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1) | ☐ | ☐ | ☐ | X |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1) | ☐ | ☐ | ☐ | X |

The routine transport, use, and disposal of the hazardous materials on site are regulated by various federal, state, and local requirements to minimize any potential impacts to the public and the environment. The US Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials. Propane will be delivered via commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000 gallon storage tank. All propane deliveries are conducted with trained personnel present, following NFPA protocols. Use of the hazardous materials on site involves the dispensing of propane, which requires permits through the San Diego County Air Pollution Control District and the National City Building Division and Fire Department. Propane will be dispensed to retail customers, filling five-gallon to twenty-five gallon tanks. There are specialized procedures for the disposal of hazardous gases within the State of California. Therefore, less than significant impact.

Due to the type of use and the presence of hazardous material on site, the applicant will be required to submit detailed plans to the National City Fire Department prior to construction and operation of the site. The plans will include an Emergency Disaster Response Plan, Cost Recovery Plan, scheduled training operations, and compliance with all applicable Fire Codes. Fire Sprinkler Systems, Fire Alarm Systems, Early Warning Gas Detection Systems, and Emergency Shut Offs are required for the project. In addition to the National City Fire Department, the project is subject to multiple federal, state, and local associations that explicitly regulate the safety and handling of hazardous materials, such as the National Fire Protection Association, Compressed Gas Association, American Propane Institute, and the Occupational Safety and Health Administration. Operations related to the storage and dispensing of propane will follow proper safety and operation protocols from all relevant federal, state, and local requirements. Therefore, there will not be any reasonably foreseeable upset or accident condition involving the release of hazardous materials into the environment.

The project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 per the State Water Resources Control Board Geo Tracker. The site was previously operated by Univar, a global chemical and ingredients distributor. Potential contaminants of concern on site include 1,1,1-Trichloroethane (TCA), 1,4-Dioxane, Dichloroethane (EDC), Tetrachloroethylene (PCE), and Trichloroethylene (TCE). As a result, installation of an air sparge and soil vapor extraction wells occurred in March of 2022. Environmental consultants for the remediation on site indicated the proposed above ground propane tank is not incompatible with the existing vapor recovery and that no combustible gas is emitted from the vapor recovery unit site. Any potential hazardous concentrations of VOC in the soils should have no negative impact on the bearing capacities of the soils in their current state. During installation of the above ground tank, the

applicant shall be responsible for coordinating with the consultants so that any soil spoils generated from the installation of the propane tank that are not suitable to be used to backfill onsite will be tested and profiled to confirm any hazardous concentrations and a geotechnical evaluation of the soils shall be completed prior to reuse onsite, should any soils be excavated and reused as backfill. Therefore, less than significant impact.

The site is not located within one-quarter mile of an existing or proposed school, therefore no impact. There are no airports or airstrips in the vicinity. the project would not interfere with an adopted emergency response plan or emergency evacuation plan and the project is not adjacent to any wildlands or land subject to wildland fires; therefore there would not be any significant risk of loss, injury or death involving wildfires. Therefore, there is no impact.

IX – HYDROLOGY / WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (Sources: 1)	☐	☐	☐	X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Sources: 1)	☐	☐	☐	X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (Sources: 1, 3, 6)				
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☐	X
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	X
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	X
iv) impede or redirect flood flows?	☐	☐	☐	X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Sources: 1, 3)	☐	☐	☐	X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Sources: 1)	☐	☐	☐	X

The project area is comprised of an existing developed industrial site. The project will be subject to water quality and discharge requirements through the City's Jurisdictional Runoff Management Plan (JRMP). Future development will be required for compliance with all storm water handling, storage, drainage, and hydromodification regulations.

Any construction will follow best management practices so not to decrease groundwater supplies, or alter

drainage patterns that would result in substantial erosion, increase surface runoff resulting in flooding, contribute to runoff that would exceed stormwater drainage, or impede flood flows.

The property is not located within a flood hazard, tsunami, or seiche zones, therefore, no impact. Additionally, the project is not subject to any water quality control plans or sustainable groundwater management plans, therefore no impact.

X – LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 3)	☐	☐	☐	X

The site is surrounded by industrial uses (storage, warehouse, manufacturing, etc.). No residential zones are nearby; therefore, no impact.

The project is a conditionally permitted use in a zone that allows a range of industrial and commercial uses, which is consistent with both the General Plan, Local Coastal Plan, and the Land Use Code; therefore, there would be no conflict with said plans.

XI – MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1)	☐	☐	☐	X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Sources: 1)	☐	☐	☐	X

The project site is located completely within an urbanized area and surrounded by development. The site contains no known mineral resources on the proposed project site or delineated on a local plan for the site; therefore, there is no impact to mineral resources.

XII – NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 2, 3)	☐	☐	X	☐

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|----------|
| b) Generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 2, 3) | ☐ | ☐ | ☐ | X |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1) | ☐ | ☐ | ☐ | X |

The surrounding area is industrial and isn't near any residentially-zoned properties, so any noise associated with the proposed project is not expected to exceed the existing ambient noise in this area. The transport trucks for propane delivery are not expected to exceed two trips per month. Propane dispensing shall only occur during operating hours (8am-5pm) and air compressor equipment will be enclosed and sound-dampened per manufacturer specifications. Furthermore, the project is subject to the limitations contained in the City's Noise Ordinance; therefore, less than significant impact.

The associated construction on the project site would create temporary noise impacts. Modern construction equipment, properly used and maintained, should not exceed the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance and be limited to specific hours of operation. No impact from the project would occur.

The proposed project site is not located within an airport land use plan or within two miles of a public use airport or private airstrip; therefore, there is no impact to those people working on the project site.

XIII – POPULATION AND HOUSING

Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant w/
Mitigation
Incorporation | Less Than
Significant
Impact | No
Impact |
|--|---|--|---|----------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1, 2, 3) | ☐ | ☐ | ☐ | X |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3) | ☐ | ☐ | ☐ | X |

The project is an industrial use and would replace an existing industrial use, therefore there would be no impact to population or housing in the area. Housing is not a permitted use west of the Interstate 5.

XIV – PUBLIC SERVICES

- | | Potentially
Significant
Impact | Less Than
Significant w/
Mitigation
Incorporation | Less Than
Significant
Impact | No
Impact |
|---|---|--|---|----------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |

Fire protection? (Sources: 1, 3,11)	☐	☐	X	☐
Police protection? (Sources: 1, 3)	☐	☐	☐	X
Schools? (Sources: 1, 3)	☐	☐	☐	X
Parks? (Sources: 1, 3)	☐	☐	☐	X
Other public facilities? (Sources: 1, 3)	☐	☐	☐	X

Due to the type of use and the presence of hazardous material on site, the applicant will be required to submit detailed plans to the National City Fire Department prior to construction and operation of the site. The plans will include an Emergency Disaster Response Plan, Cost Recovery Plan, scheduled training operations, and compliance with all applicable fire codes for each use. Joint pre-incident walkthroughs with the Fire Department are required prior to occupancy and annually. Specialized equipment for emergency response shall be provided specifically for propane incidents. The facility must also support Fire Department training, including full-scale hazardous materials scenarios and unique firefighting tools or equipment; therefore, there is a less than significant impact with regard to Fire protection.

The proposed project would not result in adverse impacts to public services. Any redevelopment would replace existing uses and not have a significant effect on existing volumes of calls for service. The project site is currently and will continue to be served by the National City Fire and Police Department. The closest Fire Station is approximately 1.3 miles away on East 16th Street, as is the Police Station at 12th Street and National City Boulevard. Typical response time for this area would not be adversely impacted, as plans do not involve changes to public streets adjacent to the site and since plans include retaining emergency access throughout the project area; therefore, there is no impact.

Schools would not be impacted, as there is no increase in population that would add to school attendance, thus no impact.

Any increase to park usage would likely occur from employees of the business, however the total number of employees is not expected to exceed 14, thus no impact.

XV – RECREATION

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1, 2, 3)	☐	☐	☐	X

Pepper Park, located on the Sweetwater Channel waterfront, is the only park/recreational facility in the vicinity. The park is located within one mile of the project site. The type of development proposed (industrial) is not expected to increase use of the park. Any increase to park usage would likely occur from employees of the

business, however the total number of employees is not expected to exceed 14. Additionally, Pepper Park is not a City park (it is owned and operated by the San Diego Unified Port District). Furthermore, Pepper Park is undergoing major renovations to accommodate more visitors. Therefore, no impact.

XVI – TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? (Sources: 1, 2, 3,17,18,19)	☐	☐	☐	X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 3)	☐	☐	☐	X
d) Result in inadequate emergency access? (Sources: 1, 2, 3)	☐	☐	☐	X

Potential development would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, as there are no such activities existing or planned in this area. National City has designated trucking routes originating mainly from the National City Marine Terminal and linking to regional highways. The truck routes through National City are either classified as “primary” or “alternate” routes. Primary routes are generally described as the most direct routes to freeways and are used for regional delivery. Alternate routes are those roads used to move trucks through the City to local destinations. The closest primary routes are Tidelands Avenue and Bay Marina Drive. All trucks shall be required to follow appropriate truck routes as identified in the National City General Plan Transportation Element, therefore, no impact.

The site is an already-developed industrial property and has been operated as a warehouse, a permitted use by right. While heavy-duty trucks are not typically included in VMT analysis, the number of trucks visiting the site to fill the propane tank is two trips per month. With regard to Vehicle Miles Traveled (VMT), the project would screen out of VMT analysis related to CEQA, as the potential traffic generated by the proposed use is not expected to substantially increase VMT when compared to the existing use of the site and is well below the threshold for additional analysis.

While the City does not have any adopted plans which provide thresholds of significance for VMT as it relates to CEQA, the San Diego Association of Governments (SANDAG) provides a guide for vehicular traffic generation rates for the San Diego Region and the Institute for Transportation Engineers (ITE) provides region specific thresholds of significance for VMT as follows:

Projects Inconsistent with General Plan or Community Plan

Average Daily Trips	Level of Analysis
0-500	VMT Analysis Not Needed/VMT Impacts Presumed Less Than Significant
500 and Greater	VMT Analysis Recommended

Projects Consistent with General Plan or Community Plan

Average Daily Trips	Level of Analysis
0-1,000	VMT Analysis Not Needed/VMT Impacts Presumed Less Than Significant
1,000 and Greater	VMT Analysis Recommended

SANDAG trip generation rates guide indicates warehouses generate approximately 5 trips/1,000 square feet and/or 60 trips/acre per day. Using this calculation, the 88,880 square-foot industrial site would generate approximately 122 trips per day, including trips generated by trucks filling the propane tank. The average daily trip rate is within the 0-500 range for projects inconsistent with the General Plan and the 0-1,000 range for projects consistent with the General Plan that are presumed to have a less than significant VMT impact.

Additionally, land use projects within one-half mile of major transit stop or high quality transit corridor should be presumed to cause a less than significant transportation impact. The project site is located within one-half mile of the 24th Street Transit Center, qualifying transit, therefore no impact.

The site currently has two entrances located off of Haffley Avenue. One leads directly to employee/customer parking, while the second entrance provides access directly to yard area. The site already utilized as an industrial property and is surrounded by similar uses. There are no proposed changes to the site at this time that would increase hazards due to a geometric design feature, or incompatible uses, therefore no impact.

No change in road or site design is proposed which would cause a safety risk or hinder emergency access. On site development shall be required to maintain all emergency routes, therefore, no impact.

XVI – Tribal Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: (Sources: 1)	☐	☐	☐	X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (Sources: 1)	☐	☐	☐	X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe (Sources: 1)	☐	☐	☐	X

The project will not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe because the site is neither listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources, and the site is not considered a resource or potentially a resource to a California Native American tribe; therefore, no impact.

XVII – UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Sources: 1, 2)	☐	☐	☐	X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Sources: 1,2)	☐	☐	☐	X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1, 2)	☐	☐	☐	X
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Sources: 1, 2, 912)	☐	☐	☐	X
e) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 2, 9)	☐	☐	☐	X

The proposed project is located within an urbanized area and served by existing water facilities. The proposed project would be designed and constructed using Best Management Practices (BMPs) to appropriately handle wastewater and not exceed wastewater treatment requirements of the San Diego Regional Water Quality Control Board. Sweetwater Authority will determine if additional infrastructure, as needed, can be provided. Also, all necessary improvements will be included with project approval and construction will be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations; therefore, there would be no impact.

The proposed project site will have standard requirements for solid waste. The local waste collection and recycle company, EDCO, has a contract with the City to handle City commercial businesses waste disposal and recycling needs. According to EDCO staff, the company utilizes several landfill sites for the disposal of waste collected in National City, with the most common being Otay Mesa, Sycamore, and Miramar Landfills, with an additional 5, 17 and 6 years of capacity remaining respectively; therefore, there is a less than significant impact. There are two other landfill sites in San Diego County – the Ramona landfill, which is full, and Borrego Springs landfill, which has an additional 30 years capacity remaining. In addition, the proposed project would comply with all federal, state, and local statutes and regulations related to solid waste.

XVII – WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire

Potentially Significant	Less Than Significant w/ Mitigation	Less Than Significant	No Impact
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hazard severity zones, would the project:**Would the project:**

	Impact	Incorporation	Impact	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Sources: 1,16)	☐	☐	☐	X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Sources: 1,16)	☐	☐	☐	X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Sources: 1,16)	☐	☐	☐	X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Sources: 1,16)	☐	☐	☐	X

The site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore, no impact.

XVIII – MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1)	☐	☐	☐	X
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Sources: 1)	☐	☐	☐	X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1)	☐	☐	☐	X

Discussion: No significant impacts to the environment as a result of this project have been identified. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

REFERENCE SOURCES:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	National City General Plan	https://www.nationalcityca.gov/government/community-development/planning/general-plan
2	City of National City Municipal Code	https://library.municode.com/ca/national_city/codes/code_of_ordinances?nodeId=CD_ORD_TIT18ZO
3	Case File 2025-26 IS, Initial Study Documents	National City Planning Division
4	SANDAG	www.sandag.org
5	State Water Resource Control Board Geo Tracker	https://geotracker.waterboards.ca.gov/search
6	US Fish and Wildlife Wetland Mapper System	https://www.fws.gov/wetlands/data/mapper.html
7	San Diego County Air Pollution Control District	https://www.sdapcd.org/content/sdapcd/permits/equipment-types/ast.html
8	California Department of Conservation	http://maps.conservation.ca.gov/cgs/fam/
9	City of National City Climate Action Plan	https://www.nationalcityca.gov/home/showpublisheddocument/34854/638871135944330000
10	Environmental Protection Agency	https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator
11	Comments received from National City Fire Department	National City Planning Division
12	CalRecycle	https://www2.calrecycle.ca.gov/SolidWaste/Site/Search
13	California Energy Commission	https://www.energy.ca.gov/sites/default/files/2025-07/CEC-400-2025-010-F_0.pdf
14	US Department of Transportation Pipeline and Hazardous Materials	https://www.phmsa.dot.gov/standards-rulemaking/hazmat/hazardous-materials-regulations
15	SANDAG Regional Energy Strategy	https://www.sandag.org/-/media/SANDAG/Documents/PDF/projects-and-programs/environment/regional-

		<u>energy-planning/regional-energy-strategy-2014-06-01.pdf</u>
16	State Responsibility Area	<u>https://gis.data.cnra.ca.gov/apps/CALFIRE-Forestry::state-responsibility-area-sra-viewer/explore</u>
17	SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region	<u>https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/LehmanTPM/38%20Appendix%20T9_SANDAG%20Trip%20Generation%20Rates.pdf</u>
18	Institute of Transpiration Engineers Guidelines for Transportation Impact Studies in the San Diego Region	<u>https://static1.squarespace.com/static/5ab6b8a33e2d09b08935bcb1/t/5d0c2f9ce5c55900014494ee/1561079734160/Guidelines+for+TIS+in+the+San+Diego+Region+-+May+2019.pdf</u>
19	Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA	<u>https://lci.ca.gov/docs/20180416-743_Technical_Advisory_4.16.18.pdf</u>
20	SDAPCD Rule 55	<u>https://www.sdapcd.org/content/dam/sdapcd/documents/rules/current-rules/Rule-55.pdf</u>
21	2022 Regional Air Quality Strategy (RAQS)	<u>https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/Att.%20A%20-%202022%20RAQS.pdf</u>

SUBJECT
2100 Haffley Ave Propane Tank Permitting

TO
Jay-Rob Josafat
WestAir Gases & Equipment, Inc

DATE
August 28, 2025

OUR REF
30249288

COPIES TO
Michelle Stayrook, Univar Solutions, USA

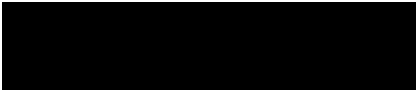
NAME
Brian Prowd, P.E.
916.786.3554, Brian.Prowd@arcadis.com

As the environmental consultant for the remediation site located at the address of 2100 Haffley Avenue, National City, CA, I certify the following:

- a. There is no combustible gas being emitted from the vapor recovery unit onsite;
- b. The proposed propane tank is not incompatible with the existing vapor recovery in any way, shape, or form;
- c. Any soil spoils generated from the installation of the propane tank that are not suitable to be used to backfill onsite will be tested and profiled to confirm any hazardous concentrations. If required, soils will be disposed of appropriately;
- d. Any potential hazardous concentrations of VOC in the soils should have no negative impact on the bearing capacities of the soils in their current state. It would be recommended to complete a geotechnical evaluation of the soils prior to reuse onsite, should any soils be excavated and reused as backfill.

If there are any questions, please contact me at 916.786.3554.

Sincerely,
Arcadis U.S., Inc.



Brian Prowd, P.E.
Project Manager



Item no. **7**
March 16, 2026

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT PERMIT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.

Case File No.: 2025-36 PD

Location: East side of Plaza Bonita Center Way south of Valley Road

Assessor's Parcel Nos.: 591-100-27 and 591-100-31

Staff report by: David Welch, Principal Planner

Applicant: Laurence Tucker

Zoning designation: Small Lot Residential (RS-2)

Adjacent use and zoning:

North: Low-density residential use / County of San Diego (Bonita)

East: Low-density residential use / County of San Diego (Bonita)

South: Low-density residential use / County of San Diego (Bonita)

West: Planned Unit Development (Bella Bonita) / RS-2

Environmental review: Categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations)

Staff recommendation: Approve

Staff Recommendation

Staff is recommending approval of the Planned Development (PD) request, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The project is consistent with the General Plan.

Executive Summary

The applicant requests modified rear yard setbacks for a previously approved 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs). The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The subdivision will also include a biofiltration basin on-site for stormwater management purposes that. The private street and common areas have dedicated lots that are separate from the 10 residential lots.

The average parcel size is approximately 5,443 square feet in size, although the properties vary in size from 5,005 to 6,667 square feet in size. Due to the shape of the lots and design of the homes, reduced rear yard setbacks are being requested for the development.

Site Characteristics

The proposed project is located at 3410 Valley Road approximately one mile east of the intersection of California State Route 54 (SR-54) and Interstate 805 (I-805). The site was annexed into National City in 2024. The site is comprised of a 10-lot subdivision, private street, and a biofiltration basin, totaling approximately 2.5 acres. The properties are zoned as RS-2 and are considered Low-Medium Density Residential on the General Plan Land Use map. There was an existing single-family residence on the site, which was demolished to redevelop the property. The property was annexed into the City on March 4, 2024, with the subdivision approved on September 5, 2023.

Proposed Use

The applicant proposes to construct an approved 10-lot single family subdivision with reduced rear yard setbacks. The project's tentative subdivision map and the property's annexation into the City were previously approved. However, the requested reduction in setbacks was not addressed during the original project review and a separate PD permit has been submitted for this purpose. The applicant is requesting 15-foot rear yard setbacks for the eastern half of the site and 20-foot rear yard setbacks for the western half of the site when a 25-foot rear yard setback is typically required for the RS-2 zone. No other modified standards

are requested for this permit and the approved lot configuration was already in conformance with minimum lot area and frontage standards. The table below provides an overview of the subdivision and the requested setbacks.

Lot Number	Size (square feet)	Proposed Use	Requested Rear Yard Setback
1	5,017	Single Family Residence	20'
2	5,005	Single Family Residence	20'
3	5,035	Single Family Residence	20'
4	5,065	Single Family Residence	20'
5	5,050	Single Family Residence	20'
6	6,485	Single Family Residence	15'
7	5,979	Single Family Residence	15'
8	5,078	Single Family Residence	15'
9	5,045	Single Family Residence	15'
10	6,667	Single Family Residence	15'
A	20,972	Private Street	N/A
B	5,934	Biofiltration Basin	N/A
C	6,667	Open Space (Drainage)	N/A
Total	106,782		
	(2.451 acres)		

Analysis

A PD permit may be requested for developments that consist of more than one acre and the purpose is to allow for greater flexibility from the strict application of regulations than would typically be allowed under the variance process. The applicant's property has characteristics that influenced the subdivision design. There is a stream that flows through the southern portion of the site. In order to protect this wetland, a stormwater retention basis was also needed in close proximity. The private street was also necessary to restrict driveway access from Plaza Bonita Centerway. The applicant was still able to meet minimum lot area for the zone, but the depth of the site resulted in lots that were wider and less deep than typical lots in the City. As a result, the buildable area of the lots is not as large as the applicant needs to construct the desired style of homes for the proposed subdivision, which are intended to be larger, open-floor plan contemporary designs.

Section 18.12.130.E.2 of the Land Use Code (LUC) provides for the request of special setbacks (or height) based on design and relation of buildings to each other and the surrounding area. The proposed development is uniquely situated on the edge of National City having been recently annexed. It is surrounded on three sides by rural, large lot development within unincorporated San Diego County. On the west side, the development has frontage along Plaza Bonita Centerway, which is a busy roadway that is used to access the Bonita area and Westfield Plaza Bonita Mall. Unlike most developments in the City, there is very little existing development context for the new subdivision to take design cues from. The site is, therefore, appropriate for the establishment of development patterns that deviate from what is ordinarily found in the RS-2 zone. In this case, the applicant is only requesting deviations in rear yard setbacks while lot area, frontage, height, and other development standards are still maintained. Furthermore, the depth of the new lots is just under 90 feet while most lots in the City have a least 100 feet providing further need for reduced rear yard areas.

General Plan

This project meets minimum lot area requirements and, therefore, the maximum density of the Low Density Residential land use designation of the General Plan. In addition, the project will provide 10 new residential lots, which will expand homeownership in the City as encouraged by the Housing Element:

Policy HE 5.4: Support increased homeownership across all income levels for National City residents.

Each home is also expected to be constructed with an accessory dwelling unit, which will provide additional lower cost housing opportunities within the subdivision.

Mailing

All property owners and occupants within 300 feet are required to be notified of a public hearing for a PD application. Notice of this public hearing was sent to 10 occupants and owners.

Department Comments

The project was previously routed for review by departments and outside agencies during the review of the tentative subdivision map. No additional comments were received for the PD.

Public Comment

No public comments were received as of the writing of this staff report.

Findings for Approval

The Municipal Code contains six required findings for Planned Developments as follows:

1. The proposed project is consistent with the General Plan.

The proposed subdivision consists of single-family lots, which is a permitted use in the Small Lot Residential (RS-2) zone. The lots comply with the minimum lot area requirement for the zone and the density of the Low-Density Residential land use designation. The project will provide for additional homeownership opportunities and the construction of accessory dwelling units, which are promoted by policies in the City's Housing Element. In addition, modified rear yard setbacks will not substantially alter the character of existing neighborhoods within the City.

2. The proposed project will not be detrimental to the public health, safety, and welfare.

The proposed subdivision and subsequent construction of single-family homes on the lots will be required to comply with applicable standards of the California Building Code and California Fire Code. The site was previously analyzed for the provision of adequate services when the property was annexed into the City in 2024.

3. The proposed development will comply with the regulations of the Land Use Code.

The proposed subdivision includes 10 lots that can be developed with single-family homes. Each lot has adequate building area to construct a residence as well as accessory structures in conformance with the development standards of the zone with the approval of the reduced rear yard setbacks.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed development will provide for a new housing subdivision that offers homeownership opportunities and additional accessory dwelling units. The modified setbacks for the development allow for more diversity of housing units within the City. The development will also provide adequate stormwater retention to protect existing wetlands on the site.

5. Any proposed deviations pursuant to this section are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The developer proposes to construct larger, contemporary homes on the 10 lots in the subdivision. Each home is also anticipated to include an attached accessory dwelling unit. The deviation allows for more buildable area on each site to allow for the necessary square footage.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations) for which a Notice of Exemption will be filed subsequent to approval of this PD. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This class explicitly provides for set back variances. The proposed project is on land with minor topographic changes and the proposed deviation from rear yard setback requirements will not result in any change in project density or the number of parcels in the subdivision.

Conditions of Approval

Standard Conditions of Approval related to new development projects are included in the draft resolution. The project was previously subjected to conditions with the approval of the tentative parcel map.

Summary

The request for modified rear yard setbacks for a previously approved subdivision would address an omission during the initial review process. The requested setbacks would provide for more buildable area on lots that have slightly less depth

than most lots in the same zone district. The previous entitlement was reviewed and conditioned based on comments from City departments and outside agencies. Staff is recommending approval of the PD with only standard conditions of approval for new development projects.

Options

1. Find the project exempt from CEQA under Class 5 of the CEQA Guidelines Section 15305 or other exemption and approve 2025-36 PD subject to the conditions included in the Resolution, and based on the findings included in the Resolution or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2025-36 PD based on the attached findings, or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolution
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-36 PD, dated 3/3/2026)
4. Public Hearing Notice (Sent to 10 property owners and occupants)

RESOLUTION NO. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA
GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS)
AND PLANNED DEVELOPMENT FOR REDUCED REAR YARD SETBACKS WITHIN
A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.

CASE FILE NO. 2025-36 PD
APNS: 591-100-27 & 591-100-31

WHEREAS, the Planning Commission of the City of National City considered a Planned Development for reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. At a duly advertised public hearing held on March 16, 2026, 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. 2025-36 PD 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 March 16, 2026, support the following findings:

1. The proposed project is consistent with the General Plan because the proposed subdivision consists of single-family lots, which is a permitted use in the Small Lot Residential (RS-2) zone. The lots comply with the minimum lot area requirement for the zone and the density of the Low Density Residential land use designation. The project will provide for additional homeownership opportunities and the construction of accessory dwelling units, which are promoted by policies in the City's Housing Element. In addition, modified rear yard setbacks will not substantially alter the character of existing neighborhoods within the City.
2. The proposed project will not be detrimental to the public health, safety, and welfare because the proposed subdivision and subsequent construction of single-family homes on the lots will be required to comply with applicable standards of the California Building Code and California Fire Code. The site was

previously analyzed for the provision of adequate services when the property was annexed into the City in 2024.

3. The proposed development will comply with the regulations of the Land Use Code because the proposed subdivision includes 10 lots that can be developed with single-family homes. Each lot has adequate building area to construct a residence as well as accessory structures in conformance with the development standards of the zone with the approval of the reduced rear yard setbacks.
4. The proposed development, when considered as a whole, will be beneficial to the community because the proposed development will provide for a new housing subdivision that offers homeownership opportunities and additional accessory dwelling units. The modified setbacks for the development allow for more diversity of housing units within the City. The development will also provide adequate stormwater retention to protect existing wetlands on the site.
5. Any proposed deviations pursuant to this section are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone because the developer proposes to construct larger, contemporary homes on the 10 lots in the subdivision. Each home is also anticipated to include an attached accessory dwelling unit. The deviation allows for more buildable area on each site to allow for the necessary square footage.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations) for which a Notice of Exemption will be filed subsequent to approval of this PD. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This class explicitly provides for set back variances. The proposed project is on land with minor topographic changes and the proposed deviation from rear yard setback requirements will not result in any change in project density or the number of parcels in the subdivision.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This Planned Development authorizes reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-36 PD, dated 3/3/2026.
2. Before this *Planned Development* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Planned Development*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Planned Development* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Planning

5. Plans submitted for construction improvements shall comply with the current editions of the California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy, and Fire Codes.
6. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.
7. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or

employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

2025-36 PD – 3410 Valley Road – Overhead



ATTACHMENT 2

EXHIBIT A
CASE FILE NO.: 2025-36 PD
DATE: 3/3/2026

VALLEY VIEW DEVELOPMENT

PLANNED DEVELOPMENT PERMIT NO. _____

OWNER

VALLEY VIEW DEV, LLC
2577 UNIVERSITY AVE
SAN DIEGO, CA 92104
ATTN: J. ARTURO VALDEZ

ENGINEER

ALIDADE ENGINEERING, INC.
28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
(951) 587-2020
BRENT C. MOORE, PE C59121

APN

591-100-27 & 31

LEGAL DESCRIPTION

THE SOUTHERLY 230 FEET OF THE NORTHERLY 692 FEET OF THE WESTERLY 220 FEET OF THE

SOUTHWESTERLY QUARTER OF QUARTER SECTION 83 OF RANCHO DE LA NACION, ACCORDING TO MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE WESTERLY 220.00 FEET OF THE NORTHERLY 264.00 FEET OF THE WESTERLY 605.00 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, TOGETHER WITH THAT PORTION OF SAID SOUTHWEST QUARTER OF QUARTER SECTION 83, OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 330.00 FEET NORTH 190 00° WEST OF THE SOUTHWEST CORNER OF QUARTER SECTION 83 OF RANCHO DE LA NACION, ON THE DIVIDING LINE BETWEEN SAID QUARTER SECTION 83 AND 100; THENCE AT RIGHT ANGLES NORTH 71 0 00 1 00° EAST FOR 78.8 FEET; THENCE NORTH 23 0 35 00° EAST FOR 153.00 FEET; THENCE NORTH 53 0 30' 00" EAST FOR 279.2 FEET; THENCE NORTH 300 31' 00" EAST 206.00 FEET; THENCE NORTH 190 00' 00" WEST FOR 396.00 FEET; THENCE SOUTH 71 0 00° WEST 605.00 FEET TO THE WESTERLY LINE OF SAID QUARTER SECTION 83; THENCE SOUTH 190 00° EAST 726.00 FEET TO THE POINT OF COMMENCEMENT AND AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO OVER THE WESTERLY 30 FEET OF THE NORTHERLY 462 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, RANCHO DE LA NACION, ACCORDING TO THE MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 11, 1896, EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PROPERTY THE NORTHERLY 692.00 FEET THEREOF.

SETBACKS

REQUIRED	PROPOSED
FRONT YARD - 20'	20'
SIDEYARD - 5'	5'
SIDEYARD ROAD - 10'	10'
REAR YARD - 20'	15'

DEVIATION TO STANDARD

REQUEST DEVIATION TO STANDARD FRONT AND REAR YARD SETBACKS TO ACCOMMODATE THE FACT THAT THE LOTS ARE NOT DEEP AT THE CUL-DE-SAC LOCATION. THE REQUEST IS TO LESSEN THE REAR AND FRONT YARD SETBACKS TO 15' INSTEAD OF THE REQUIRED 20'.

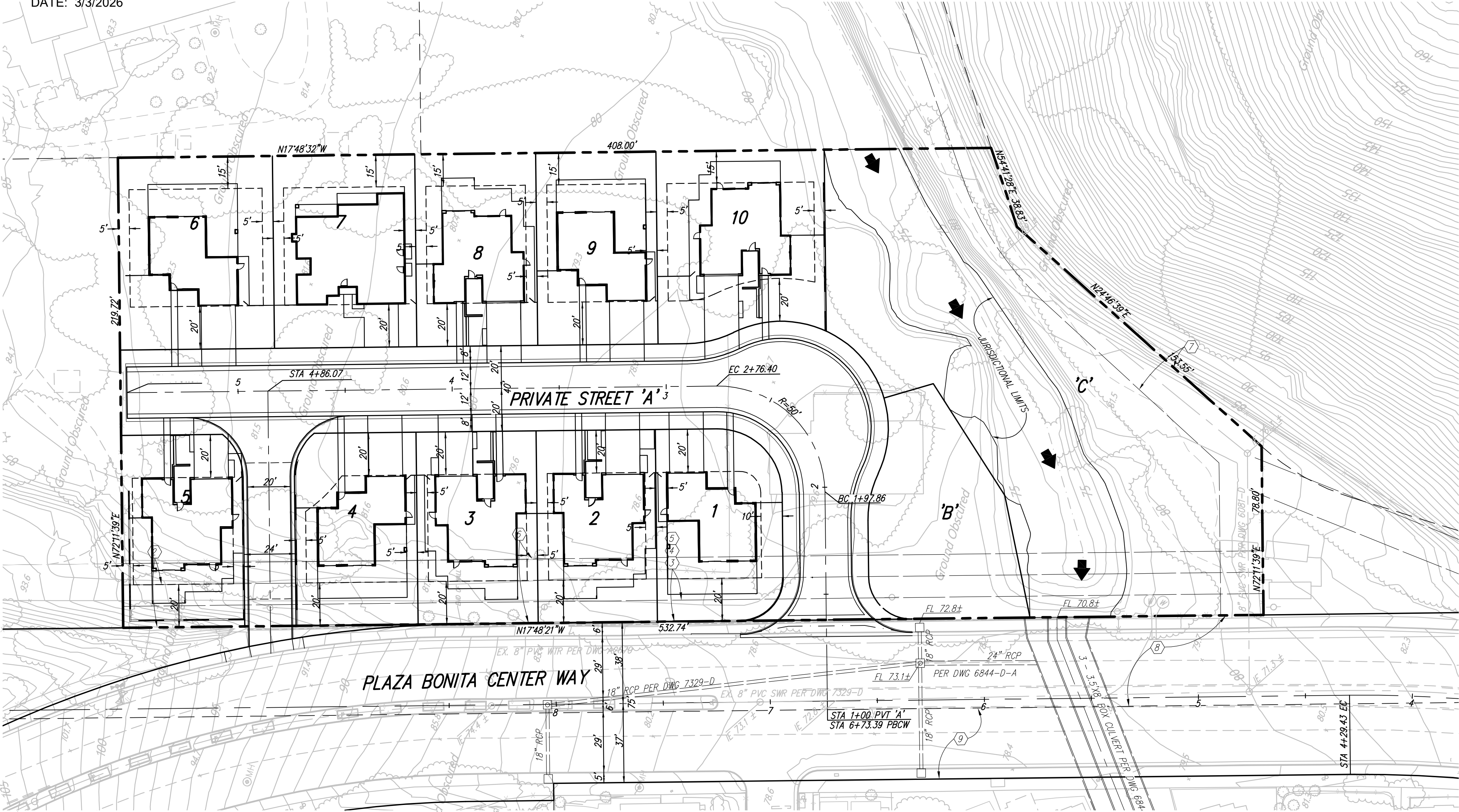
LEGEND

EXISTING IMPROVEMENTS

PROPERTY LINE	_____
RIGHT-OF-WAY	_____
EXISTING LOT LINE	_____
EXISTING EASEMENT LINE	_____
CITY/COUNTY LIMITS LINE	_____
EXIST. HOUSE	_____
EXIST. CONTOUR	_____
EXIST. SPOT ELEV.	_____
EXIST. BRUSH	_____
EXIST. TREE	_____
EXIST. WALL	_____
EXIST. CURB AND GUTTER	_____
EXIST. MEDIAN & PLANTER	_____
EXIST. DRAINAGE STRUCTURE	_____
EXIST. FIRE HYDRANT	_____
EXIST. MANHOLE	_____
EXIST. STRIPING	_____
EXIST. WATER VALVE	_____
EXIST. SIGN	_____
EXIST. WATER	_____
EXIST. SEWER	_____
EXIST. STORM DRAIN	_____
EXIST. TRIPLE BOX CULVERT	_____

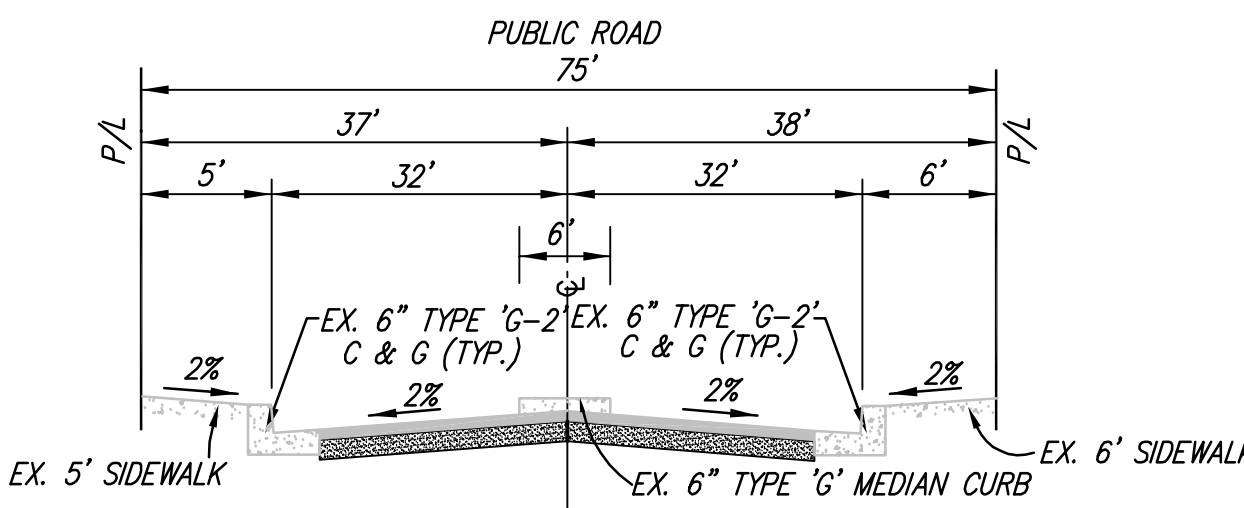
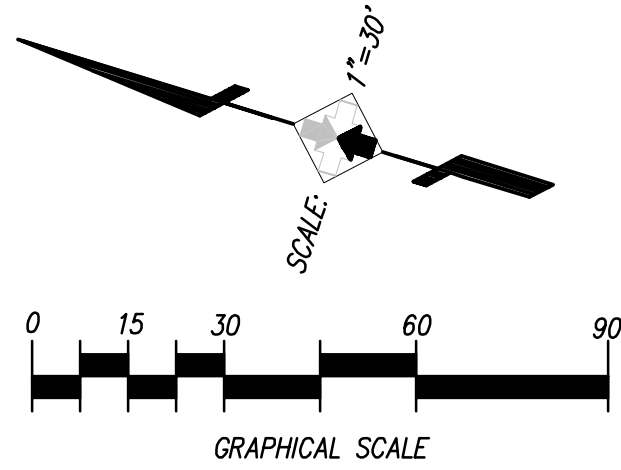
PROPOSED IMPROVEMENTS

PROP. LOT LINE	_____
PROP. SETBACK	_____

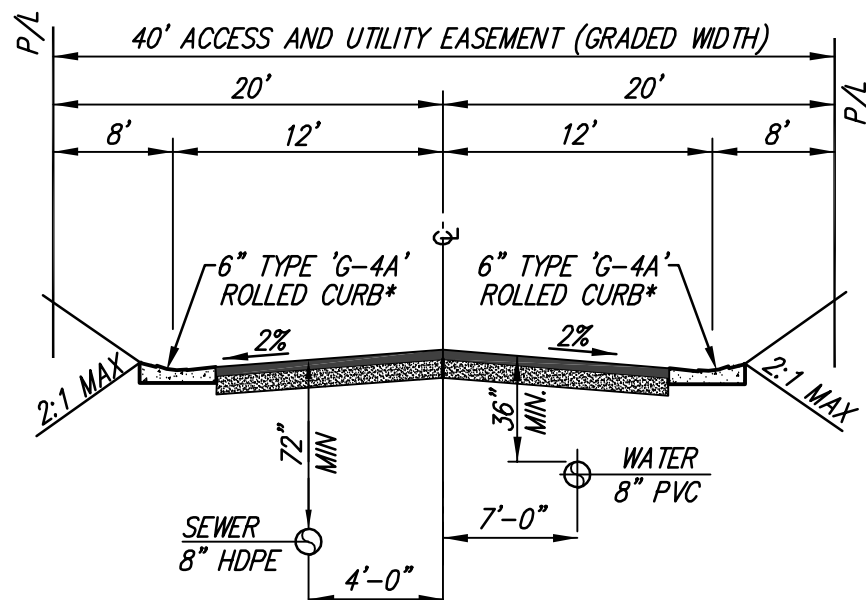


EASEMENT NOTES:

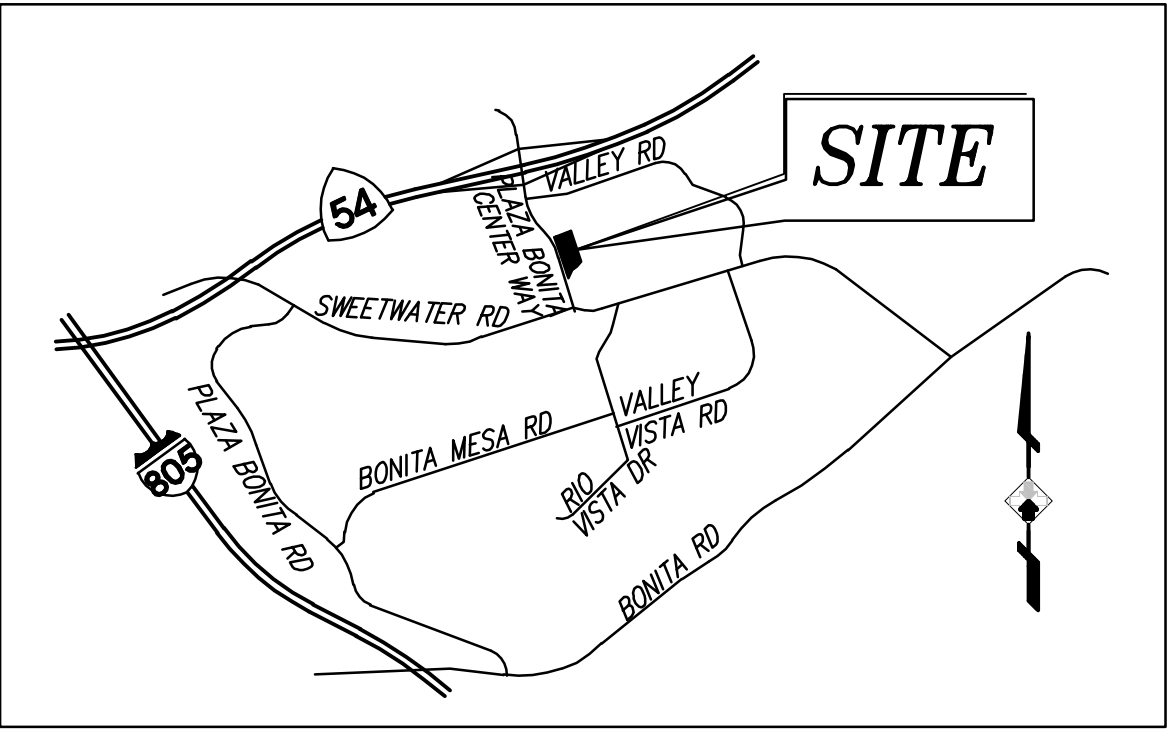
1. AN EASEMENT FOR CANALS OR AQUEDUCTS PER DOC. REC. 10-14-1869 IN BK 7 PAGE 124 OF DEEDS IS NOT DESCRIBED OF RECORD AND CANNOT BE PLOTTED ON THIS EXHIBIT.
2. 20' WIDE ROADWAY EASEMENT PER DOC. REC. 5-22-20 IN BK 816 PG 48 OF DEEDS.
3. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 6493 PG 360, O.R.
4. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 6575 PG 202, O.R.
5. 10' SDG&E EASEMENT FOR POLES, WIRES AND APPURTENANCES PER DOC. REC. 11-09-63 AS FILE NO. 201170, O.R.
6. 30' WIDE EASEMENT TO SDG&E FOR ELECTRICAL AND COMMUNICATION FACILITIES PER DOC. REC. 2-13-91 AS F/P NO. 91-68366, O.R.
7. 20' WIDE SEWER EASEMENT PER DOC. REC. APRIL 22, 1986 AS F/P NO. 86-155280, O.R.
8. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY REO DR.) ACCEPTED BY THE CITY COUNCIL OF THE CITY OF NATIONAL CITY BY RESOLUTION NO. 15146, RECORDED 02/09/87 AS F/P NO. 87-071224, O.R.
9. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY REO DR.) DEDICATED PER MAP NO. 12748.



PLAZA BONITA CENTER WAY
NOT TO SCALE



PRIVATE ST. 'A'
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PREPARED BY:
NAME: ALIDADE ENGINEERING, INC.

ADDRESS: 28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PHONE #: (951) 587-2020 FAX: (951) 587-2626

PROJECT ADDRESS:
3410 VALLEY RD
BONITA, CA 91902

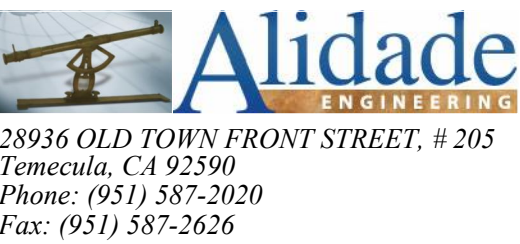
PROJECT NAME:
VALLEY VIEW DEVELOPMENT

SHEET TITLE:
PLANNED DEVELOPMENT PERMIT

REVISION 2: _____
REVISION 1: 08-07-23

ORIGINAL DATE: 07-25-22

SHEET 1 OF 1



BRENT C. MOORE RCE 59123 DATE
MY REGISTRATION EXPIRES 6-30-23



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.

CASE FILE NO.: 2025-36 PD

APNS: 591-100-27 & 591-100-31

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 16, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant requests modified rear yard setbacks for a 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs). The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **March 16, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.