



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**LEGAL NOTICE OF INTENT AND AVAILABILITY FOR  
ENVIRONMENTAL REVIEW AND COMMENT PERIOD OF  
DRAFT MITIGATED NEGATIVE DECLARATION (MND) FOR A PROPOSED  
FUELTRANSFER FACILITY WITHIN THE BNSF RAILROAD RIGHT-OF-WAY**

**Draft MND Public Review and Comment Period: June 2, 2023 to July 3, 2023**

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 30-day public review and comment period has been established pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15073 for the Draft MND which has been prepared for the proposed project.

**LEAD AGENCY:** City of National City

**PROJECT NAME:** 2023-03 CUP, CDP, IS Fuel Transfer Facility

**APPLICANT:** USD Clean Fuels

**LOCATION:** BNSF Railway right-of-way, between Civic Center Drive and W. 19<sup>th</sup> Street, and between W. 18<sup>th</sup> Street and W. 19<sup>th</sup> Street, National City, CA 91950

**DESCRIPTION:** USD Clean Fuels (USD-CF) proposes to construct a fuel transfer facility on the BNSF Railway railroad right-of-way (ROW) located between the existing buildings along Cleveland Avenue and the existing BNSF Railway tracks and between Civic Center Drive and W. 19<sup>th</sup> Street in National City, California. The new San Diego Clean Fuels Terminal will add nine rail spurs and four fixed truck loading spots to transfer bio-diesel fuel, renewable diesel fuel, ethanol and sustainable aviation fuel directly from rail cars into trucks. Trucks will be loaded with either renewable diesel fuel, a combination of renewable diesel fuel and up to 20-percent bio-diesel fuel, ethanol or sustainable aviation fuel. The fuel will then be delivered via truck to local retailers within a 35-mile radius. Each truck loading spot will consist of a pump skid, controls and piping between the belly of the rail cars and the bottom loading port of the truck. Small amounts of lubricity, conductivity and red dye will be added in-line in the fuel transfer process depending on the order. Each spot also provides a concrete pad and drain for containment of potential spills which will be piped to a containment basin on site.

Plastics Express (PEX, a commercial partner of USD-CF), will operate the facility. A total of 12 employees will work at the site. The terminal will operate 24 hours per day, seven days per week. The employees support a schedule of three people per shift on three 8-hour shifts. A trailer will be provided as an office onsite and will incorporate the control center for the equipment, restrooms, and an area for driver check-in and receipt of their bill of lading.

Rail cars will be delivered to the terminal by BNSF Railway and placed on designated receiving tracks. Once rail cars have been delivered to the terminal by BNSF Railway, the cars will be switched and spotted for fuel transfer by PEX. Once emptied, cars will be switched to designated departure tracks where BNSF Railway will remove cars as needed.

After completing the quality and quantity assurance requirements of product in each rail car, terminal personnel will unload the fuels directly from the rail cars into trucks via short above ground manifold. A percentage of tanker trucks coming to the facility may be 'wet tankers', trucks having recently hauled other fuels without having been cleaned. The rail car and truck unloading area will be equipped with a containment system capable of containing the contents of 110 percent of an entire rail car volume. In addition, an Emergency Response Plan (ERP) will be developed and implemented, to address and/or manage potential spills or emergency events onsite.

Truck traffic will enter the site from 18<sup>th</sup> Street and exit on W. 19<sup>th</sup> Street and on to their retail client deliveries. A second rail line will be added at the existing grade crossing on Civic Center Drive to facilitate rail car movements.

The Proposed Project consists of the following improvements:

- Build tracks and turnouts/crossovers to facilitate car movement in/out and within the fuel transfer facility.
- Install concrete slab pump pads at each fuel transfer spot.
- Install truck load slabs sloped to drain in the center at each fuel transfer location.
- Install pumps and piping to move fuels from rail cars to truck loading locations.
- Provide containment enclosures for fuel additives.
- Provide a concrete-lined containment basin a pipe each load slab drain to the basin.
- Provide track pans for containment at the rail fuel transfer cars.
- Provide an office trailer with control center, restrooms and driver check-in area.
- Provide all weather paving for the facility and circulation.
- Provide lighting for the site as needed.

The terminal is expected to receive approximately 115 trucks per day via W. 18<sup>th</sup> Street and exiting the facility on W. 19<sup>th</sup> Street. Approximately 70-percent of truck trips will occur between 6:00 p.m. and 6:00 a.m. to avoid peak traffic periods.

**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT:** An Environmental Initial Study (IS) was conducted that determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A draft Mitigated Negative Declaration was prepared with the following proposed mitigation measures:

- BIO-1: Rare Plant Salvage
- BIO-2: Pre-Construction Survey for Nesting Birds and Special Avian Species.
- BIO-3: Compliance with Section 4150 of California Fish and Game Code.
- CUL-1: Archaeological Monitoring.
- CUL-2: Native American Monitoring.
- CUL-3: Post-Review Discovery Procedures.

**REVIEW AND COMMENT PERIOD:** The City has established a 30-day public review and comment period from **June 2, 2023 to July 3, 2023**. During this period, the Draft MND and IS will be available for review, or for purchase at the cost of reproduction, at the City of National City Planning Department at 1243 National City Blvd. City Hall hours are 7:00 a.m. and 6:00 p.m. Monday through Thursday.

Comments on the IS/MND can be made in writing before the end of the public review and comment period and also in person at the Planning Commission meeting, which will be scheduled subsequent to routing and comment response period for the draft MND. All written comments on the Draft MND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects are avoided or mitigated. Written comments must be submitted so as to arrive no later than 6:00 p.m. on July 3, 2023 to the following: **David Welch, Associate Planner, Planning Department, 1243 National City Boulevard, National City, CA 91950**. Following the close of the public comment period, the City will consider the IS/MND and comments thereto in determining whether to approve the proposed project. The City will prepare a Final MND for consideration and certification by the Planning Commission.

**FURTHER INFORMATION:** For environmental review information, please contact Associate Planner David Welch at the City of National City at 619.336.4224 or [dwelch@nationalcityca.gov](mailto:dwelch@nationalcityca.gov).