



A Tradition of Stewardship
A Commitment to Service

file No P13-00436

Napa County Conservation, Development, and Planning Department

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Use Permit Application

To be completed by Planning staff...

Application Type: U.P.

Date Submitted: 11/27/2013 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ N/A Receipt No. _____ Received by: JOM Date: 11/21/2013
SEE SPA P13-00329

To be completed by applicant...

*Total Fees will be based on actual time and materials

Project Name: Allied Clean Fuels Facility

Assessor's Parcel No: 057-020-033-000 Existing Parcel Size: 6.37 ac.

Site Address/Location: 221 Devlin Road Napa CA 94559
No. Street City State Zip

Primary Contact: Owner Applicant Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Teaderman Business Park, LLC

Mailing Address: 221 Devlin Road Napa CA 94559
No. Street City State Zip

Telephone No: (707) 252 - 5500 E-Mail: stant@alliedprogas.com

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No: () - E-Mail: _____

Representative (if applicable): K12 Architects, Inc Kurt Wagenknecht

Mailing Address: 3090 Fite Cir #104 Sacramento CA 95827
No. Street City State Zip

Telephone No: (916) 455 - 6500 E-Mail: kurt@k12architects.com

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

The site is currently partially developed with an office building and warehouse along with propane tanks for Allied Propane. There is a 3 acre undeveloped portion of the site that we are now proposing to develop as a clean fuel terminal. We will be adding diesel, LNG, CNG, DEF, propane and unleaded gas for trucks and autos as well as electric charging stations for autos. All fuel will be stored in aboveground tanks. We will have 7 truck fueling islands and 4 MPD's for autos. There will be 4 electric car charging stations. There will be a 3,312 sf C-Store.

The site is bounded to the north by Devlin Road and Highway 29, to the west by the existing Allied Propane building and a storage facility beyond, to the east by a recently-approved commercial subdivision project and to the south by vacant land. There is an existing NSD sanitary sewer to connect to south of the project, and a City of American Canyon water main within Devlin Road.

What, if any, additional licenses or approvals will be required to allow the use?

District _____ Regional _____
State _____ Federal _____

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

On-site Improvements:

Building Area:	3,312 sf	2.5%
Fueling Canopy Area:	5,260 sf	4.0%
Landscape Area:	31,770 sf	24.2%
Paved Area:	82,347 sf	62.7%
Tank Farm Area:	8,788 sf	6.6%

Off-Site Improvements:

Street driveway access and drainage improvements.

Improvements, cont.

Total on-site parking spaces: 0 existing 15 proposed

Loading areas: 0 existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

- Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N
 Type IV H.T. (Heavy Timber) Type V 1 Hr. Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? Yes No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 3 acres

Employment and Hours of Operation

Days of operation: _____ existing 7 proposed

Hours of operation: _____ existing 24 proposed

Anticipated number of employee shifts: _____ existing 3 proposed

Anticipated shift hours: _____ existing 8 proposed

Maximum Number of on-site employees:

- 10 or fewer 11-24 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

other (specify number) _____

Allied Clean Fuels Facility
Project Description
January 10, 2014

The Clean Fuels Facility project is being proposed on a portion of the 6.4-acre parcel at 221 Devlin Road (APN 057-020-033) which currently houses Allied Propane. The facility proposes to supply Compressed Natural Gas (CNG), Liquefied Natural Gas (LNG), Propane (LPG), Diesel Emissions Fuels (DEF), Diesel, and Unleaded Gas for trucks and autos. Four fuel dispensers are proposed at the front of the project for retail gasoline and diesel fuel sales also providing additional service for all hybrid environmental flex fuel vehicles. At the rear of the project, a commercial state-of-the-art card lock facility with nine truck fueling islands is proposed to supply all fuel types. Also a four station state-of-the-art quick charge electric vehicle charging depot in conjunction with a 3,312 sf convenient store (C-store), which will provide groceries, fresh food, hot sandwiches, coffee, soft drinks, wine and beer, that will complete the complex.

The property currently contains an office building and warehouse along with propane storage facilities for Allied Propane. The project is proposed on the 4-acre undeveloped portion of the property at the southeastern end. The site is bounded to the north by Devlin Road and Highway 29, to the west by the existing Allied Propane building and a storage facility beyond, to the east by a recently-approved commercial subdivision project and to the south by vacant land. There is an existing NSD sanitary sewer to connect to south of the project and a City of American Canyon water main within Devlin Road.

The property is strategically located along the major haul route serving the County's commerce and wine industry, as well as close to the Napa Valley Business Park in order to service these customer's shipping and truck fleets.

The country's truck fleets are steadily shifting to natural gas fueled trucks. The nation's supply of relatively cheap natural gas is helping spur this shift. So are new natural gas engines that can power heavy duty trucks that weigh up to 80,000 pounds. The first, a 12-liter Cummins Westport Inc. natural gas engine went on sale in July. Next year, Volvo AB, the Swedish heavy truck maker, will introduce a natural gas engine for its truck.

According to a recent Wall St. Journal article, operators of some of the largest U.S. truck fleets, including Lowe's Cos., Procter & Gamble Co. and United Parcel Service, Inc., and long-distance trucking companies, like Con-way, Inc., Schneider National Inc., Swift Transportation Corp. and Werner Enterprises Inc., are investing in the shift toward natural gas. This year about 60% of all new garbage trucks purchased use natural gas.

The take up is just starting: About 5% of all heavy duty trucks sold next year will run on natural gas, up from around 1% this year, according to industry projections. Barriers to wider use are coming down, driven by the relatively low cost of CNG, which sells for about \$1.50 less a gallon than its equivalent in diesel fuel, which averaged about \$3.87 a gallon this week.

Right now, the expansion into natural gas is inhibited by the scant number of refueling stations and the time required refilling gas tanks. The proposed Clean Fuels Facility project will provide a state-of-the-art natural gas fueling facility and high-pressure "fast fill" terminals, providing an exciting opportunity for Napa to be on the cutting edge of this expansion into alternative fuels.