



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559
(707) 253-4417

FILE# P13-00329-SPA
Specific Plan
Amendment

APPLICATION FOR GENERAL PLAN OR SPECIFIC PLAN AMENDMENT

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Application for General Plan Amendment ☐
Application for Specific Plan Amendment ☒

Applicant's Name: STANLEY TEADERMAN

Telephone #: (707) 252-5500 Fax #: () - E-Mail: _____

Mailing Address: 221 DEVLIN RD. NAPA CA 94559
No. Street City State Zip

Status of Applicant's Interest in Property: _____

Property Owner's Name: TEADERMAN BUSINESS PARK, LLC

Telephone #: (707) 252-5500 Fax #: () - E-Mail: _____

Mailing Address: 221 DEVLIN RD. NAPA CA 94559
No. Street City State Zip

Project Site Address/Location: 221 DEVLIN RD NAPA CA 94559
No. Street City State Zip

Assessor's Parcel Number(s): 057-020-033

General Location and Acreage: 6.37 acres

Existing General Plan Or Specific Plan Designation: Industrial: Ac

Proposed General Plan Or Specific Plan Designation: _____

Change(s) Requested to Accomplish the Following: _____

Submitted 9/30/13

SUPPORTING INFORMATION:

A. Describe what changes have occurred in the area or county which create the need for this change _____

There are no major fueling facilities in the area serving the region's transportation network. The proposal will allow one to be constructed, with the area's first CNG Plant.

B) Describe the natural characteristics of the land that make it suitable for the proposed change.

The subject property is central to the county's transportation and commerce network and lies along Highway 29, and Devlin Road which is an important local corridor.

C) Describe how the proposed change relates to the goals and policies of the county's adopted General Plan or Specific Plan: _____

Submit a check or money order in the amount of \$ _____ Payable to the County of Napa, as a deposit toward actual costs, to the Planning, Building, and Environmental Services Department office.

X

Signature of Applicant

Date

Print Name

X

Signature of Property Owner

Date

Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Receipt No. 98442 Received by: TA Date: 9/30/13



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file No P13-00436

Napa County
Conservation, Development, and Planning Department
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

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: [Signature] Date: 11/27/2013
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) _____

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>CITY OF AC</u>	<u>CITY OF AC</u>
Name of proposed water supplier (if water company, city, district):	<u>CITY OF AC</u>	<u>CITY OF AC</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>3,168</u> gallons per day (gal/d)	
Current water source:	<u>CITY OF AC</u>	<u>CITY OF AC</u>
Anticipated future water demand:	<u>4,088</u> gal/d	<u>/</u> gal/d
Water availability (in gallons/minute): <u>(650 gpd/ac)</u>	<u>4,141</u> gal/mrd	<u>/</u> gal/m
Capacity of water storage system:	<u>N/A</u> gal	<u>/</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>N/A</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>NSD</u>	
Name of disposal agency (if sewage district, city, community system):	<u>NSD</u>	
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	<u>200</u> gal/d	<u></u> gal/d
Anticipated future waste flows (peak flow):	<u>650</u> gal/d	<u></u> gal/d
Future waste disposal design capacity:	<u>N/A</u> gal/d	<u></u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): SITE PLANNED TO BALANCE

**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) ALLIED PROPANE			
BUSINESS SITE ADDRESS 221 DEVLIN ROAD			
BUSINESS SITE CITY NAPA	104	CA	ZIP CODE 94558 105
CONTACT NAME STAN TEADERMAN	106	PHONE 252-5506	107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

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.