

DIESEL EMISSIONS SERVICE

QUALITY DRIVES US

City of San Leandro
Business License Application: Conditional Use Permit.
835 East 14th Street
San Leandro, CA 94577

6/6/2017

To whom it may concern,

Diesel Emissions Service would like to apply for a Conditional business permit for our newest facility, which is within the limits of The City of San Leandro (The City). Diesel Emissions Service (DES) is a clean-air company that is focused on the promotion, sale, and processing of clean diesel technology parts for diesel vehicles. The products apply to any diesel engine including, hospital generators, portable generators, primary drive and secondary engines for off-road or on-road equipment. DES takes pride in our environmentally-progressive industry and we work closely with both US and California EPAs to continue to improve the local air quality. As one of the longest running clean diesel application companies in California we have been instrumental in the reduction of diesel particulate emissions in the Bay Area over the last ten years. We are pleased to be bringing our facility back to San Leandro and to add to the list of progressive and responsible businesses within the city.

Site address: 1471 Doolittle Dr San Leandro, CA 94577

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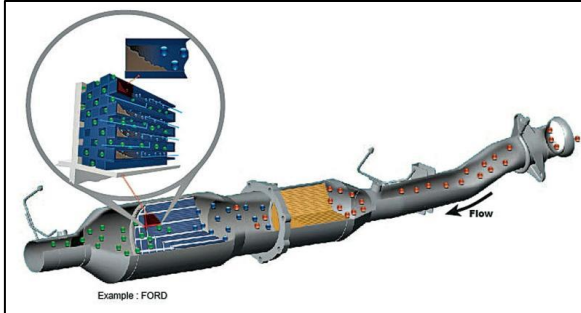
Applicant contact: Peter Tuckerman
Phone: 916-642-3556 cell
Email: PeterT@des.direct

SCOPE: Description of our business needing a Conditional Permit:

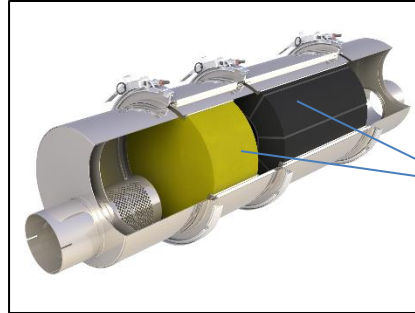
Standard Business Hours: Monday thru Friday 8:00 am to 5:00pm.
Staff: 3-5 people
Traffic: 2-4 Company vehicles during business hours, 2-5 customer vehicles
Scope of work: Installing clean diesel technology in the exhaust systems of diesel engines such as Volkswagen, Mercedes, Volvo, Cummins, Detroit, Caterpillar, etc., as required by the strict California requirements. DES would also be troubleshooting, repairing and replacing Diesel Particulate Filters and all related clean diesel technology parts required on clean diesel engines.

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Exhaust Aftertreatment for a Ford Pickup



CARB retrofit Exhaust Aftertreatment



Diesel engines in vehicles of all sizes in CA require clean-air exhaust systems.

Standard Business Process:

DES employees bring a vehicle into the shop, connect a computer to the system and diagnose any issues listed for the emissions system: normally high back pressure in the exhaust. They would remove the components from the exhaust system of the diesel engine and test them for the correct performance range on a test bench. Components would be replaced with new or the originals would be conditioned for reuse if the test approved them for reuse. Conditioning and reruse is the most common out come of the tests. Defective components found during the troubleshooting would be replaced with new components. The system would be reinstalled with new gaskets, tested for leaks and proper operation. In addition to servicing, occasionally new retrofit systems would be installed on engines that require the systems to continue to operate in California in accordance with regulations. The entire process follows California Air Resources Board and manufacturer required guidelines.

The intent of this operation is not to be a full service truck or vehicle repair facility but to specialize in the selling, servicing, and support for clean diesel aftertreatment systems. However, we understand that due to the broad nature of The City zoning rules the scope of our work falls under the definitions

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assigned to vehicle repair facilities. Therefore we are applying for Conditional Use Permit for the items listed below.

Zoning of Current Address.

Parcel	79A-515-8
Zoning	IG, Industrial, General
Lot Area	262,401 s.f.
Existing building area	117,679 s.f. (4 buildings) 44.85% lot coverage
Existing use	Automotive Parts Sales, component conditioning on a bench.
Proposed use	Vehicle/Equipment Repair, general & limited, Corporation yard, Vehicle storage. (2-706 B.4,27,28,31)
Existing Parking	Total 197 Stalls, 185 std stalls, 10 ADA acc, 2 ADA van accessible.
Existing Parking ratio	117,679/197 = 1 vehicle per 599 s.f.
Tenant Parking allotment	13 Vehicles (8,245 s.f.)

The site address (1471 Doolittle Dr San Leandro) is in a business park that is designed for heavy-duty diesel truck operation on a regular basis. All the buildings in the business park have loading docks for semi-trucks and trailers. Existing traffic flow will be the same as the proposed business.

Parking of vehicles outside the building will be done in existing vehicle parking locations. A fence will not be installed around any of the spaces or in the yard area. The business will not be advertising nor encouraging storage of vehicles or equipment. The permit for Vehicle Storage is only requested as directed by City permit staff as a necessary requirement of any vehicle repair facility within San Leandro limits.

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Conditional Use Permit Zoning Codes Requested

After review of the zoning codes with The City, and comparing it to the full scope of our business, it appears that our business requires approval for four separate sections under the conditional permit regulation. As per San Leandro Zoning Code 2-706 B.4, 27, 28, and 31 listed below.

Corporation Yards. (2-706 B.4) Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas. This classification includes equipment maintenance and service centers and similar facilities.

Vehicle/Equipment Repair, General. (2-706 B.27) Repair of large commercial trucks [over six (6) wheels or over ten thousand (10,000) pounds], mobile homes, recreational vehicles or boats, including the sale, installation, and servicing of related equipment and parts.

Vehicle/Equipment Repair, Limited. (2-706 B.28) Repair of automobiles, small trucks (e.g., pick-up trucks), or motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, wheel and brake shops, stereo installation, and tire sales and installations, but excludes vehicle dismantling or salvage and tire re-treading or recapping.

Vehicle Storage. (2-706 B.31) Storage of operative or inoperative vehicles. This classification includes storage of parking tow-away, impound yards, storage lots for automobiles, trucks, buses, recreational vehicles, and boats, including re-occurring storage of trucks as an “off-site” annex facility, but does not include “parking lots” or vehicle dismantling.

Currently the following business operate under the above zoning conditions, many of which are our customers: All are San Leandro businesses.

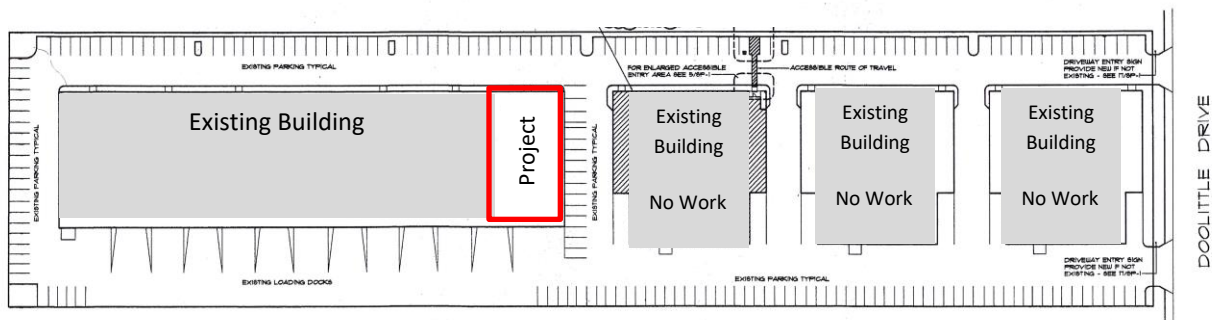
<u>Miles from Site</u>	<u>Business Name</u>
0.01 miles	Case Equipment
0.3 miles	Ace Truck Repair
0.2 miles	Betts Truck Parts & Service
1.1 miles	Kelly's Truck Repair
0.1 miles	C&E Auto & Truck Repair
2.2 miles	Cummins
1.9 miles	Valley Power Systems North Inc

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Site map overview:

(For large printout please see attachments)



Description of building and site: Site 1471 Doolittle Drive is a multi-tenant concrete tilt-up building situated in a business park of similar adjacent building of varying size. Each unit within the business park has one or more grade level 12' x 14' roll up doors and one loading dock. The parking lot has been designed for, and is currently being used by, on-road class 8 trucks with full length trailers and fleets. (Note the trucks and trailers in the following Google Maps photos)

(Aerial view looking northward)

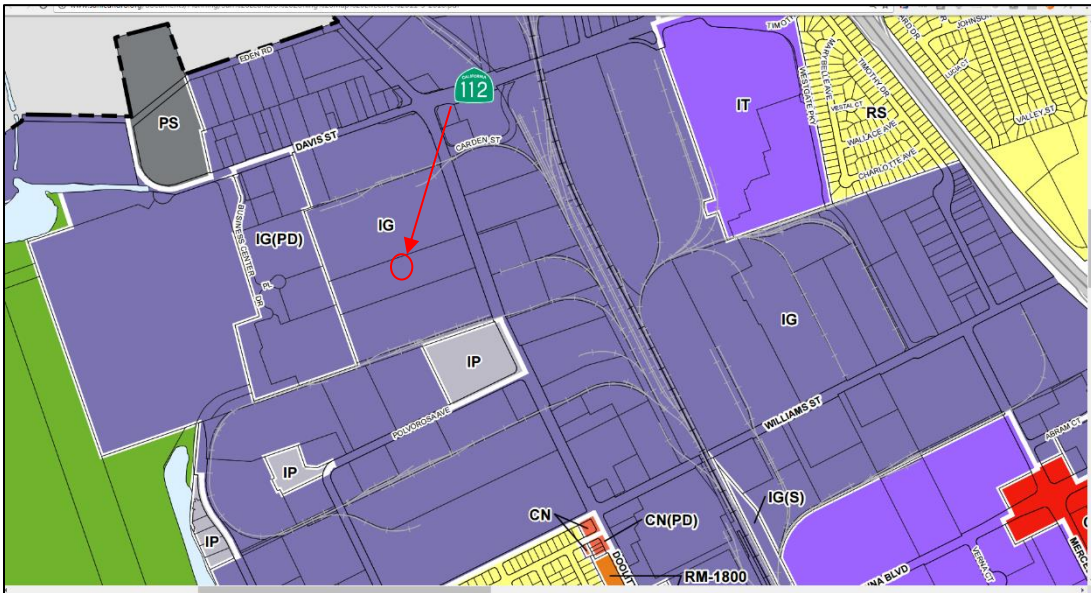


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(Aerial view looking southward)



(Location on The City Zoning site map)

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Environmental information:

Diesel Emissions Service has been conducting this type of business in California since 2006. Each site is registered with the EPA and CERS as a hazardous waste generator and follows all required EPA requirements. The soot and ash recovered from these clean diesel filters has been tested and classified as Oily Debris. The San Leandro site will be following the same process, the location has already been setup. Below is the EPA information for this location:

EPA ID# CAL000422611

CERS# 10728448

Thank you for reviewing our Conditional Use Permit application. Please do not hesitate to contact me with any questions. We look forward to expanding our business in San Leandro.

Sincerely,

Peter Tuckerman
Vice President
Diesel Emissions Service
916-642-3556 (cell)
916-473-7393 (office)
PeterT@DES.direct