



# CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

### Official Use

Case No: PZ23-12-22 Date Received: 12/22/2023 P&Z Meeting: 2/13/2024  
CC Meeting: 3/5/2024

### PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

### ACTION REQUESTED (Check one)

- Conditional Use Permit
- General Plan Amendment:  Major  Minor
- Planned Area Development (PAD)
- Planned Area Development Amendment
- Rezoning
- Site Plan Approval
- Site Plan Amendment
- Preliminary Plat
- Final Plat
- Other: Site Plan approval

### PROPERTY INFORMATION:

Name of Project: PRO PETROLEUM - PLANT EXPANSION Acreage: 5.02-ACRES  
Property Address/Location: 12126 W. Olive Avenue  
Assessor's Parcel Number: 501-45-015V, 501-45-015H, 501-45-015J

### APPLICANT / OWNER INFORMATION:

Applicant: <u>John Ulibarri - Gervasio &amp; Assoc, Inc</u>	Owner: <u>Fuel Processing Operators LLC</u>
Address: <u>77 E. Thomas Rd, Suite 120</u>	Address: <u>12126 W. Olive Ave</u>
City/ST/Zip: <u>Phoenix, AZ 85012</u>	City/ST/Zip: <u>El Mirage, AZ</u>
Phone: <u>602-285-1720</u>	Phone: <u>865-469-6839</u>
Email: <u>jdu@gervasioeng.com</u>	Email: <u>michael.brandon@pilottravelcenter.com</u>
Signature: <u></u>	Signature: <u></u>
(Agreement to act as agent for owner)	(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Exterior Elevation
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Sewer Report
- Preliminary Water Report
- Traffic Impact Study
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule)

## NARRATIVE – Conditional Use Permit

### **Background**

Fuel Processing Operators, LLC (FPO) operates a Transmix processing facility at 12126 West Olive Avenue. Transmix is a mixture of gasoline, diesel fuel and jet fuel (collectively "fuel products"), generated during pipeline operations, that no longer conforms to the required specifications for any single/useable fuel product. Fuel products are transported into the Phoenix- area from California and Texas via the pipeline system that terminates at the Phoenix tank farm complex ("Phoenix Terminal").

Fuel products are transported/pumped in batches through the pipeline system wherein one product pushes another through the pipe. During the transportation of fuel products in the pipeline system, mixing occurs at the point of interface between different products/batches (e.g., the point where a gasoline batch interfaces with a diesel fuel batch or jet fuel batch). This interface of mixed product is directed into storage tanks designated specifically for Transmix storage at the Phoenix Terminal. FPO performs a critical role in the fuel supply chain by removing this Transmix from Phoenix Terminal storage and processing it via distillation at FPO's facility back into usable gasoline and diesel fuel products that conform to the appropriate fuel specifications.

Additionally, following the distillation of Transmix into gasoline and diesel, FPO hydrotreats the diesel distilled from Transmix to remove sulfur and ensure that it conforms to Federal ultra-low diesel fuel standards. FPO processes the majority of Transmix generated at the Phoenix Terminal from pipeline operations. Without reliable outlets for the removal of Transmix from Phoenix Terminal storage, Transmix inventory would build to a level where the pipeline is forced to suspend shipments due to Transmix storage/containment limitations.

### **Proposed Project**

In 2021, FPO purchased the adjacent Maricopa County Assessor Parcel 501-45-015V ("Subject Parcel") immediately west of and contiguous with the existing facility property. In October of 2023, City of El Mirage approved the rezoning of Subject Parcel to EI (Employment Industry) per Resolution R23-10-27. FPO intends to use the Subject Parcel for additional storage of fuel products, a new building for internal quality control testing of fuel products and truck parking with the possible expansion of fuel processing including green and alternative fuels. The future facility operations shall add 5 employees for a total staff of 25 employees. At this point it is not possible to identify what the alternative and low carbon fuels would be feasible, however renewable diesel, hydrogen, green hydrogen, hydrogenated fuels are in the headlines and could be options for the future development.

## **Project Phasing**

FPO anticipates implementation of this project to occur in multiple phases as presented below:

- **Phase I:** Addition of a chain-link fence around the new parcel and joining the existing fencing on the perimeter of the existing parcels. The chain-link fencing between the existing parcels and subject parcel will be removed.
- **Phase II:** Construction of onsite fuel storage tanks with containment area; overhead distribution pipes to existing plant facilities; water main loop with hydrants & water cannons; Dry utility lines (Electrical, communications, Air); mass grading and retention basins; Offsite roadway improvements including new access to Olive Avenue; 6-foot-high masonry screen wall and offsite landscape area along the property frontage.
- **Phase III:** Construction of an approximate 5,000 square-foot building (Laboratory/office Building) on central-east portion of Subject Parcel for quality control testing of fuel products; Onsite perimeter access drive; and Truck/employee parking lot.
- **Phase IV:** Construction of approximately 7,500 square-foot of various fuel processing facilities; a 3,500 square foot Operations building; and a 4,000 S.F. concrete slab for hydrogen and nitrogen storage tanks.

## **Project Schedule**

The Project schedule is anticipated to follow the phased approach presented above. FPO anticipates implementing the following:

Phase I:	End of Q2 2024
Phases II:	End of Q4 2025
Phase III:	End of Q4 2026
Phase IV:	End of Q4 2027

**CIVIL ENGINEER**

GERVASIO & ASSOC., INC.  
77 E. THOMAS RD., SUITE 120  
PHOENIX, ARIZONA 85012  
Phone: (602) 285-1720

**CONTACT:**  
JOHN ULIBARI, P.E.  
jdu@gervasioeng.com

**ENVIRONMENTAL CONSULTANT**

ENCORE CONSULTING, LLC  
950 W. ELLIOT ROAD  
TEMPE, ARIZONA 85284  
Phone: (480) 322-1585

**CONTACT:**  
LYNN NIEWIADOMSKI  
lynn@encore-consulting.net

**OWNER**

FUEL PROCESSING OPERATORS, LLC  
12126 W. OLIVE AVENUE  
EL MIRAGE, ARIZONA 85335  
Phone: (865) 469-6839

**CONTACT:**  
MICHAEL BRANDON  
michael.brandon@pilotraacenters.com

**PROJECT DESCRIPTION**

MODIFICATIONS TO EXISTING FUEL STORAGE VOLUME AND EXPANSION OF FUEL PROCESSING FACILITIES ON 5-ACRE PARCEL (APN 501-45-015V) THAT INCLUDES NEW OLIVE AVENUE FRONTAGE IMPROVEMENTS, ADDITIONAL FUEL STORAGE TANKS & CONTAINMENT AREAS, A NEW TRUCK/EMPLOYEE PARKING AREA, NEW 5,000 S.F. LABORATORY/OFFICE AND 3,500 S.F. OPERATION BUILDINGS.

**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH THE SOUTH QUARTER CORNER BEARS SOUTH 89 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 2644.88 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 655.04 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLIVE AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 365.38 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 365.38 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 620.32 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID OLIVE AVENUE; THENCE NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID OLIVE AVENUE, A DISTANCE OF 365.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 226,637 SQUARE FEET OR 5.203 ACRES, MORE OR LESS

**PROJECT DATA**

PROPERTY ADDRESS: 12126 W. OLIVE AVENUE  
EL MIRAGE, ARIZONA 85335

PARCELS:  
501-45-015V 226,638 SQ. FT. (5.20 ACRES) ZONE: EI  
501-45-015J 48,739 SQ. FT. (1.12 ACRES) ZONE: EI  
501-45-015H 156,996 SQ. FT. (3.60 ACRES) ZONE: EI

JURISDICTION: CITY OF EL MIRAGE

PARKING: 1 STALL PER 350 S.F. FOR EI ZONED INDUSTRIAL BUILDINGS

5,000 S.F. OFFICE/LAB BUILDING: 5000/350 = 15 STALLS  
3,500 S.F. OPERATIONS BUILDING: 3500/350 = 10 STALLS

REQUIRED STANDARD STALLS: 25 STALLS (27 PROVIDED)  
REQUIRED ADA STALLS: 2 STALLS (2 PROVIDED)

**CONDITIONAL USE:**

FUEL OPERATIONS (PROCESSING & STORAGE)  
GREEN TECHNOLOGY AND ALTERNATIVE FUELS  
GASOLINE, RENEWABLE GASOLINE, DIESEL, BIO-DIESEL, ETHANOL  
METHANOL, GREEN HYDROGEN, HYDROGEN & HYDROGENATED FUELS

**PRELIMINARY RETENTION CALCS**

REQUIRED RETENTION: APN: 501-45-015V

$Vr = C(P/12)A$ ,  $P = 2.40$  PER CITY OF EL MIRAGE,  $C_{weighted} = 0.74$

ROW AREA = 20,100 S.F.,  
ONSITE AREA = GROSS AREA - CONTAINMENT AREA = 204,258 S.F.

TOTAL VOLUME REQUIRED = 33,416 CU.FT.

BASIN 1 (HWL=1096.0, BOT.=1093.0) = 24,741 CU.FT.  
BASIN 2 (HWL=1094.0, BOT.=1091.0) = 19,687 CU.FT.  
BASIN 3 (HWL=1096.0, BOT.=1094.0) = 3,010 CU.FT.  
BASIN 4 (HWL=1094.0, BOT.=1092.0) = 2,996 CU.FT.

TOTAL VOLUME PROVIDED = 50,434 CU.FT.

REQUIRED RETENTION: APN 501-45-015H & -015J

$Vr = C(P/12)A$ ,  $P = 2.40$  PER CITY OF EL MIRAGE,  $C_{weighted} = 0.76$

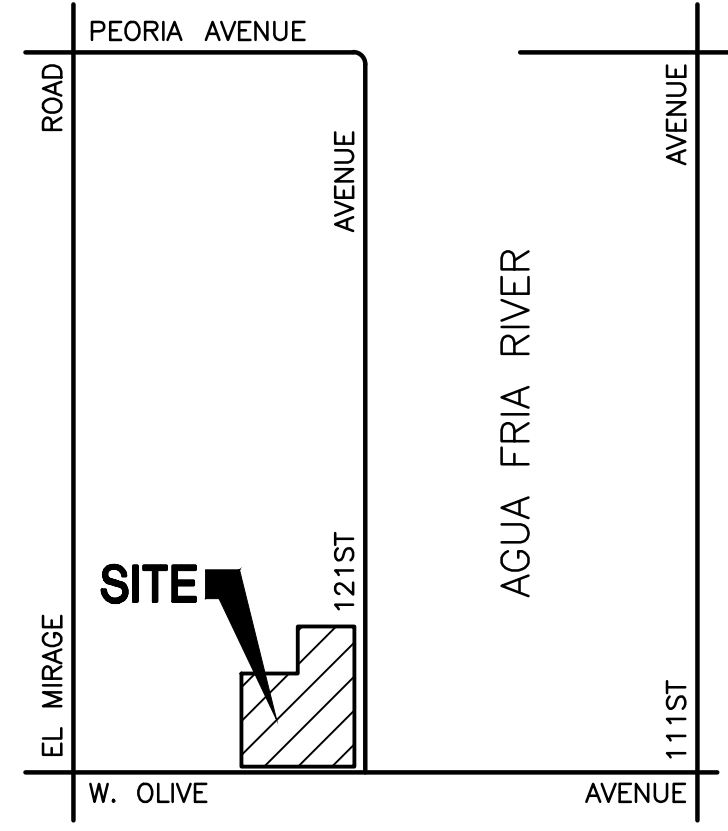
ROW AREA = 16,775 S.F.,  
ONSITE AREA = GROSS AREA - CONTAINMENT AREA = 185,831 S.F.

TOTAL VOLUME REQUIRED = 30,642 CU.FT.

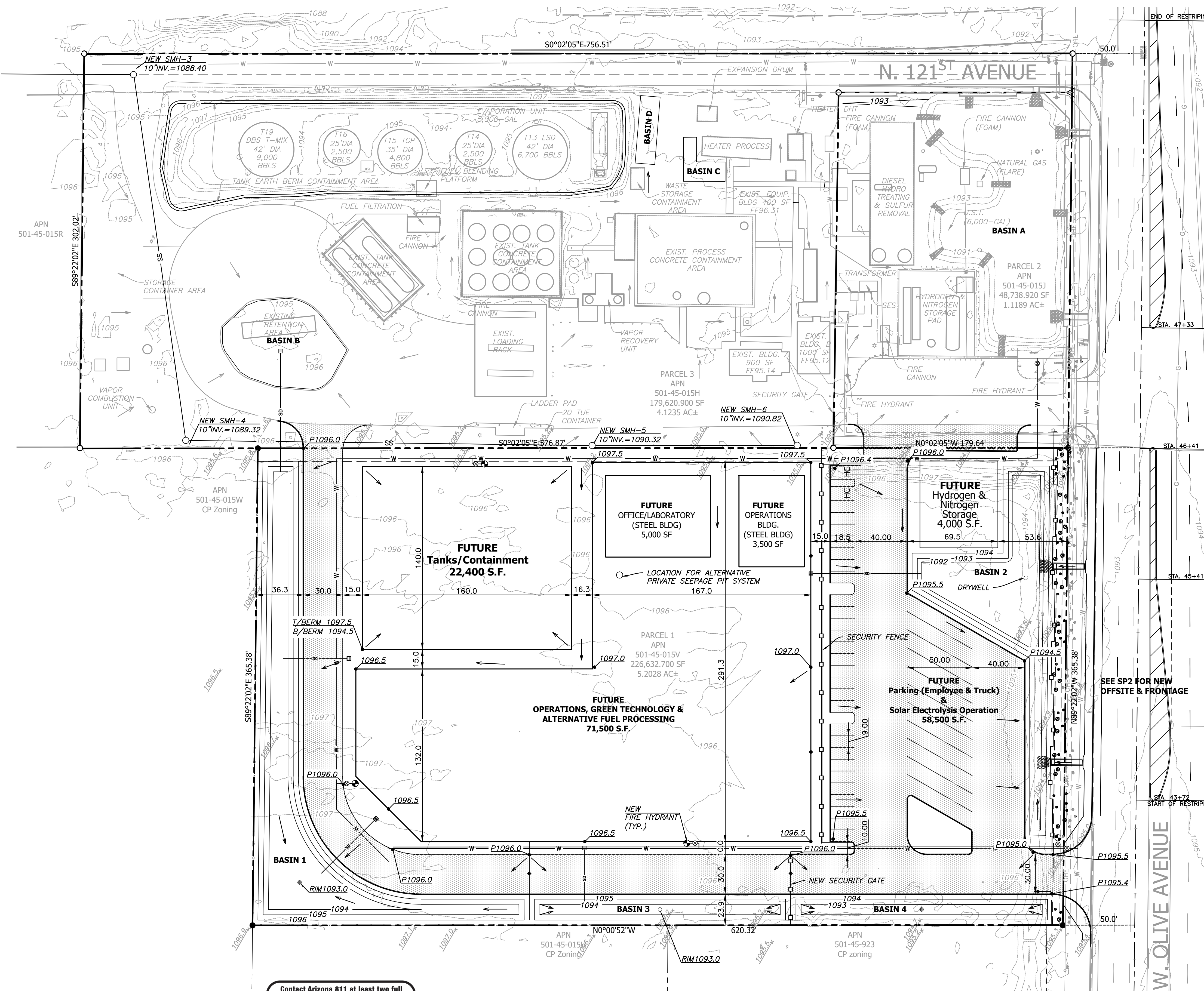
BASIN A (HWL=1093.0, BOT.=1090.5) = 32,239 CU.FT.  
BASIN B (HWL=1094.0, BOT.=1093.0) = 3,453 CU.FT.  
BASIN C (HWL=1094.0, BOT.=1093.0) = 352 CU.FT.  
BASIN D (HWL=1095.0, BOT.=1094.0) = 482 CU.FT.

TOTAL VOLUME PROVIDED = 36,526 CU.FT.

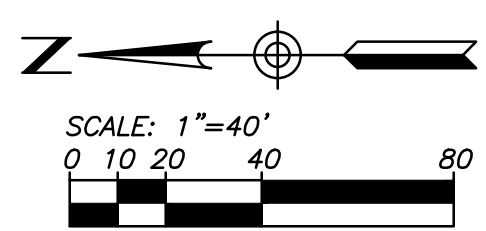
BASIN PERCOLATION



**VICINITY MAP**  
N.T.S.



Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA 811**  
Call 811 or click Arizona811.com



**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISIONS	BY

This drawing is an instrument of service. It is the property of GERVASIO & ASSOC., INC. and may not be reproduced or reproduction hereof used without permission.

**GERVASIO & ASSOC. INC.**  
CONSULTING ENGINEERS  
77 E. THOMAS ROAD, SUITE 120  
PHOENIX, ARIZONA 85012  
(602) 285-1720 FAX 285-1530

**CONDITIONAL USE PERMIT PILOT COMPANY**  
12126 W. OLIVE AVE., EL MIRAGE, AZ

**PILOT COMPANY**  
5508 LONNAS DRIVE, KNOXVILLE, TN.

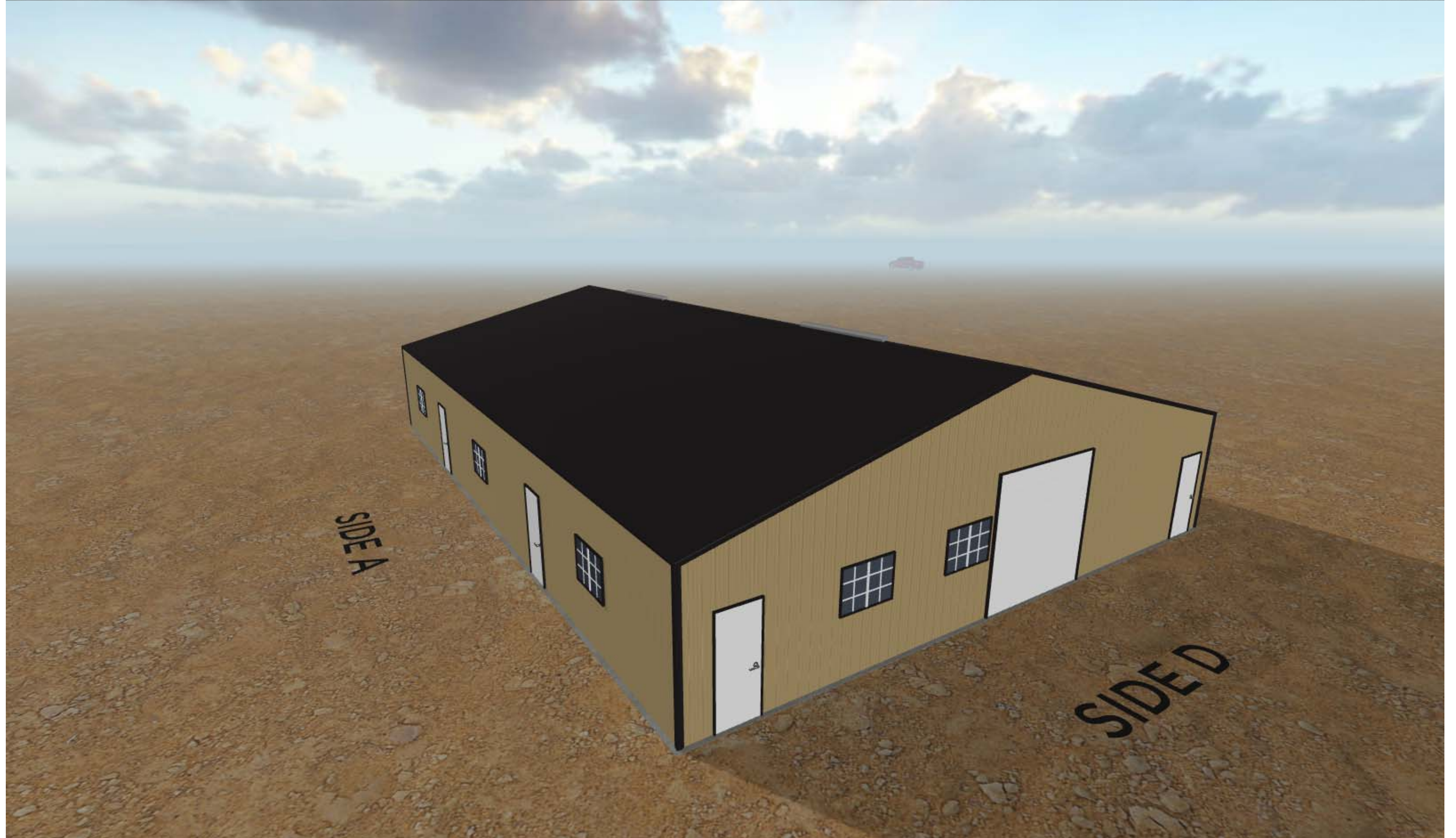
Project: 12126 W. OLIVE AVE., EL MIRAGE, AZ  
Client: PILOT COMPANY

Sheet Title: **SITE PLAN PRELIMINARY DRAINAGE & UTILITIES**

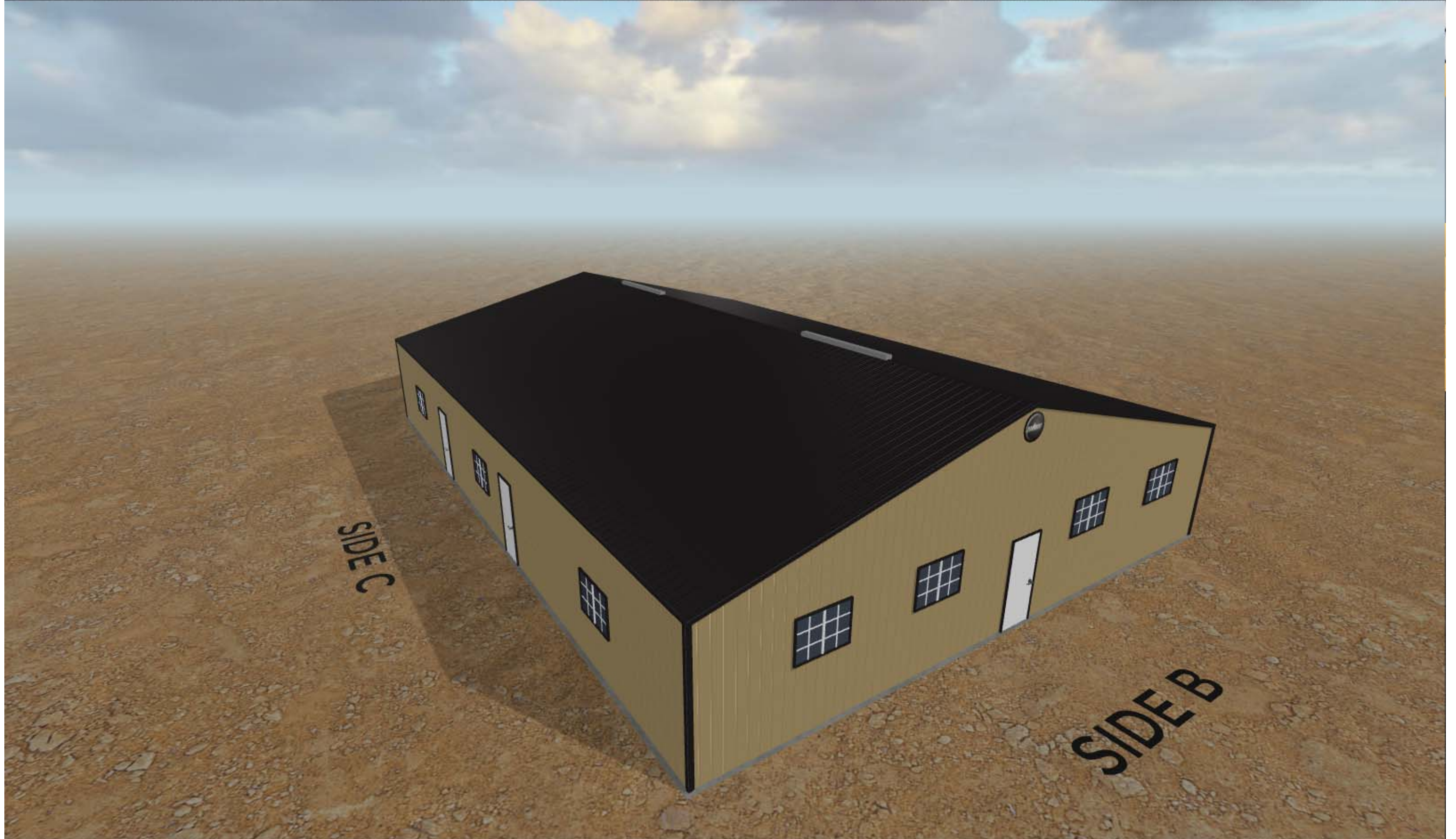
Date: 12/20/23  
Scale: as noted  
Drawn: GJW Checked: JDU  
Job Number: 3026

Sheet: **SP1**  
of # Sheets: 3026  
G&A #3026

S:\Projects\2023\3026 - Olive Ave. 12126 W. 12060 SP1.dwg Plotted: 12/21/23 - 4:30pm by jdu



FUEL PROCESSING OPERATORS – 3,500 S.F. BUILDING



FUEL PROCESSING OPERATORS – 3,500 S.F. BUILDING



SIDE A



SIDE B



SIDE C



SIDE D



FUEL PROCESSING OPERATORS – 3,500 S.F. BUILDING