

2600 Fresno Street, Room 3065  
Fresno, California 93721-3604  
(559) 621-8003  
www.fresno.gov

**Jennifer K. Clark, AICP, HDFP**  
Director

July 17, 2019

## Review Comments for Conditional Use Permit application: P18-03583

### **Air Pollution Control District**

This review was performed by:  
Status: Reviewed with Conditions

See uploaded comment letter.

### **Airports**

This review was performed by:  
Status: No Comment

The City of Fresno Airports Department anticipates no adverse impacts on Fresno Yosemite International Airport or Fresno Chandler Executive Airport from the proposed project.

### **DPU Planning and Engineering**

This review was performed by: Kevin Gray  
Status: Reviewed with Conditions

### **Sewer Requirements**

Comply with the attached Department of Public Utilities, Planning & Engineering memorandum from Kevin Gray dated July 17, 2019.

### **DPU Solid Waste Management**

This review was performed by: Kevin Gray  
Status: Reviewed with Conditions

- Provide information on trash and recycling compactors.
- Provide 18'feet of unobstructed clearance in the area where the compactor units are kept.
- One compactor shown; project is required to provide for trash and recycling.
- Provided for trash (single cell, curb only if out of view of street would be acceptable).
- One compactor and one 1-cell enclosure (curb only acceptable) required.
- Provide 60'feet of clearance in front of compactor units and 3' on either side for loading and unloading.
- One compactor and one 1-cell enclosure (curb only acceptable) required.
- Developer shall stripe the area in front of compactors "No Parking" trash loading only.
- location will be required to file for a Roll off permit. Contact the City of Fresno, Solid Waste Division at 621-1452.
- Rolloff permits will be required for each location. Contact Solid Waste Division @ 621-1452.
- For every compactor, there needs to be second provided. Recycling is mandatory in the City of Fresno.
- All compactors will need to be located within an enclosure, allowing at least 3' on either side for servicing.

- Solid waste vehicles require 18' clear drive paths and have a 44' turning radius (centerline).

### **Fire Review**

This review was performed by: Andrew Dodderer  
Status: Revisions Required

RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. The current items listed are not necessarily a complete list of issues that will need to be addressed. During the plan review of the resubmitted plans, additional requirements may be called out. Also include a set of the original plans submitted and a detailed response letter clarifying how and where all items have been addressed in the resubmittal set. The nature, quantity and complexity of items to be addressed will require additional review and therefore cannot be completed during a back check appointment.

Resubmit site plan in an approved engineer's scale. Minimum 1"=60' Maximum 1"=20'.  
Additional comments may be added and required once a scaled plan has been submitted.

### **Flood Control District**

This review was performed by:  
Status: No Comment

Subject site located outside FMFCD Boundaries.

### **Fresno County Environmental Health**

This review was performed by:  
Status: Reviewed with Conditions

Recommended Conditions of Approval:

- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- The proposed building construction and project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City of Fresno and Clovis municipal codes.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

### **Irrigation District**

This review was performed by:  
Status: Reviewed with Conditions

Comply with the attached conditions identified in memorandum from the Department of Public Utilities dated July 17, 2019, "Response to Fresno Irrigation District Comment Letter Dated July 2, 2019."

### **Public Works ROW Landscaping**

This review was performed by: Hilary Kimber  
Status: No Comment

The proposed Site Plan from Darling Ingredients dated March 14, 2019 shows a building in the middle of two parcels with no adjacent improvements on either E. Jensen or S. Cornelia Avenues. Therefore, there are no street tree requirements.

### **Public Works Traffic Planning**

This review was performed by: Louise Gilio  
Status: Reviewed with Conditions

See attached memorandum for Public Works Conditions of Approval dated July 17, 2019.



**JUN 28 2019**

Mike Sanchez  
City of Fresno  
Development and Resource Management  
2600 Fresno Street, Room 3065  
Fresno, CA 93721

**Agency Project: Draft Environmental Impact Report for the Rendering Plant Relocation Project**

**District CEQA Reference No: 20190620**

Dear Mr. Sanchez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Draft Environmental Impact Report (DEIR) for the Rendering Plant Relocation Project. The Rendering Plant Relocation Project consists of relocating the Darling Ingredients, Inc. rendering facility from its current location on Belgravia Avenue, just southwest of downtown Fresno, to the undeveloped, 40-acre, City-owned parcel east of the existing Fresno-Clovis Regional Wastewater Reclamation Facility (FWRP). The Project would involve constructing a 44,600 square foot rendering plant facility, and expanding its peak daily processing rate from approximately 850,000 pounds to approximately 2 million pounds of raw materials (Project). The Project is to be located at 5449 West Jensen Avenue, in Fresno, CA. The District offers the following comments:

**Health Risk Assessment**

***The District recommends that the DEIR's Health Risk Assessment (HRA) be revised to include prioritization and if necessary, a refined HRA, for all construction and operational emission sources from the Project.***

The prioritization in the DEIR only analyzed toxic emissions associated with the new boiler. The District recommends conducting a screening analysis that includes all sources of emissions (including but not limited to construction equipment, mobile source (Heavy Duty Trucks), and stationary source equipment).

A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using CAPCOA's updated methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

**Samir Sheikh**

Executive Director/Air Pollution Control Officer

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34948 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: 661-392-5500 FAX: 661-392-5585

Please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- Contacting the District at (559) 230-6000 for assistance; or
- Visiting the Districts website (Modeling Guidance) at: [http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm)

### **Nuisance Odors**

***The District recommends the City of Fresno (City) revise Mitigation Measure 4.4-5 to include a monitoring and enforceability component and to include an approach for corrective actions as detailed below.***

The City determined that the nuisance odor impacts are less than significant after implementation of an Odor Control Plan (OCP) and through compliance with District permitting requirements. Due to the nature of rendering plants, the associated operations are susceptible to nuisance odors from the transportation of raw materials and on-site processing of raw materials, and as such, potentially creating objectionable odors that may impact nearby residences and may generate public odor complaints.

- The Mitigation Measure 4.4-5 "Prepare an Odor Control Plan" requires that the project proponent prepare an Odor Control Plan and to make it available to the City upon request. The District recommends that in order for the Mitigation Measure 4.4-5 to be measureable and enforceable, the Mitigation Measure 4.4-5 should include a monitoring and reporting schedule or some other means of accountability. The District believes the City as the lead agency to be the appropriate agency to enforce the OCP and verify that the details and future proposed "odor reduction" measures are implemented. As such, the District recommends Mitigation Measure 4.4-5 be revised to require submittal of the OCP to the City for review and approval. In addition, the District is willing to assist the City with reviewing the OCP to determine consistency with District permitting requirements and recommends the OCP be routed to the District for review.

- While offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable distress among the public and often resulting in citizen complaints to local governments such as the City and the District. The OCP should consider all available pertinent information and address known and historical causes of odor for this rendering operation. For instance, odor will be more evident if the proposed Regenerative Thermal Oxidizers fail, or the enclosed/covered truck trailers to manage the transport of raw materials have leakage that causes spillage on roadways. Therefore, the District recommends that the OCP be adaptable to address such potential issues and requiring corrective action to known concerns associated with the facility.

If you have any questions or require further information, please call Eric S. McLaughlin at (559) 230-5808.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



Brian Clements  
Program Manager


AM: em



**DEPARTMENT OF PUBLIC UTILITIES  
MEMORANDUM**

**DATE:** July 17, 2019

**TO:** CHRIS LANG, Planner III  
Planning and Development Department

**FROM:** KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities, Utilities Planning & Engineering 

**SUBJECT:** **REVISED SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT,  
PLAN AMENDMENT AND REZONE, ACCELA RECORD NUMBER  
P18-03583**

**General**

The City is considering a General Plan Amendment (GPA) and rezone of the land adjacent to the Regional Wastewater Reclamation Facility (RWRF) to accommodate relocation of the Darling conversion facility from a more sensitive location in the City. The proposed project would relocate the Darling facility from its current location on Belgravia Avenue just southwest of downtown to the new 35 to 50-acre site near the RWRF and expand its current permitted processing limits from 850,000 pounds per day to a minimum of 10 million pounds per week. The project would require a GPA to change the General Plan land use designation of land from Public Facility to Heavy Industrial, and a rezone of the same property from Planned Industrial (PI) to Industrial-Heavy (IH). The proposed Darling facility would also require a Conditional Use Permit (CUP) to operate within the IH zone.

**Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is an 84-inch sewer trunk located due west of the proposed project. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. The proposed project will connect to the existing Herndon-Cornelia Bypass Diversion Structure at the 84-inch sewer trunk prior to the Wastewater Treatment Facility or other means of connection approved by the City.(See attached exhibit)
2. Installation of sewer house branch(s) shall be required.
3. On-site sanitary sewer facilities shall be private.



MEMORANDUM

CHRIS LANG, Planner III

Development and Planning Department

July 17, 2019

SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT, PLAN AMENDMENT  
AND REZONE, ACCELA RECORD NUMBER P18-03583

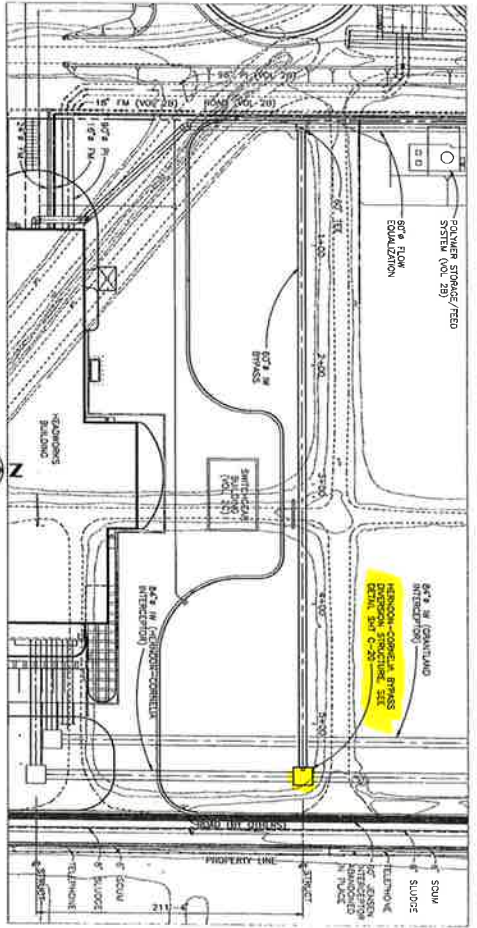
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4. A Public Utility Easement shall be retained along the western property line and an Ingress/Egress Easement across the southern property line.
5. All easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No trees shall be located within 8 feet of the sewer main.
6. The Project Developer shall contact Wastewater Management Division Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

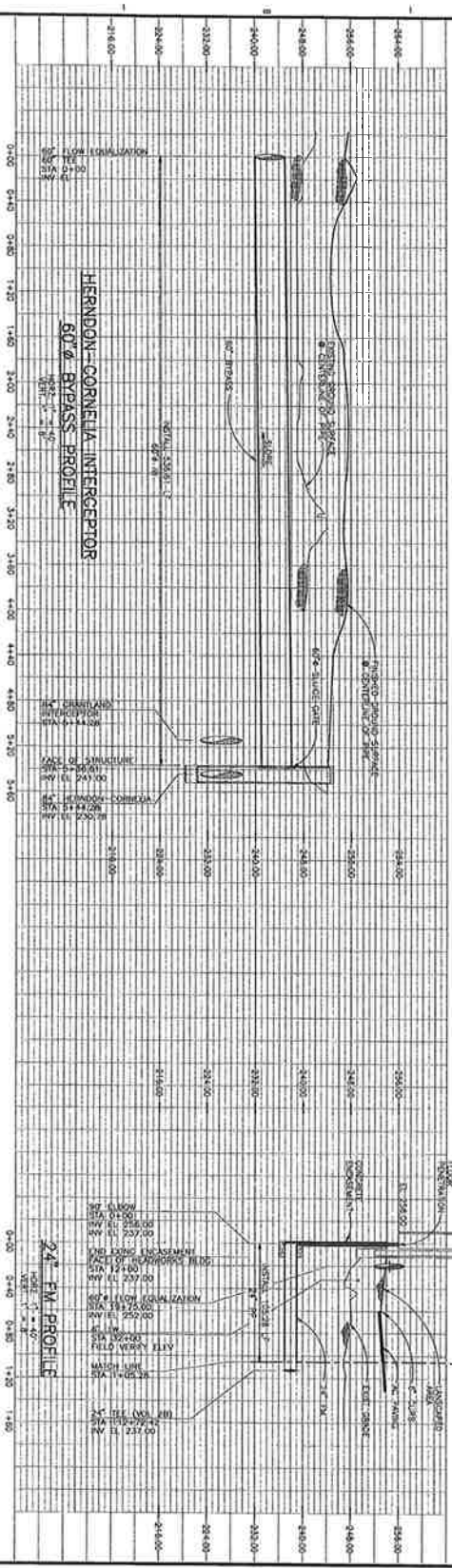
**Sanitary Sewer Fees**

The following Sewer Connection Charges are due and shall be paid for the Project: Wastewater fees will be based on Section E-3 "Wastewater Facility Impact Fee Commitment" of the Development Agreement between The City of Fresno and Darling Ingredients Inc.

Attachment (Exhibit)



PLAN 1" = 40'



HDR

NO.	DATE	BY	CHKD.	DESC.
1	7/23	JAV	JAV	CONSTRUCTION DOCUMENTS FOR CONSTRUCTION
2		JAV	JAV	REVISED FROM NO. 1
3		JAV	JAV	
4		JAV	JAV	
5		JAV	JAV	
6		JAV	JAV	
7		JAV	JAV	
8		JAV	JAV	
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19		JAV	JAV	
20		JAV	JAV	

**FRESNO CLOVIS**  
REGIONAL WASTEWATER TREATMENT FACILITIES

**HERNDON-CORNELIA INTERCEPTOR  
60" BYPASS AND 24" FM  
PLAN AND PROFILES**

REVISIONS

NO.	DATE	BY	CHKD.	DESC.
1	7/23	JAV	JAV	CONSTRUCTION DOCUMENTS FOR CONSTRUCTION
2		JAV	JAV	REVISED FROM NO. 1
3		JAV	JAV	
4		JAV	JAV	
5		JAV	JAV	
6		JAV	JAV	
7		JAV	JAV	
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**DEPARTMENT OF PUBLIC UTILITIES  
MEMORANDUM**

**DATE:** July 17, 2019

**TO:** CHRIS LANG, Planner III  
Planning and Development Department

**FROM:** MICHAEL CARBAJAL, Director   
Department of Public Utilities

**SUBJECT:** PLANNING APPLICATION NO. P18-03583  
RESPONSE TO FRESNO IRRIGATION DISTRICT COMMENT LETTER  
DATED JULY 2, 2019

The Department of Public Utilities (DPU) has reviewed the attached letter from the Fresno Irrigation District dated July 2, 2019 and requests the following modifications to the project requirements for Planning Application No. P18-03583:

1. (Reference FID Letter, Page 1, Area of Concern 1, Item No. 1) The proposed project will include street and utility improvements along Jensen Avenue and Cornelia Avenue, within the vicinity of the pipeline/canal. FID shall have the ability to review and comment on the improvement plans but shall not have the authority to withhold approval of the plans.
2. (Reference FID Letter, Page 2, Area of Concern 1, Item No. 2) The developer shall install a vehicular bridge or culvert over the existing open channel canal to accommodate the proposed driveway from Cornelia Avenue.
3. (Reference FID Letter, Page 2, Area of Concern 1, Item No. 2a) See Item No. 2 above. This requirement is not applicable.
4. (Reference FID Letter, Page 2, Area of Concern 1, Item No. 2b) FID has an existing easement for the canal. No additional easement needed for the installation of a vehicular bridge or culvert.
5. (Reference FID Letter, Page 2, Area of Concern 1, Item No. 2c) See Item No. 2 above. This requirement is not applicable.
6. (Reference FID Letter, Page 2, Area of Concern 1, Item No. 3) No change.
7. (Reference FID Letter, Page 2, Area of Concern 1, Item No. 4) No change.



MEMORANDUM

CHRIS LANG, Planner III

Planning and Development Department

PLANNING APPLICATION NO. P18-03583 - RESPONSE TO FRESNO IRRIGATION

DISTRICT COMMENT LETTER DATED JULY 2, 2019

July 17, 2019

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8. (Reference FID Letter, Page 3, Area of Concern 1, Item No. 5) The City of Fresno does not own any temporary dry and wet utility crossings; therefore, this item is not applicable.
9. (Reference FID Letter, Page 3, Area of Concern 2, Item No. 1) FID shall have the ability to review and comment on the improvement plans but shall not have the authority to withhold approval of the plans.
10. (Reference FID Letter, Page 3, Area of Concern 2, Item No. 2) The City of Fresno will grant FID an exclusive easement from the southern property line north to accommodate a 20-foot wide access road measured from the canal hinge point for canal access and maintenance (excluding any remainder property).
11. (Reference FID Letter, Page 3, Area of Concern 2, Item No. 3) See Item No. 10 above. This requirement is not applicable.
12. (Reference FID Letter, Page 3, Area of Concern 2, Item No. 4) See Item No. 10 above. This requirement is not applicable.
13. (Reference FID Letter, Page 4, Area of Concern 2, Item No. 5a) See Item No. 10 above. The existing open channel canal will remain undisturbed by the project. The developer shall determine and implement measures to mitigate any potential risk to flooding caused by a breach in the canal.
14. (Reference FID Letter, Page 4, Area of Concern 2, Item No. 5b) See Item No. 10 above. The existing open channel canal will remain undisturbed by the project. All drainage from the project will be contained within the subject property. This requirement is not applicable.
15. (Reference FID Letter, Page 5, Area of Concern 2, Item No. 7) The subject property will be fenced in accordance with the City of Fresno Development Code. City anticipates fencing will not be adjacent to the future FID easement identified in Item No. 10 above.
16. (Reference FID Letter, Page 5, General Comments, Item No. 1) FID shall have the ability to review and comment on the improvement plans that affect its property and canal/pipeline facilities but shall not have the authority to withhold approval of the plans.
17. (Reference FID Letter, Page 5, General Comments, Item No. 2) FID shall have the ability to review and comment on the proposed grading and drainage plan but shall not have the authority to withhold approval of the plans.

MEMORANDUM

CHRIS LANG, Planner III

Planning and Development Department

PLANNING APPLICATION NO. P18-03583 - RESPONSE TO FRESNO IRRIGATION

DISTRICT COMMENT LETTER DATED JULY 2, 2019

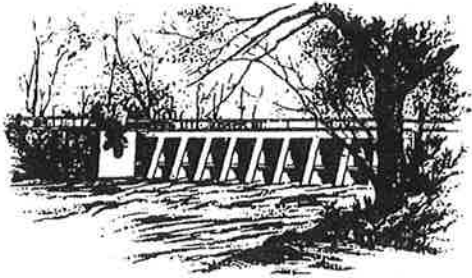
July 17, 2019

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18. (Reference FID Letter, Page 5, General Comments, Item No. 3) No change.
19. (Reference FID Letter, Page 5, General Comments, Item No. 4) The developer will be required to show all FID easements on improvement plans with proper recording information. There will be no subdivision maps/plans supporting this project; therefore, the requirement for FID to be made a signatory party is not applicable.
20. (Reference FID Letter, Page 5, General Comments, Item No. 5) No change.
21. (Reference FID Letter, Page 5, General Comments, Item No. 6) No change.
22. (Reference FID Letter, Page 6, General Comments, Item No. 7) This requirement is a duplicate and shall be stricken.
23. (Reference FID Letter, Page 6, General Comments, Item No. 8) This requirement is a duplicate and shall be stricken.
24. (Reference FID Letter, Page 6, General Comments, Item No. 9) No change.
25. (Reference FID Letter, Page 6, General Comments, Item No. 10) No change.
26. (Reference FID Letter, Page 6, General Comments, Item No. 6) No change.

Attachment

c: Jennifer Clark, Director  
Talia Kolluri, Supervising Deputy City Attorney  
Laurie Avedisian-Favini, Assistant City Attorney  
Brock Buche, Assistant Director  
Brian Spindor, Assistant Director



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF  
**FRESNO**  
**IRRIGATION DISTRICT**

TELEPHONE (559) 233-7161  
FAX (559) 233-8227  
2907 S. MAPLE AVENUE  
FRESNO, CALIFORNIA 93725-2208

July 2, 2019

Chris Lang  
City of Fresno  
Development and Resource Management Department  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Planning Application No. P18-03583  
SW Jensen and Cornelia avenues

Dear Mr. Lang:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P18-03583 for which the applicant proposes a rendering plant relocation Conditional Use Permit with a Plan Amendment and Rezone, APN's: 327-030-38T and 41T. FID has the following comments:

**Summary of Requirements:**

- FID Board Approval.
- Canal Bank Improvements.
- Channel Improvements.
- Existing Encroachments removed and/or relocated.
- Review and Approval of all Plans.
- Substitute Open Channel for 30" ASTM C-361 RGRCP (with MacWrap).
- Execute additional Agreement(s), if necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

**Area of Concern 1**

1. FID's Teilman – Valentine Br. No. 297 runs southerly along the west side of Cornelia Avenue, and crosses Jensen Avenue approximately 2,300 feet northeast of the subject property, as shown on the attached FID exhibit map, and will be impacted by the future development. Records indicate FID has the following varying width Grant Deed, executed September 16, 1940, and recorded on February 19, 1941. Should this project include any street and/or utility

improvements along Jensen Avenue, Cornelia Avenue, or within the vicinity of this pipeline/canal, FID requires it review and approve all plans.

2. The canal is currently an open channel and will need to be improved as part of the proposed project. FID will not permit additional bridges to be installed in close proximity to existing bridges. FID's conditions are as follows:
  - a. Pipe Requirement – FID requires the applicant pipe the canal from the existing bridge to the proposed bridge, approximately 200 feet, with 30-inch inside diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the Developer enter into an agreement with FID for that purpose.
  - b. Easement Requirements – The applicant shall grant to FID an exclusive pipeline easement. The width of the easement depends on several factors including pipe size, alignment, depth, etc. The applicant can expect the easement to be a minimum of 30 feet wide.
  - c. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID will require external wrap be installed at all pipeline joints within the project and any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property and the project limits.
4. FID does not allow FID owned property or easements to be in common use with public utility and/or utility easements and right-of-ways, but will in certain instances allow for its property to be in common use with landscape easements if the City of Fresno enters into the appropriate agreement.

5. All City of Fresno owned temporary dry and wet utility crossings, will need to be brought up to current FID standards.

## **Area of Concern 2**

1. FID's Lower Dry Creek No. 77 runs westerly, traverses the southern portion of the subject property, as shown on the attached FID exhibit map and will be impacted by the proposed development. Records do not show recorded easement(s) for the impacted portion of this canal, however, FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. P-03 – P-05 and 1-01. Should this project include any street and or utility improvements along Cornelia Avenue, North Avenue or in the vicinity of this canal, FID requires it review and approve all plans.
2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.
3. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-foot wide right-of-way along the top of bank to be built out full width, clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing plans, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal. The canal right-of-way line should be consistent with adjacent properties so long as the 20 feet minimum width and right-of-way requirements are met.
4. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, depth and size, fees, etc.
5. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Lower Dry Creek Canal, FID requires the applicant to improve the canal with either concrete lining, encasing the canal in a box

culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

- a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Applicant is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
  - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.
  - ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Applicant will be required to either import or export material to match FID's standards.
  - iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten or haul off the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash, and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Applicant and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Applicant will be responsible to fund the "higher level" of maintenance.
- b. Drive banks/maintenance roads and encroachments (both banks):
  - i. All impacted and remainder drive banks must be sloped a minimum of 2%, maximum of 4% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must

be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.

- ii. Any drainage systems or swales proposed must be located outside FID's property/easement and shall be maintained by the applicant.
  - iii. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way width.
  - iv. All impacted and remainder drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression (regrind and/or recycled will not be accepted).
  - v. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.
7. If a fence will be installed between the proposed project and open canal, a block/masonry wall is preferred. Chain-link and wood fencing are not typically accepted for commercial developments.

#### **General Comments**

1. FID requires its review and approval of all improvement plans which affect its property and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
2. FID requires the Applicant to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
3. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
4. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
5. Footings of retaining walls shall not encroach onto FID property/easement areas.
6. Trees will not be permitted within FID's property/easement areas.



7. FID requires its easements be shown on all plans with proper recording information.
8. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
9. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
10. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
6. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or [jlandrith@fresnoirrigation.com](mailto:jlandrith@fresnoirrigation.com).

Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment



**SUBJECT:** Conditions of Approval for **P18-03583**

**DATE:** July 17, 2019

**TO:** Chris Lang  
Development and Resource Management Department

**FROM:** Scott Mozier, P.E., Director  
Public Works Department

**APN:** **327-030-41T** (portion)      **ADDRESS: 5449 West Jensen Avenue**

Prior to resubmitting, provide the required information on the site plan. See submittal requirements <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/Traffic-Planning-Checklist-04-19.pdf>

### **PUBLIC IMPROVEMENT REQUIREMENTS**

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed. Construct additional offsite improvements, including but not limited to, concrete curb, gutter, sidewalk, approaches, ramps, pavement, utility relocations, etc. in accordance with City of Fresno's Public Works Standards, Specifications and the approved street plans.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved **prior** to issuance of building permits.

The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Harmanjit Dhaliwal) at (559) 621-8694, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed for Collectors and **55 MPH** for Arterials.

Two working days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA) Call 811.

All survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.

## **PRIVATE IMPROVEMENT REQUIREMENTS**

**Off-Street Parking Facilities and Geometrics:** The parking lot is required to meet the City of Fresno's Parking Manual, Public Works Standards (P-21, P-22 and P-23) and the Public Works Specifications. Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. The site plan must meet all criteria for final approval. Owner shall assume full responsibility if not constructed to all requirements.

1. Gates: The location of gates shall be set back such that vehicles are on private property while locking and unlocking gates. Provide a sufficient setback for all vehicles that will be using the site.
2. When no masonry wall is required, wheel stops in the form of a **6"** high concrete curb or other approved fixed barrier, placed a minimum distance of **3'** from the property line or the building to be protected, shall be installed. Where vehicles back-out of parking stalls this distance shall be 5' minimum.
3. Provide paved access to and from Cornelia Avenue and Jensen Avenue.

Questions relative to these conditions may be directed to Scott Mozier (559) 621-8811 in the Public Works Department.