



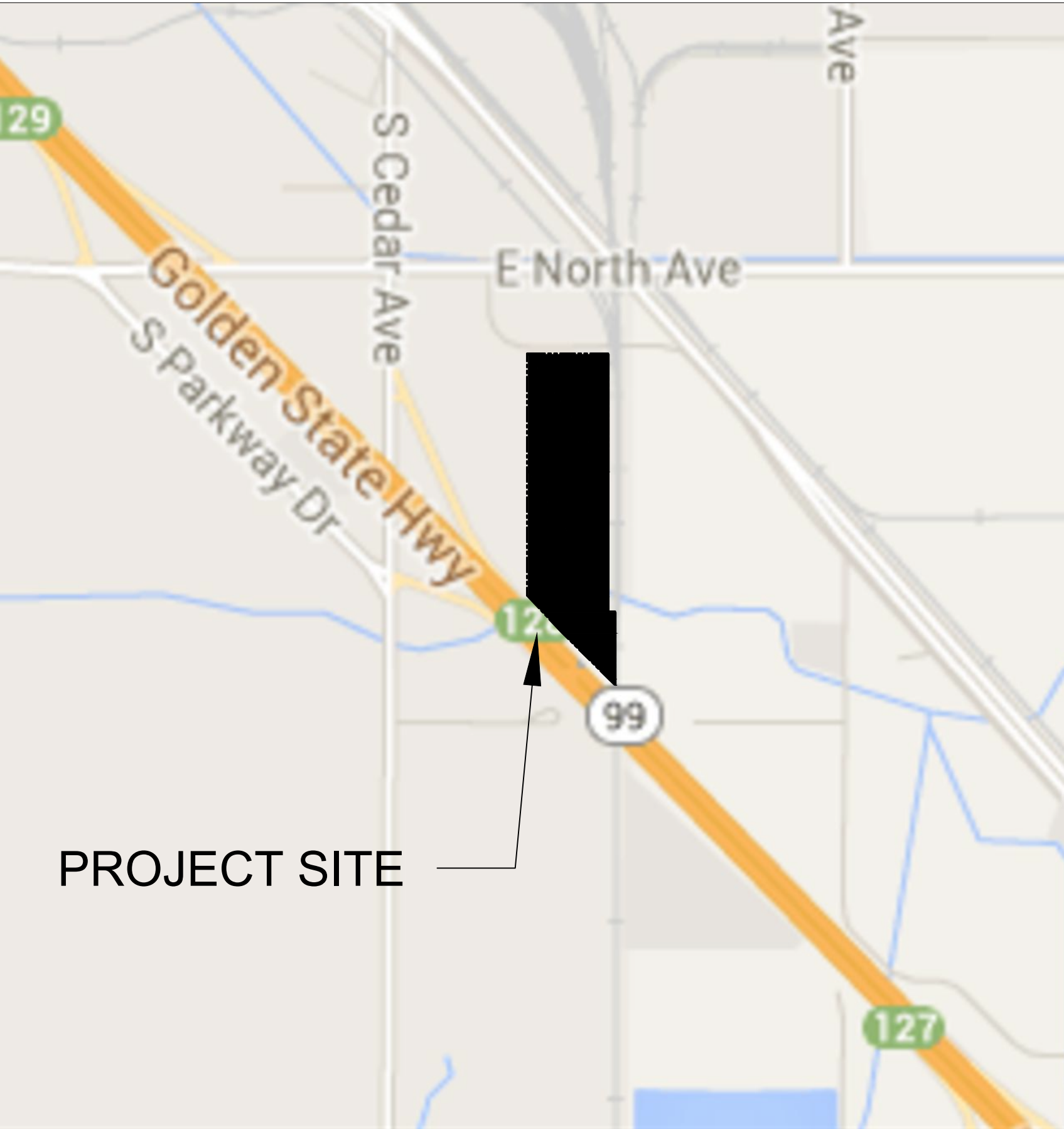
APPLICANT: WEST COAST WASTE

PROJECT: FRESNO RENEWABLE ENERGY STATION (FREES)

DRAWING INDEX:

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- TITLE SHEET
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- P04
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VICINITY MAP:



PROJECT SITE

APPL. NO. P18-03189 EXHIBIT A-1 DATE 08/26/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PROPERTY INFORMATION:

ADDRESS: 3077 S. GOLDEN STATE FRONTAGE ROAD

APN: 330-040-42 AND 330-060-49S

LOT SIZE: 17.9 +/- GROSS ACRES , 17.55 +/- NET ACRES

G.P. HEAVY INDUSTRIAL

ZONING: M3 (HEAVY INDUSTRIAL)

EXISTING USE: EXISTING 1,500 TONS PER DAY INTEGRATED RECYCLING FACILITY WITH: MATERIAL RECOVERY AND MSW PROCESSING AND TRANSFER, GREEN WASTE CHIPPING AND GRINDING, COMPOSTING OF GREENWASTE AND FOOD WASTE, TIRE PROCESSING, CONSTRUCTION AND DEMOLITION/INERT MATERIAL PROCESSING, AND ANAEROBIC DIGESTION WITH CNG FUEL PRODUCTION.

PROJECT: ADD BIOMASS GASIFICATION POWER PLANT

OWNER: DANIEL SERIMIAN

2497 COUNTRY CLUB LANE

SELMA, CA 93662

TELE: (559) 898-0889

APPLICANT: WEST COAST WASTE

3077 S. GOLDEN STATE FRONTAGE ROAD

FRESNO, CA 93725

TELE: (559) 497-5320

REPRESENTATIVE: CLEMENTS ENVIRONMENTAL

15230 BURBANK BL., STE. 103

SHERMAN OAKS, CA 91411

TELE: (818) 267-5100

LEGAL DESCRIPTION:

THAT CERTAIN REAL PROPERTY SITUATED IN TEH COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOTS 8 AND 9 OF MALAGA TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 17, OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, 810.6 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1317.65 FEET; A LITTLE MORE OR LESS TO THE SOUTH LINE OF LOT 9 OF SAID MALAGA TRACT; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 468.48 FEET; A LITTLE MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 891.5 FEET; A LITTLE MORE OR LESS TO A POINT WHICH IS 386 FEET SOUTH OF THE NORTH LINE OF LOT 8 OF SAID MALAGA TRACT; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 330 FEET TO A POINT; THENCE NORTHERLY PARALLEL WITH THE ABOVE MENTIONED WESTERLY RIGHT OF WAY LINE THROUGH LOTS 8 AND 9, PRODUCED NORTHERLY, A DISTANCE OF 426 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 25; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 137.2 FEET, A LITTLE MORE OR LESS, TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE SOUTH LINE OF GOLDEN STATE FRONTAGE ROAD, CONVEYED TO THE COUNTY OF FRESNO BY DEED DATED JUNE 6, 1969 AND RECORDED SEPTEMBER 17, 1969, IN BOOK 5722, PAGE 245, OFFICIAL RECORDS AS DOCUMENT NO.65387.

PARCEL 2:

THAT PORTION OF LOTS 24 AND 25 OF MALAGA TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 17, OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 25, SAID INTERSECTION BEARS 1320.37 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTHERLY PROLONGATION AND SAID EAST LINE NORTH 0° 31' 11" EAST, A DISTANCE OF 239.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46° 19' 49" WEST, A DISTANCE OF 54.83 FEET; THENCE NORTH 45° 14' 27" WEST, A DISTANCE OF 375.92 FEET; THENCE NORTH 43° 12' 13" WEST, A DISTANCE OF 288.746 FEET; THENCE NORTH 0° 35' 38" EAST, A DISTANCE OF 667.16 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89° 44' 05" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 468.51 FEET TO THE WEST LINE OF THE EAST 40 FEET OF SAID LOT 24; THENCE ALONG SAID WEST LINE, SOUTH 0° 31' 11" WEST, A DISTANCE OF 658.84 FEET TO THE NORTH LINE OF SAID LOT 25; THENCE ALONG LAST SAID NORTH LINE, SOUTH 89° 44' 36" EAST, A DISTANCE OF 40,000 FEET TO THE EAST LINE OF SAID LOT 25; THENCE ALONG SAID EAST LINE, SOUTH 0° 31' 11" WEST, A DISTANCE OF 419.21 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM THAT PORTION OF THE SAID LAND INCLUDED WITHIN SAID LOT 25, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHE HYDROCARBONS BYE WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED AS EXCEPTED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 3, 1961, IN BOOK 4487, PAGE 260, OFFICIAL RECORDS.



CLEMENTS ENVIRONMENTAL
15230 BURBANK BOULEVARD, SUITE 103
SHERMAN OAKS, CA 90404
(818) 267-5100



WEST COAST WASTE
3077 S. GOLDEN STATE FRONTAGE ROAD
FRESNO, CA 93725
(559) 497-5320

No.

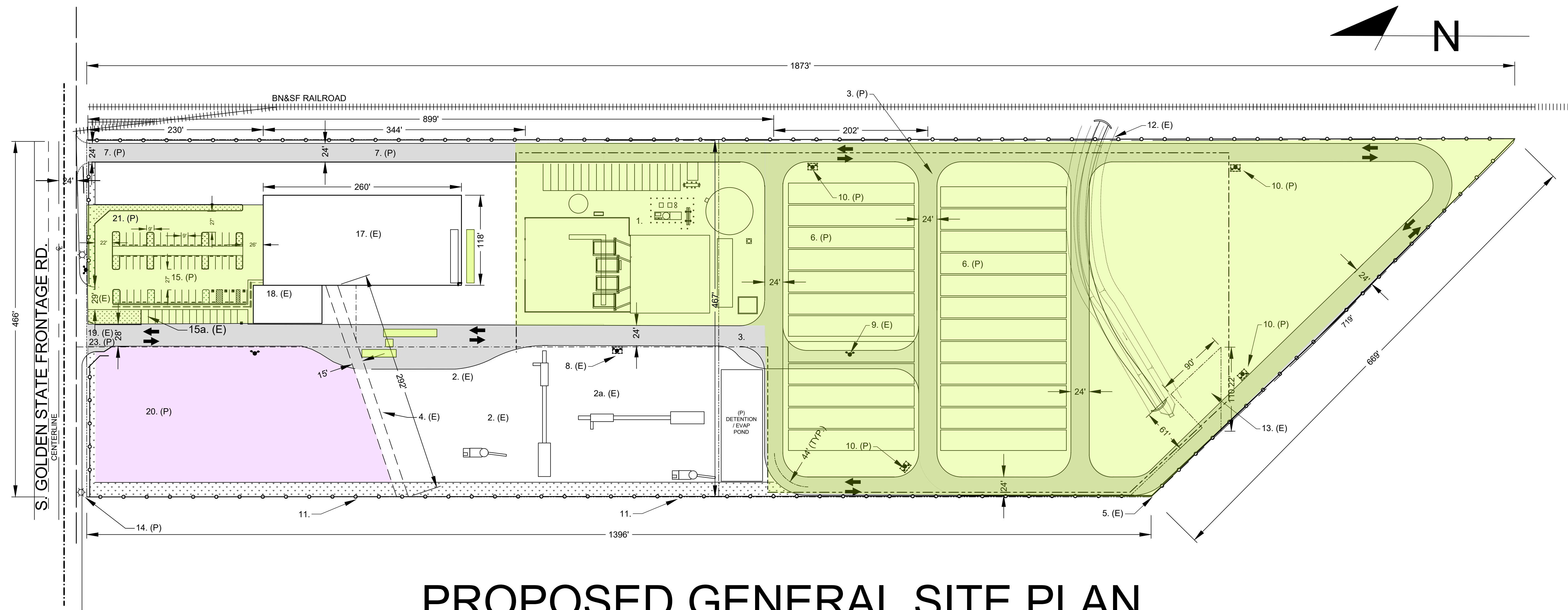
Revision/Issue

Date

08/20/20

Sheet

T01

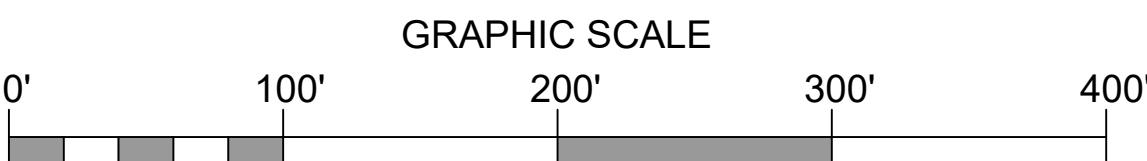


PROPOSED GENERAL SITE PLAN

GENERAL NOTES:

1. ANY SURVEY MONUMENTS WITHIN THIS AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
3. 2 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
4. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQ'D STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY
5. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY OF REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FMC SECTION 15-2017 AND POLICY 260.01.
7. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING
8. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT IS REQUIRED IF REQUIREMENTS ARE NOT MET.
9. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

10. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, FEDERAL, RAILROAD LAWS AND REGULATIONS. 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.
- 11.



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| APPL. NO. P18-03189 | EXHIBIT A-2 | DATE 08/26/2020 |
| PLANNING REVIEW BY | | DATE |
| TRAFFIC ENG. | | DATE |
| APPROVED BY | | DATE |
| CITY OF FRESNO DARM DEPT | | |

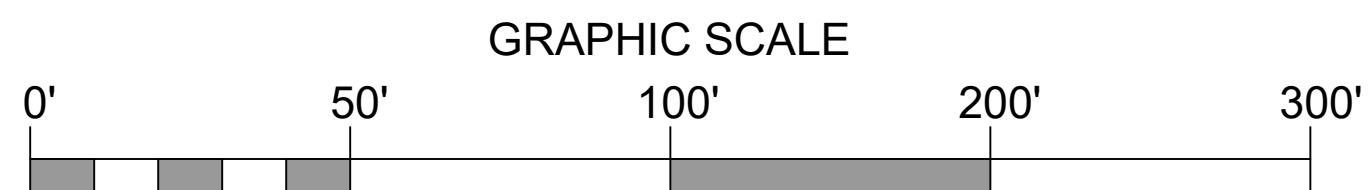
| General Notes | | |
|---|--|--|
| SITE PLAN NOTES | | |
| EXISTING: | | |
| 2. | (E) MATERIAL RECEIVING & STAGING | |
| 2a. | (E) CHIPPING & GRINDING | |
| 4. | (E) 15' PG&E EASEMENT | |
| 5. | (E) POWER POLE | |
| 8. | (E) FIRE HYDRANT | |
| 9. | (E) FIRE HYDRANT TO BE RELOCATED | |
| 12. | (E) IRRIGATION CANAL/CULVERT | |
| 13. | (E) FRESNO/IRRIGATION DISTRICT EASEMENT | |
| 15a. | (E) PARKING LOT | |
| 17. | (E) 30,000 SF BUILDING TO REMAIN | |
| 18. | (E) 5,000 SF BUILDING TO REMAIN | |
| 19. | (E) DRIVEWAY | |
| CONDITIONALLY APPROVED THROUGH CUP C-15-030 | | |
| 1. | (P) RELOCATED DIGESTERS | |
| 3. | (P) ACCESS ROAD/FIRE LANE TO COMPLY WITH PW STD'S P-21, P-22, & P-23 | |
| 6. | (P) COMPOSTING | |
| 7. | (P) EMERGENCY ACCESS PER CITY STD. P-67 | |
| 10. | (P) FIRE HYDRANT PER FIRE DEPT. REQUIREMENTS | |
| 11. | (P) FENCING PER CITY REQUIREMENTS (6' CHAIN LINK FENCE) | |
| 14. | (P) STREET LIGHT PER CITY STANDARDS | |
| 15. | (P) PARKING LOT | |
| 16. | (P) 29' DRIVEWAY | |
| PROPOSED | | |
| 20. | (P) GASIFICATION POWER PLANT | |
| 21. | (P) INSTALL PAVING PER P-21, P-22, P-23 | |
| 22. | INSTALL CURB, GUTTER (WHERE MISSING) AND SIDEWALK PER PW STD. P-5 | |
| 23. | CONSTRUCT DRIVE APPROACHES TO PW STD P-2 AND P-6 OR P-76 AND P-77 | |
| (E) | EXISTING | |
| (P) | PROPOSED | |
| | CONDITIONALLY APPROVED THROUGH CUP C-15-030, NOT SUBJECT TO ADDITIONAL CEQA REVIEW | |
| | PROPOSED | |

| No. | Revision/Issue | Date |
|-----|----------------|------|
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| |
|---|
| Firm Name and Address |
| CLEMENTS ENVIRONMENTAL 15230 BURBANK BOULEVARD, SUITE 103 SHERMAN OAKS, CA 90404 (818) 267-5100 |

| |
|---|
| Project Name and Address |
| WEST COAST WASTE 3077 S. GOLDEN STATE FRONTAGE ROAD FRESNO, CA 93725 (559) 497-5320 |

| | |
|---|---------------------|
| Project WCW FRESNO PROPOSED GASIFIER | Sheet P01 |
| Date 08/26/2020 | |
| Scale SEE BAR | |



LEGEND

————— IRRIGATION CHANNEL

○ — ○ — ○ — FENCE LINE

— — — — — PROPERTY LINE

— — — — — STREET CENTER LINE


————— EXISTING 10" WATER LINE


- - - - - (P) 8" OR 10" WATER LINE


- · - · - · (E) 10" WATER LINE

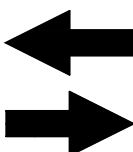
····· NEW CURB AND GUTTER

————— EXISTING CURB AND GUTTER

 BOLLARDS

 FIRE HYDRANT

 STREET LIGHT

 TRAFFIC FLOW

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| No. | Revision/Issue | Date |

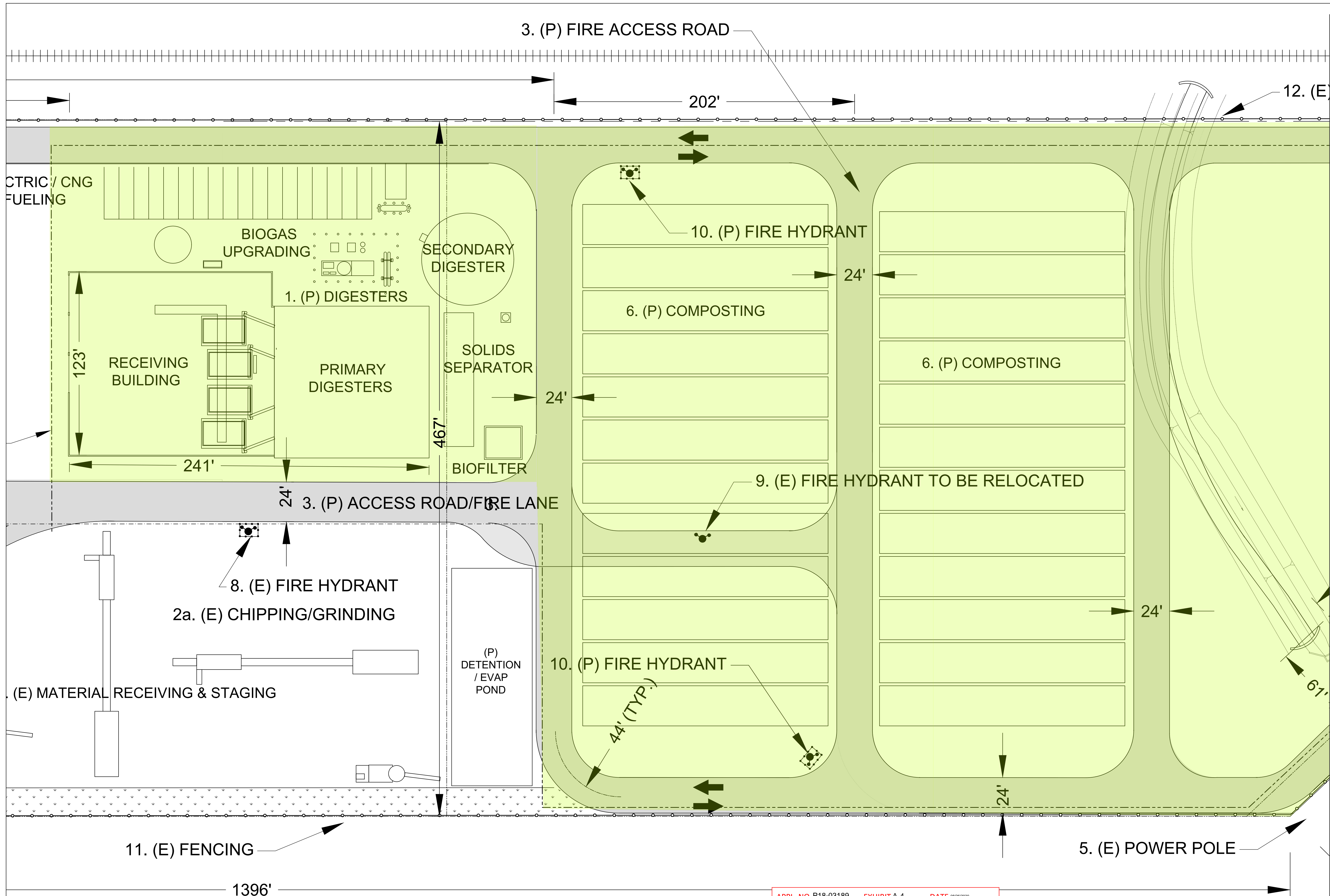
Firm Name and Address

CLEMENTS ENVIRONMENTAL
15230 BURBANK BOULEVARD,
SUITE 103
SHERMAN OAKS, CA 90404
(818) 267-5100

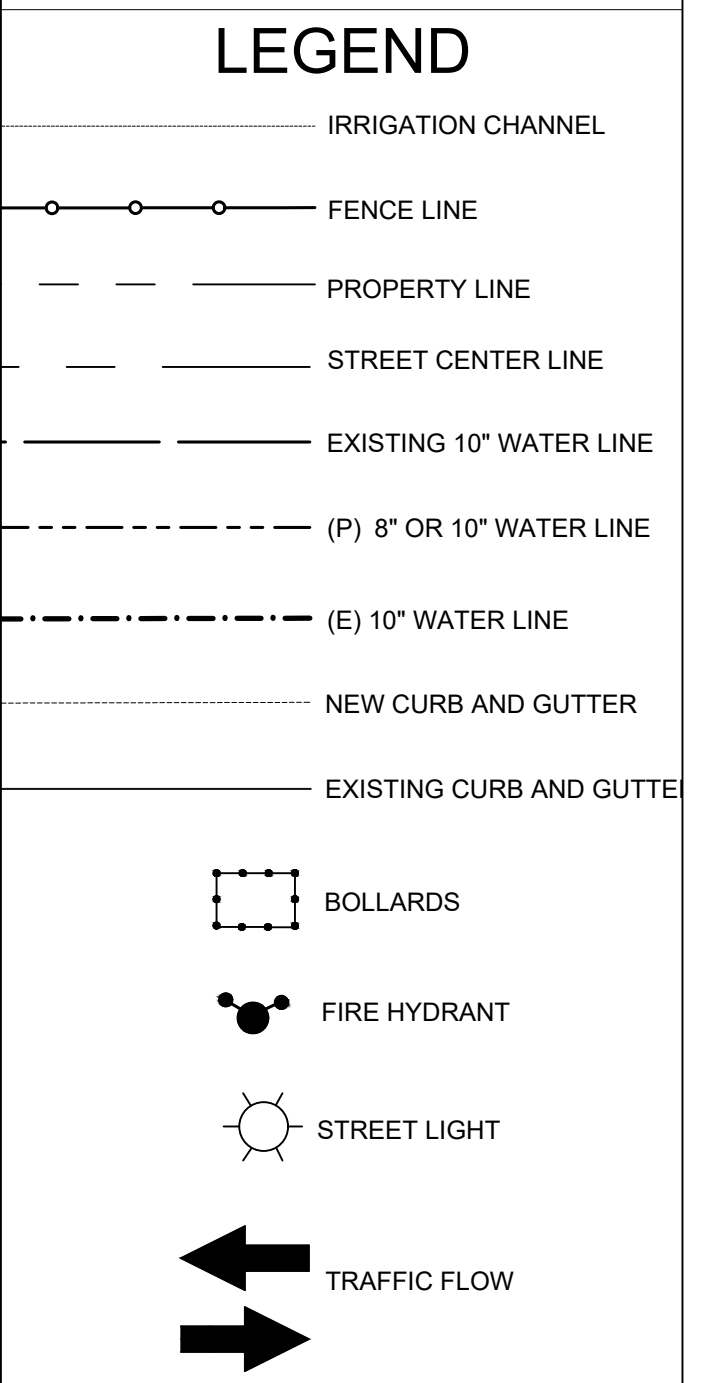
Project Name and Address

WEST COAST WASTE
3077 S. GOLDEN STATE
FRONTAGE ROAD
FRESNO, CA 93725
(559) 497-5320

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| Project | Sheet |
| WCW FRESNO PROPOSED GASIFIER | P02 |
| Date 08/20/20 | |
| Scale SEE BAR | |



- General Notes
- EXISTING:
2. (E) MATERIAL RECEIVING & STAGING
2a. (E) CHIPPING & GRINDING
4. (E) 15' PC&E EASEMENT
5. (E) POWER POLE
8. (E) FIRE HYDRANT
9. (E) FIRE HYDRANT TO BE RELOCATED
12. (E) IRRIGATION CANAL/CULVERT
13. (E) FRESNO/IRRIGATION DISTRICT EASEMENT
15a. (E) PARKING LOT
17. (E) 30,000 SF BUILDING TO REMAIN
18. (E) 5,000 SF BUILDING TO REMAIN
19. (E) DRIVEWAY
- CONDITIONALLY APPROVED THROUGH CUP C-15-030
1. (P) RELOCATED DIGESTERS
3. (P) ACCESS ROAD/FIRE LANE TO COMPLY WITH PW STD'S P-21, P-22, & P-23
6. (P) COMPOSTING
7. (P) EMERGENCY ACCESS PER CITY STD. P-67
10. (P) FIRE HYDRANT PER FIRE DEPT. REQUIREMENTS
11. (P) FENCING PER CITY REQUIREMENTS (6' CHAIN LINK FENCE)
14. (P) STREET LIGHT PER CITY STANDARDS
15. (P) PARKING LOT
16. (P) 25' DRIVEWAY
- PROPOSED
20. (P) GASIFICATION POWER PLANT
21. (P) INSTALL PAVING PER P-21, P-22, P-23
22. INSTALL CURB, GUTTER (WHERE MISSING) AND SIDEWALK PER PW STD. P-5
23. CONSTRUCT DRIVE APPROACHES TO PW STD P-2 AND P-6 OR P-76 AND P-77
- (E) EXISTING
(P) PROPOSED
- CONDITIONALLY APPROVED THROUGH CUP C-15-030, NOT SUBJECT TO ADDITIONAL CEQA REVIEW
- PROPOSED



| No. | Revision/Issue | Date |
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Firm Name and Address

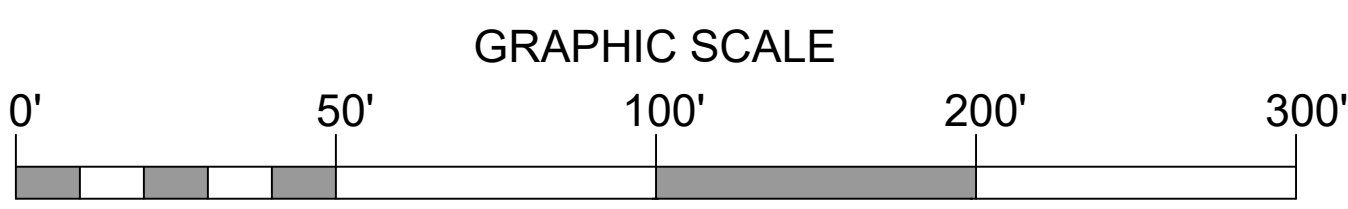
CLEMENTS ENVIRONMENTAL
15230 BURBANK BOULEVARD,
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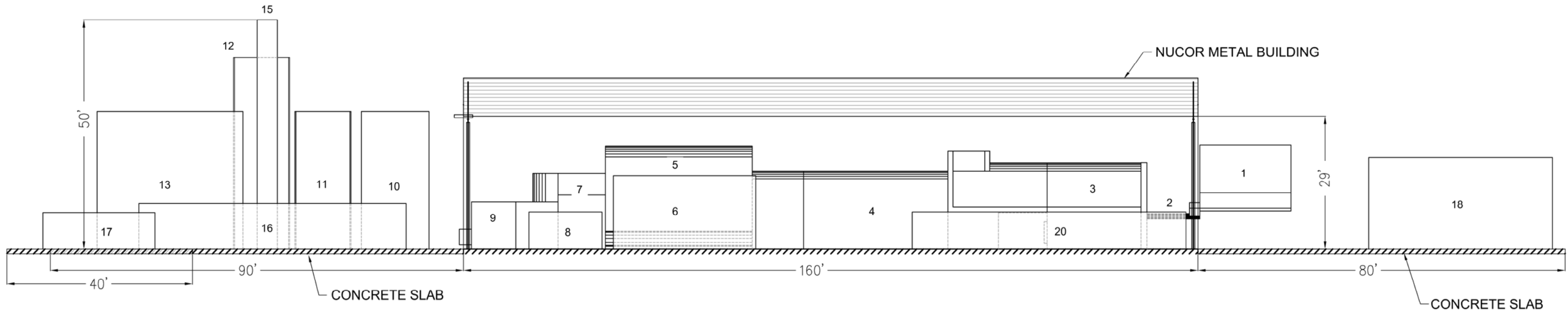
Project Name and Address

WEST COAST WASTE
3077 S. GOLDEN STATE
FRONTAGE ROAD
FRESNO, CA 93725
(559) 497-5320

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| Project WCW FRESNO PROPOSED GASIFIER | Sheet P03 |
| Date 08/20/20 | Scale SEE BAR |

APPL. NO. P18-03189 EXHIBIT A-4 DATE 08/26/2020
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT





GASIFIER ELEVATION VIEW

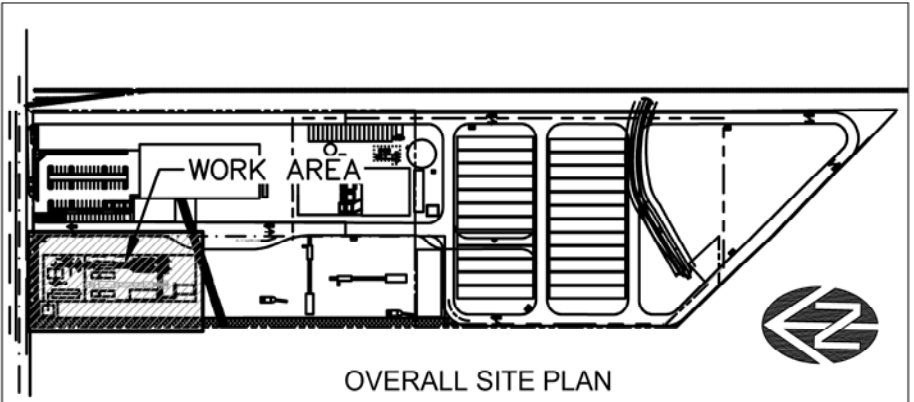
EQUIPMENT LIST

- 1 FUEL METERING BINS (4 EA)
- 2 FUEL FEED AUGER (4 EA)
- 3 COMBUSTION UNIT (2 EA)
- 4 DWELL TUNNEL
- 5 HEAT RECOVERY STEAM GENERATOR
- 6 DEAEARATOR
- 7 SNCR UNIT
- 8 UREA SKID
- 9 ECONOMIZER
- 10 DUST COLLECTOR

EQUIPMENT LIST (cont.)

- 11 SCRUBBER
- 12 SCRUBBER WATER TANK
- 13 ELECTROSTATIC PRECIPITATOR
- 14 INDUSED DRAFT FAN
- 15 STACK
- 16 STEAM TURBINE GENERATOR SKID
- 17 STEAM CONDENSER PACKAGE
- 18 FUEL STORAGE BUNKER
- 19 FUEL TRANSPORT TO METERING BINS
- 20 CONTROL ROOM AND MOTOR CONTROLS

APPL. NO. P18-03189 EXHIBIT E DATE 08/26/2020
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



OVERALL SITE PLAN



STELLAR J

An employee owned company

WEST COAST WASTE
3077 S. GOLDEN STATE FRONTAGE ROAD
FRESNO, CA 93725
(559) 497-5320

| No. | Description | Date |
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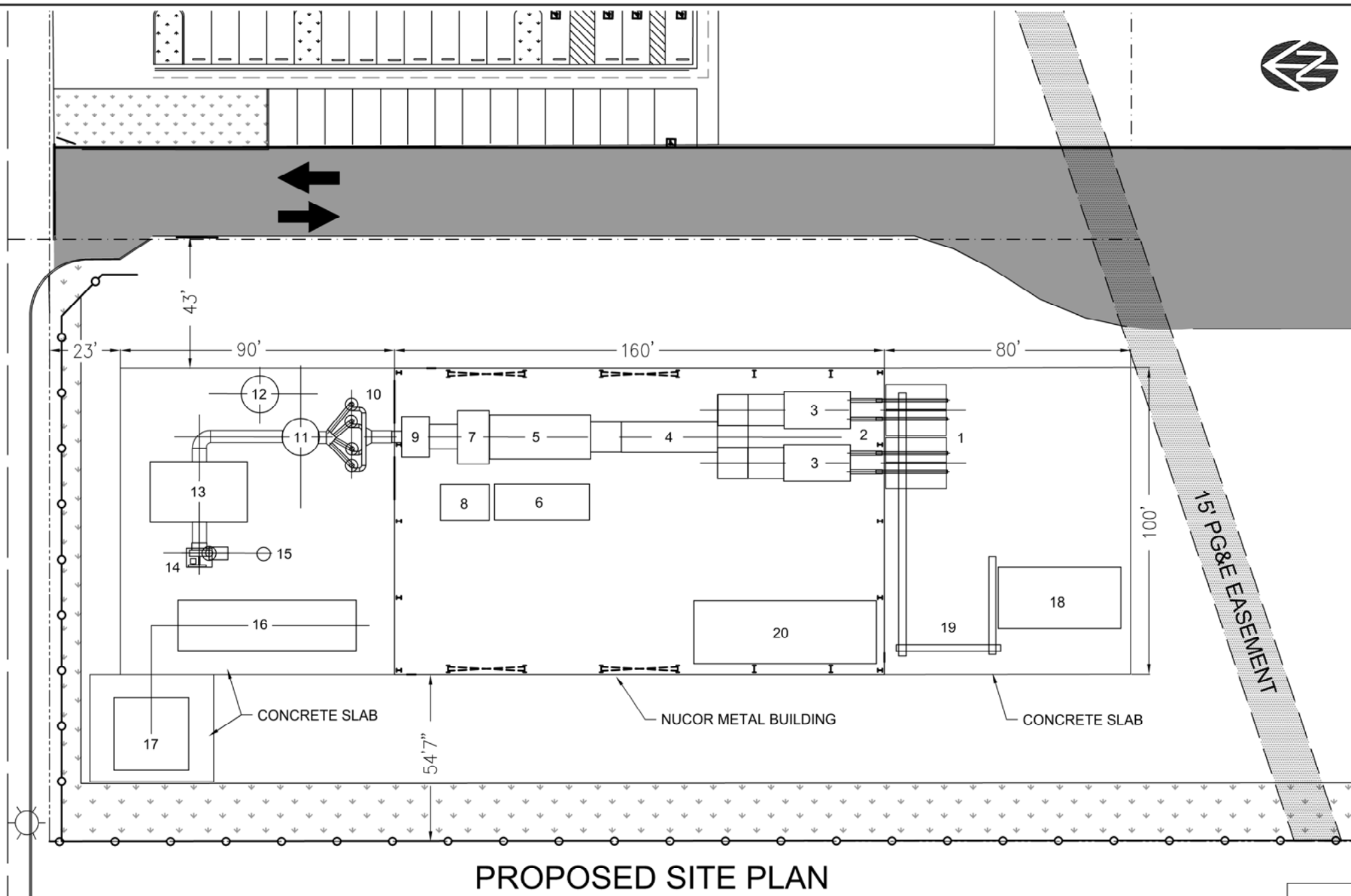
WCW Fresno Renewable Energy Station (FREES)

| | |
|----------------|-------------|
| Project number | TO BE ADDED |
| Date | 06-25-2020 |
| Drawn by | |
| Checked by | |

ADD PN

Scale NTS

S. GOLDEN STATE FRONTAGE RD.



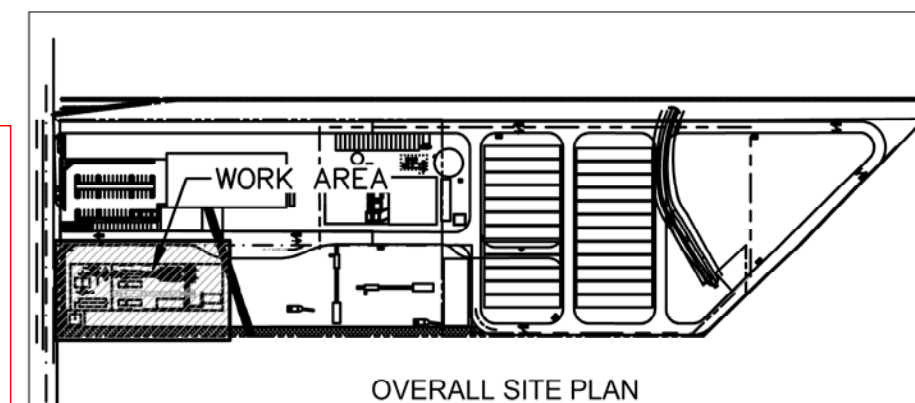
EQUIPMENT LIST

- 1 FUEL METERING BINS (4 EA)
- 2 FUEL FEED AUGER (4 EA)
- 3 COMBUSTION UNIT (2 EA)
- 4 DWELL TUNNEL
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- 7 SNCR UNIT
- 8 UREA SKID
- 9 ECONOMIZER
- 10 DUST COLLECTOR
- 11 SCRUBBER
- 12 SCRUBBER WATER TANK
- 13 ELECTROSTATIC PRECIPITATOR
- 14 INDUSED DRAFT FAN
- 15 STACK
- 16 STEAM TURBINE GENERATOR SKID
- 17 STEAM CONDENSER PACKAGE
- 18 FUEL STORAGE BUNKER
- 19 FUEL TRANSPORT TO METERING BINS
- 20 CONTROL ROOM AND MOTOR CONTROLS

PROPOSED SITE PLAN

APPL. NO. P18-03189 EXHIBIT F DATE 08/26/2020
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APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



WEST COAST WASTE
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FRESNO, CA 93725
(559) 497-5320

| No. | Description | Date |
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WCW Fresno Renewable Energy Station (FREES)

Project number TO BE ADDED
Date 06-25-2020
Drawn by
Checked by

ADD PN

Scale NTS