



2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1026

Planning and Development Department
Jennifer K. Clark, AICP, Director

September 30, 2021

Please reply to:
Jose Valenzuela
(559) 621-8070

Chip Clements
cclements@clementsenvironmental.com
(Sent via email only)

SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P18-03189 FOR PROPERTY LOCATED AT 3077 SOUTH GOLDEN STATE FRONTAGE ROAD (APNs: 330-040-42, -49S)

Dear Mr. Clements:

On September 30, 2021, the Planning and Development Department Director **approved Conditional Use Permit Application No. P18-03189**. This approval authorizes the construction of a small Biomass Cogeneration Plant (BCP) and wood pellet mill at the existing West Coast Waste Material Recovery Facility (MRF) located at the property noted above. A ±24,000 square-foot steel building will house the BCP. The proposed BCP will generate renewable electricity via a fully enclosed gasification/combustion process to create steam to run a turbine generator. The turbine will generate approximately five (5) megawatts (MW), of which 1.2 to 2.0 MW will be used to offset grid power used by the new process and to power new electric grinders. The remaining 3 MW will be sold to PG&E through an interconnection at the north edge of the site on South Golden State Frontage Road. The subject property is zoned IH (*Heavy Industrial*).

An Initial Study Mitigated Negative Declaration (ISMND) was completed for the project by the Planning and Development Department on August 4, 2021, in accordance with the California Environmental Quality Act (CEQA) Guidelines. The approval of this project is subject to compliance with the following Conditions of Approval:

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits or certificate of occupancy:

Planner to check when completed		
<input type="checkbox"/>	1.	Development and/or operations shall take place in accordance with Exhibits A-1, A-2, A-3, A-4, A-5, E, and F dated August 26, 2020. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record prior to issuance of building permits (see directions

		below).
<input type="checkbox"/>	2.	Prior to the issuance of building permits , address the Fresno Irrigation District conditions relating to the North Central Canal No. 26 which traverses the property and any other requirements outlined in the attached memoranda dated September 15, 2020.
<input type="checkbox"/>	3.	Coordinate with the Fresno Fire Department to comply with conditions of approval which were required under Conditional Use Permit Application No. C-15-030. Address Fire requirements outlined in the attached memoranda dated September 3, 2020, prior to the issuance of building permits .
<input type="checkbox"/>	4.	Pay the required fees as stated in the memoranda from the Fresno Metropolitan Flood Control District (FMFCD), dated September 18, 2020, prior to issuance of building permits . Provide proof of payment.
<input type="checkbox"/>	5.	Depict and dimension all property lines on site plan.
<input type="checkbox"/>	6.	Buildings shall not be constructed over property lines. If proposed, demonstrate an existing Hold as One Covenant is recorded on Title. If one does not exist, a Voluntary Parcel Merger shall be required prior to issuance of building permits .
<input type="checkbox"/>	7.	A cross access covenant may be required. Provide a title report dated within 30 days of submittal for all properties involved. A fee of \$1,553.62 will be due at the time of submittal for preparation of covenant. The covenant shall be applied for prior to issuance of building permit and recorded prior to occupancy .
<input type="checkbox"/>	8.	Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. The cost of deed document processing and the fee for recordation must be paid at the time of deed submittal and shall be submitted with verification of ownership prior to the issuance of building permit. Contact Jeff Beck at (559) 621-8560 for submittal.
<input type="checkbox"/>	9.	Landscaping must be in place before issuance prior to occupancy. A Hold on Occupancy shall be placed on the proposed improvements until such time that landscaping has been approved and verified for proper installation by the Planning Division. (Include this note on the site and landscape plans.)
<input type="checkbox"/>	10.	Prior to granting of occupancy, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division. (Include this note on the site and landscape plans.)
<input type="checkbox"/>	11.	Comply with the San Joaquin Valley Air Pollution Control District rules and regulations. Specifically with the comment letter dated September 3, 2021

		(District CEQA Reference No. 20210823). If you have any questions or require further information, please contact Eric McLaughlin by e-mail at Eric.McLaughlin@valleyair.org or by phone at (559) 230-5808.
<input type="checkbox"/>	12.	Comply with project specific mitigation measures outlined in EA No. P18-03189 dated August 4, 2021.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a) Development and operation shall take place in accordance with the attached “Notes and Requirements for Entitlement Applications” as applicable.
- b) Development shall take place in accordance with the policies of the Fresno General Plan, Roosevelt Community Plan, and with the Heavy Industrial planned land use designation.
- c) Development shall take place in accordance with the IH (*Heavy Industrial*) zone district, and all other applicable sections of the Fresno Municipal Code (FMC).
- d) Comply with the operational statement submitted for the proposed project dated August 26, 2020.
- e) Development shall comply with all prior special permits on the property and any applicable conditions of zoning, especially but not limited to Conditional Use Permit C-15-030.
- f) Structures shall comply with the height requirements of Section 15-1303-2.
- g) Comply with all applicable mitigation measures detailed in the attached Master Environmental Impact Report (MEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.
- h) Property development standards and operational conditions are contained in Articles 13 (Employment Districts), 20 (General Site Requirements), 23 (Landscape), 24 (Parking and Loading) and 25 (Performance Standards). Any project revisions, development and operation must comply with these property development standards and operational conditions.
- i) Development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.
- j) Project shall comply with the noise standards contained in Table 15-2506-B & 15-2506-C of the FMC.

2) City and Other Services

Development shall take place in accordance with the attached memoranda and letters from the following City of Fresno Departments and partner agencies:

- Department of Public Works, Traffic & Engineering Services Division dated September 17, 2020;
- Department of Public Works, Street Maintenance Division dated June 26, 2018;
- District 3 Project Review Committee dated April 12, 2019;
- Fresno Irrigation District dated September 15, 2020; June 26, 2018; & April 14, 2015;
- Department of Public Utilities, Water Division dated September 27, 2019;
- Department of Public Utilities, Sewer Division dated January 31, 2019;
- Fresno Fire Department dated September 3, 2020 & October 16, 2019;
- Fresno Metropolitan Flood Control District dated September 18, 2020;
- Fresno County Environmental Health Department dated September 8, 2020.

3) Miscellaneous Requirements

- a) Building plans and permits are required.
- b) Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - i) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- c) Approval of this site plan may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the Development Permit process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this site plan or subsequent amendments or revisions.

APPEALS

A notice of intent to take action was mailed to nearby property owners on September 10, 2021, which commenced a 10-day comment period. The project was approved September 30, 2021. This commences a 15-day appeal period. Should an appeal be received, it shall be scheduled to be heard before the Planning Commission.

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans, ordinances and policies; those determined to be required through the interdepartmental/interagency review process; and those determined through the environmental assessment process as necessary to mitigate adverse effects on the health, safety and welfare of the community. The conditions of approval may also include requirements for development and use that would, on the whole, enhance the project and its relationship to the neighborhood and environment.

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed, but will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received at the Planning and Development Department by **October 15, 2021**. The written request should be addressed to Jennifer K. Clark, Director, include the application number referenced above. Please submit the request in writing (mail or email to publiccommentsplanning@fresno.gov and CC the planner listed below) to the Planner by the date noted above.

COMPLIANCE REVIEW PROCESS

Please Note: To complete the compliance review process for building permits relative to planning and zoning issues, please upload electronic PDF copies of the corrected, final site plan, elevations, landscape, and irrigation plans, operational statement, any fees and title reports for required covenants, and any required studies or analyses into the compliance record for final review and approval into the compliance record at least 15 days before applying for building permits.

The compliance record number for this application is P21-04970. These documents can be uploaded electronically to the citizen access portal at www.fresno.gov/faaster. Contact Planner once any corrected exhibits are uploaded.

It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the "corrected exhibits" are approved by the Development Services Division, please place these exhibits in the plan check set and contact Jose Valenzuela at Jose.Valenzuela@fresno.gov to schedule an appointment to stamp and signoff these exhibits.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be substituted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

EXPIRATION

The exercise of rights granted by these special permits must be commenced by **September 30, 2024**, (three years from the date of approval). An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,



Jose Valenzuela, Planner
Development Services Division

Enclosures: Exhibits A-1, A-2, A-3, A-4, A-5, E, and F dated August 26, 2020
Comments from Partner Agencies & Departments
Notes and Requirements for Entitlement Applications

Job Address File: 3077 South Golden State Frontage Road

Written Comments for P18-03189

Fire Department dated September 3, 2020

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.

All revisions to plans shall be called out with a cloud or delta.

If you have questions and would like more information regarding FFD Development Policies please see the following: <https://www.fresno.gov/fire-training/manuals-and-forms/>

Original comments made on 10/16/2019 have not been addressed. Address all comments and provide a detailed response letter for each. The comments from the 10/16/2020 review have been added below for your convenience.

See Fire Redlines for corrections to statements on this site plan regarding 1500 TPD, as you are still limited to 500 TPD until all site improvements from C-15-030 are installed as required. Correct the highlighted areas as noted.

Note on plan: Site grading and site utility plans shall be submitted for the all-weather fire access and pavement improvements and the addition and relocation of fire hydrants. The site utility plan shall include the proposed future fire service for the fire sprinkler systems required for the proposed structures in P18-00896/P18-03189.

Provide a time line indicating completed installation of the paved fire access roads, and proposed fire hydrants as the fire access roads and hydrants are indicated as part of Phase 1 under project phasing.

The entire 24 foot roadway width of the fire access roads shall be clearly identified as fire lanes.

Note on plan: Provide sign(s) (17"x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."

Signs may be used in conjunction with, or in lieu of, curb painting. (FFD Development Policy 403.005) The curbside signs shall be at a minimum:

- a) The sign shall be at a minimum 12 x 18-inch sign with a white reflective background.
- b) The sign shall read "FIRE LANE NO PARKING" in minimum 3-inch red letters.
- c) Signs shall be placed at the beginning and end of the designated fire lane and be at 50-foot intervals. Directional arrows shall be placed on the signs to indicate the extent and direction of the fire lanes (?, ?,?).
- d) Signs shall be set at least 18 inches but not more than 24 inches from the curb and must have a finished height of 7 feet to the bottom of the sign when adjacent to sidewalks.

e) Signs shall not be obstructed by landscaping or street fixtures and shall be readily visible from a vehicle.

Provide an occupancy classification for each proposed and existing building and include that with the square footage on the site plan.

All of the new structures will require fire sprinklers based on square footage and/or proposed use. Show proposed riser and FDC locations on the site plan.

Show the fire riser and FDC location on the plan for the existing building.

All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

Fire Department dated October 16, 2019

RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. All revisions to plans shall be called out with a cloud or delta.

See Fire Redlines for corrections to statements on this site plan regarding 1500 TPD, as you are still limited to 500 TPD until all site improvements from C-15-030 are installed as required. Correct the highlighted areas as noted.

Note on plan: Site grading and site utility plans shall be submitted for the all-weather fire access and pavement improvements and the addition and relocation of fire hydrants. The site utility plan shall include the proposed future fire service for the fire sprinkler systems required for the proposed structures in P18-00896/P18-03189.

Provide a timeline indicating completed installation of the paved fire access roads, and proposed fire hydrants as the fire access roads and hydrants are indicated as part of Phase 1 under project phasing.

The entire 24-foot roadway width of the fire access roads shall be clearly identified as fire lanes.

Note on plan: Provide sign(s) (17" x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."

Signs may be used in conjunction with, or in lieu of, curb painting. (FFD Development Policy 403.005) The curbside signs shall be at a minimum:

a) The sign shall be at a minimum 12 x 18-inch sign with a white reflective background.

b) The sign shall read "FIRE LANE NO PARKING" in minimum 3-inch red letters.

c) Signs shall be placed at the beginning and end of the designated fire lane and be at 50-foot intervals. Directional arrows shall be placed on the signs to indicate the extent and direction of the fire lanes (? , ? , ?).

d) Signs shall be set at least 18 inches but not more than 24 inches from the curb and must have a finished height of 7 feet to the bottom of the sign when adjacent to sidewalks.

e) Signs shall not be obstructed by landscaping or street fixtures and shall be readily visible from a vehicle.

Provide an occupancy classification for each proposed and existing building and include that with the square footage on the site plan.

All of the new structures will require fire sprinklers based on square footage and/or proposed use. Show proposed riser and FDC locations on the site plan.

Show the fire riser and FDC location on the plan for the existing building.

All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

Department of Public Utilities, Traffic Division dated January 15, 2019

The site plan submitted was not reviewed due to missing information and an incomplete site plan. See the attached "Minimum Requirements for Site Plan Reviews" in the documents tab. Properly identify and dimension existing and proposed features; aerial imagery does not reflect the site depicted on the site plan provided. Identify and dimension curb, gutter, sidewalk, center/section lines, dedications, drive approaches, drive aisles, parking lot, largest vehicle turning template, buildings (sq. ft.), etc.

See DRC comments Record #P18-00896 from 06-26-18 and comments/conditions of approval/redlined exhibits related to C-15-030.

Revise the site plan before resubmitting for review.

For questions, please contact Traffic Planning Louise Gilio at (559) 621-8678 Louise.Gilio@fresno.gov or Andreina Aguilar (559) 621-8674 Andreina.Aguilar@fresno.gov.

Department of Public Utilities, Water Division dated September 27, 2019

1. On-site water facilities shall remain private.

2. The existing 8-inch public water main located in South Golden State Boulevard shall not be extended further.

The water supply requirements for this project are as follows:

1. The existing property is currently served with one 2-inch water meter.
 - a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing one 2-inch water meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.
 - b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the one 2-inch water meter, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.
 - c. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.
 - d. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - e. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Fresno County Department of Public Health dated September 8, 2020

Recommended Conditions of Approval:

- Prior to operation as a biomass power plant facility and wood pellet manufacturer, the applicant shall submit a Solid Waste Facility Permit Application for a Solid Waste Facility Permit Revision and Transfer Processing Report (TPR) Amendment change. The applicant shall follow filing requirements listed in Title 27 California Code of Regulations (CCR), Section 21570 and Title 14 CCR, Section 17403.7 for review and approval by the Local Enforcement Agency (LEA); Fresno County Department of Public Health, Environmental Health Division. Contact the Solid Waste Program at (559) 600-3271 for more information.
- Mitigated Negative Declaration and Conditional Use Permit approval from the City of Fresno Planning and Development Department shall also be obtained prior to review by the Fresno County Department of Public Health, Environmental Health Division LEA. The LEA shall determine if the proposed project is consistent with, and supported by, existing CEQA analysis 27 CCR Section 21650(g)(7).
- Within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan and site map (<http://cers.calepa.ca.gov/>):
 1. There is a 100% or more increase in the quantities of a previously disclosed material;
 2. The facility begins handling a previously undisclosed material at or above the HMBP threshold amounts;

3. Changes to building structures and/or hazardous materials/wastes storage areas.

The business shall certify that a review of the business plan has been conducted at least once a year and that any necessary changes were made and that the changes were submitted to the local agency. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

- As the regulatory authority for power plant emissions, the San Joaquin Valley Air Pollution Control District should be given the opportunity to comment on the project. Contact (559) 230-6000 for more information.

Department of Public Utilities, Sewer Division dated January 31, 2019

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 8-inch sewer main located in Golden State Frontage Road. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. Street work permit is required for any work in the Right-of-Way.
3. On-site sanitary sewer facilities shall be private.
4. A cross access agreement is required for sewer service(s) crossing parcels
5. Abandon any existing on-site private septic systems.
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:

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Sewer Facility Charge (Non-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



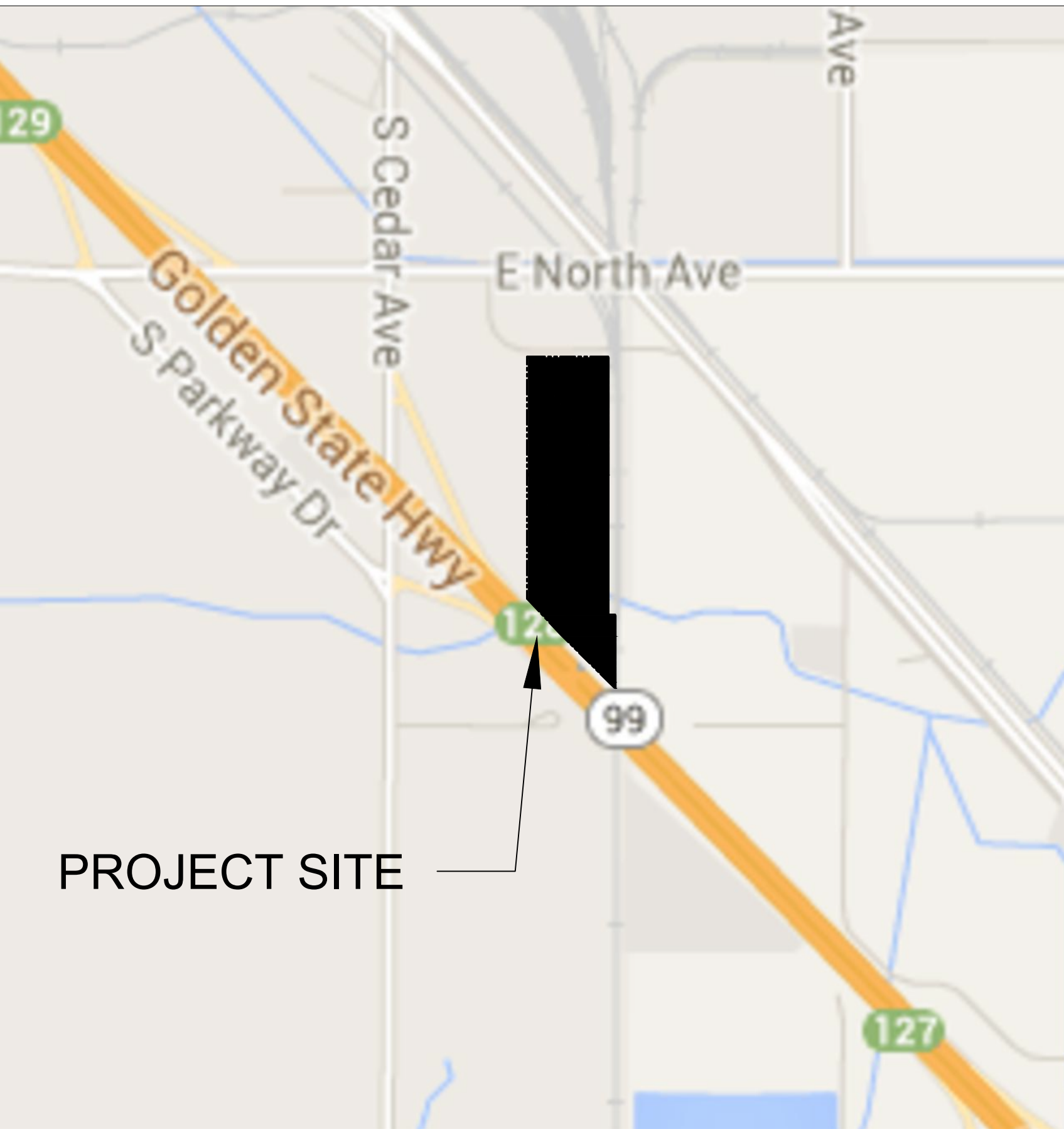
APPLICANT: WEST COAST WASTE

PROJECT: FRESNO RENEWABLE ENERGY STATION (FREES)

DRAWING INDEX:

- T01TITLE SHEET
- E01EXISTING OPERATIONAL SITE PLAN
- A01CONDITIONALLY APPROVED SITE PLAN THROUGH CUP-15-030
- P01PROPOSED GENERAL SITE PLAN
- P02PROPOSED SITE PLAN DETAIL 1
- P03PROPOSED SITE PLAN DETAIL 2
- P04PROPOSED SITE PLAN DETAIL 3

VICINITY MAP:



PROJECT SITE

REVIEWED
By PUBLIC WORKS - ANDREINA AGUILAR at 4:13 pm, Sep 17, 2020

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.

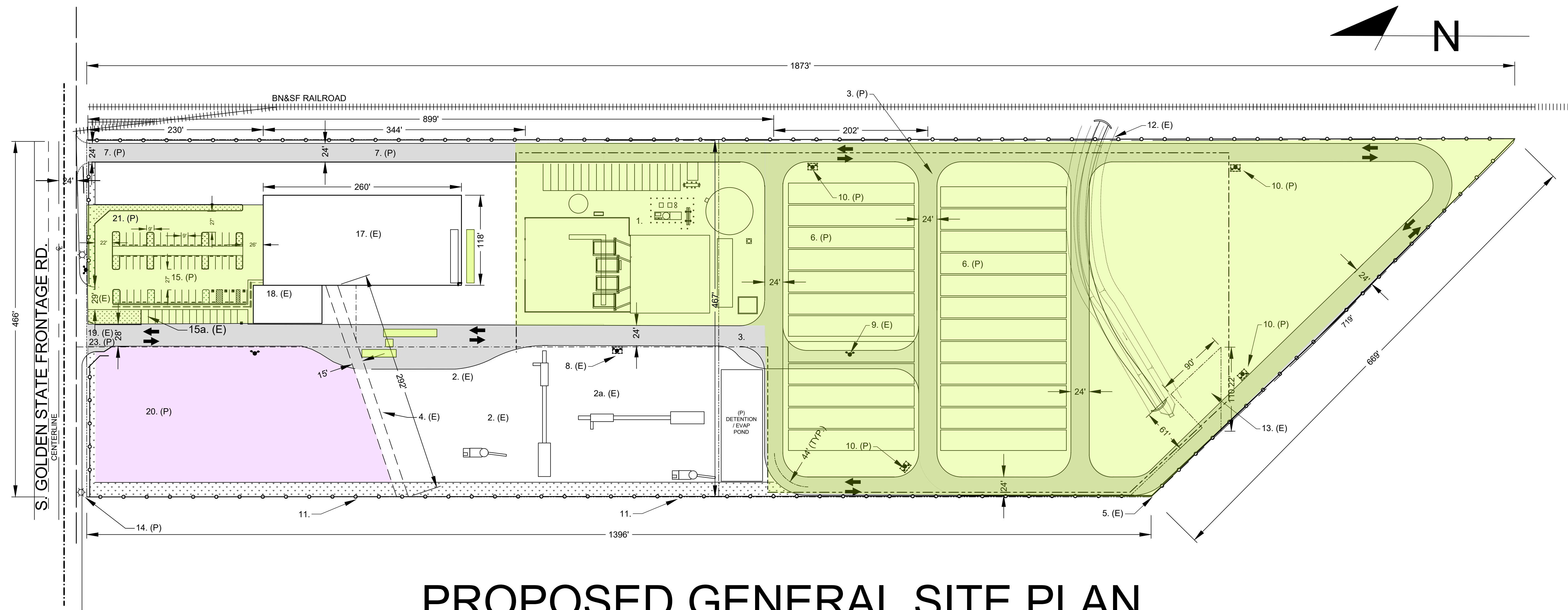
EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE SOUTH LINE OF GOLDEN STATE FRONTAGE ROAD, CONVEYED TO THE COUNTY OF FRESNO BY DEED DATED JUNE 6, 1969 AND RECORDED SEPTEMBER 17, 1969, IN BOOK 5722, PAGE 245, OFFICIAL RECORDS AS DOCUMENT NO.65387.

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.

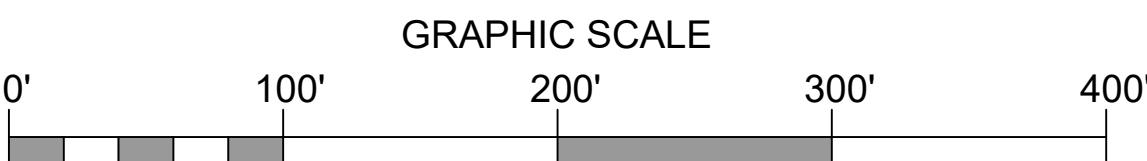


PROPOSED GENERAL SITE PLAN

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.



REVIEWED

By PUBLIC WORKS - ANDREINA AGUILAR at 4:13 pm, Sep 17, 2020

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

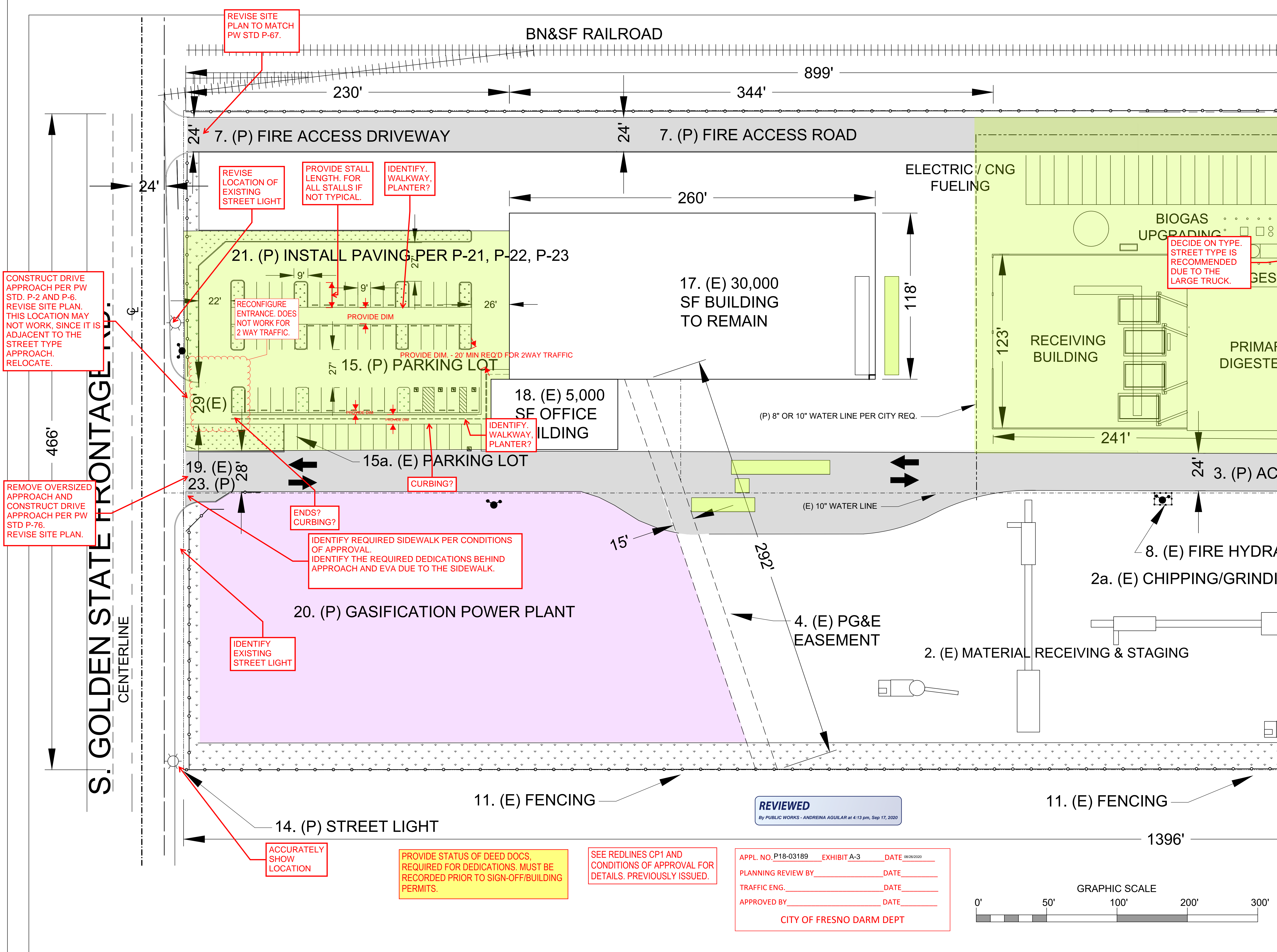
PROPOSED

No.	Revision/Issue	Date

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



General Notes

EXISTING:

- (E) MATERIAL RECEIVING & STAGING
- (E) CHIPPING & GRINDING
- (E) 15' PG&E EASEMENT
- (E) POWER POLE
- (E) FIRE HYDRANT
- (E) FIRE HYDRANT TO BE RELOCATED
- (E) IRRIGATION CANAL/CULVERT
- (E) FRESNO IRRIGATION DISTRICT EASEMENT
- (E) 30,000 SF BUILDING TO REMAIN
- (E) 5,000 SF BUILDING TO REMAIN
- (E) DRIVEWAY

CONDITIONALLY APPROVED THROUGH CUP C-15-030

- (P) RELOCATED DIGESTERS
- (P) ACCESS ROAD/FIRE LANE TO COMPLY WITH PW STD'S P-21, P-22, & P-23
- (P) COMPOSTING
- (P) EMERGENCY ACCESS PER CITY STD. P-67
- (P) FIRE HYDRANT PER FIRE DEPT. REQUIREMENTS
- (P) FENCING PER CITY REQUIREMENTS (6' CHAIN LINK FENCE)
- (P) STREET LIGHT PER CITY STANDARDS
- (P) PARKING LOT
- (P) 28' DRIVEWAY

PROPOSED

- (P) GASIFICATION POWER PLANT
- (P) INSTALL PAVING PER P-21, P-22, P-23
- INSTALL CURB, GUTTER (WHERE MISSING) AND SIDEWALK PER PW STD. P-5
- 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

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

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

Project	Sheet
WCW FRESNO PROPOSED GASIFIER	P02

Date: 08/20/20

Scale: SEE BAR

REVIEWED
By PUBLIC WORKS - ANDRENA AGUILAR at 4:13 pm, Sep 17, 2020

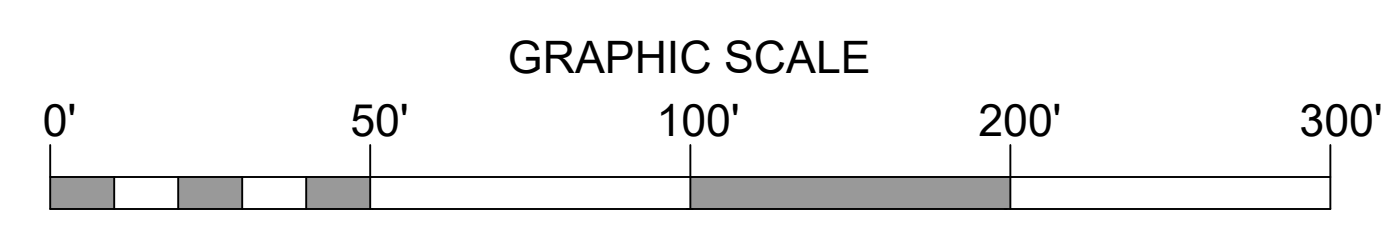
APPL. NO. P18-03189 EXHIBIT A-3 DATE 08/20/2020

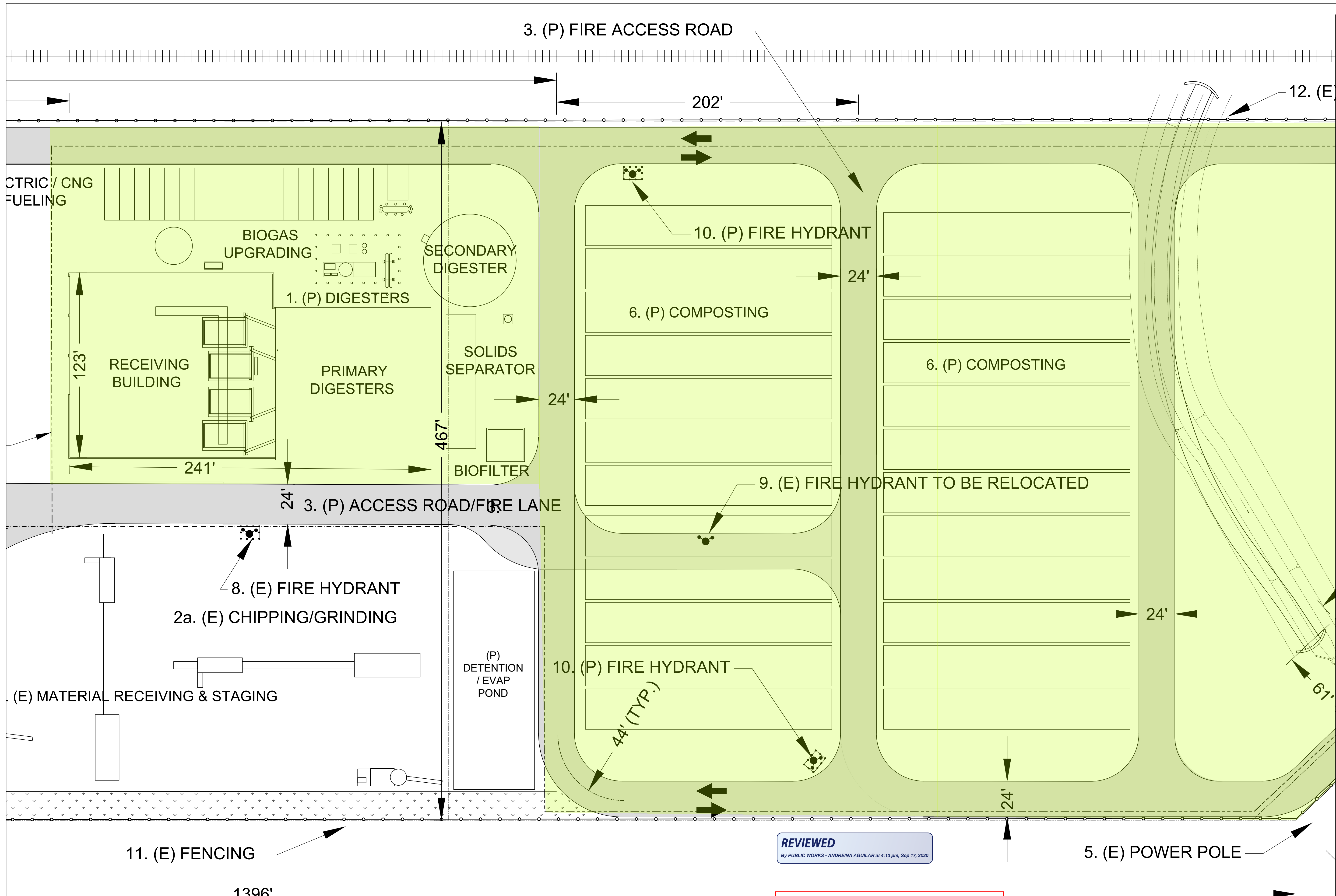
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

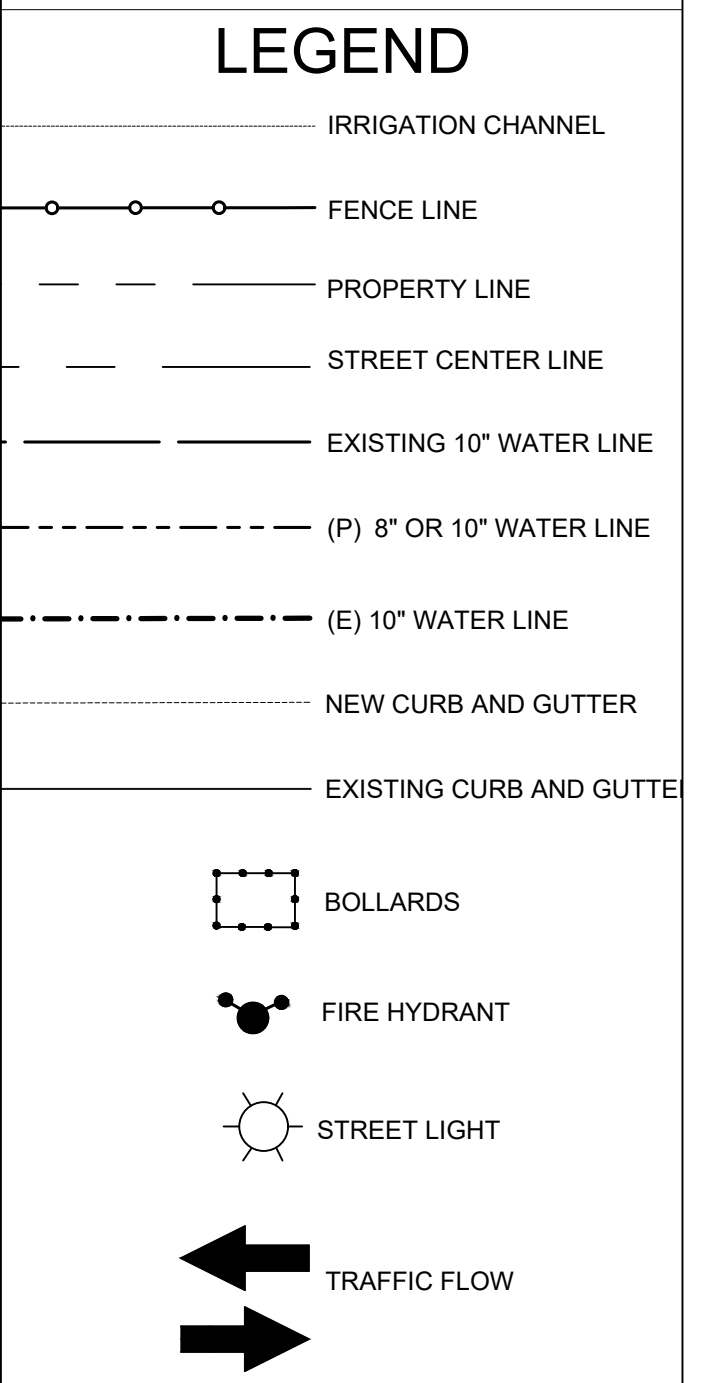
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT





- 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) 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

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 P03
Date 08/20/20	Scale SEE BAR

REVIEWED
By PUBLIC WORKS - ANDRENA AGUILAR at 4:13 pm, Sep 17, 2020

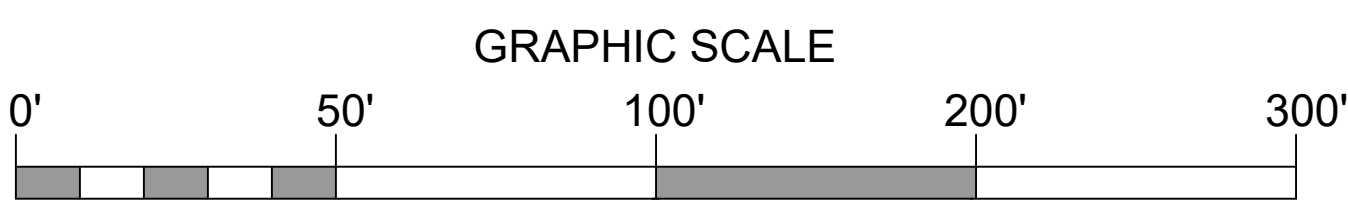
APPL. NO. P18-03189 EXHIBIT A-4 DATE 08/26/2020

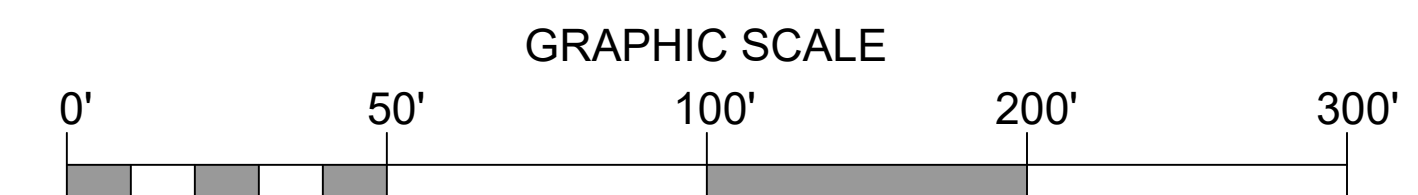
PLANNING REVIEW BY _____ DATE _____




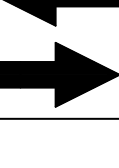
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT





General Notes		
<p>EXISTING:</p> <p>2. (E) MATERIAL RECEIVING & STAGING</p> <p>2a. (E) CHIPPING & GRINDING</p> <p>4. (E) 15' PG&E EASEMENT</p> <p>5. (E) POWER POLE</p> <p>8. (E) FIRE HYDRANT</p> <p>9. (E) FIRE HYDRANT TO BE RELOCATED</p> <p>10. (E) IRRIGATION CANAL/CULVERT</p> <p>13. (E) FIRE/NO IRRIGATION DISTRICT EASEMENT</p> <p>15a. (E) PARKING LOT</p> <p>17. (E) 30,000 SF BUILDING TO REMAIN</p> <p>18. (E) 5,000 SF BUILDING TO REMAIN</p> <p>19. (E) DRAINWAY</p>		
<p>CONDITIONALLY APPROVED THROUGH CUP C-15-030</p> <p>1. (P) RELOCATED DIGESTERS</p> <p>3. (P) ACCESS ROAD/FIRE LANE TO COMPLY WITH PW STD'S P-21, P-22, & P-23</p> <p>6. (P) COMPOSTING</p> <p>7. (P) EMERGENCY ACCESS PER CITY STD. P-67</p> <p>10. (P) FIRE HYDRANT PER FIRE DEPT. REQUIREMENTS</p> <p>11. (P) FENCING PER CITY REQUIREMENTS (6' CHAIN LINK FENCE)</p> <p>14. (P) STREET LIGHT PER CITY STANDARDS</p> <p>16. (P) 29' DRIVEWAY</p>		
<p>PROPOSED</p> <p>20. (P) GASIFICATION POWER PLANT</p> <p>21. (P) INSTALL PAVING PER P-21, P-22, P-23</p> <p>22. INSTALL CURB, GUTTER (WHERE MISSING) AND SIDEWALK PER PW STD. P-6</p> <p>23. CONSTRUCT DRIVE APPROACHES TO PW STD P-2 AND P-6 OR P-76 AND P-77</p>		
<p>(E) EXISTING</p> <p>(P) PROPOSED</p>		
<p> CONDITIONALLY APPROVED THROUGH CUP C-15-030, NOT SUBJECT TO ADDITIONAL CEQA REVIEW</p> <p> PROPOSED</p>		
<h2 style="margin: 0;">LEGEND</h2>		
<p style="text-align: center;">————— IRRIGATION CHANNEL</p>		
<p>○ — ○ — ○ — FENCE LINE</p>		
<p>— — — — — PROPERTY LINE</p>		
<p>— — — — — STREET CENTER LINE</p>		
<p>————— EXISTING 10" WATER LINE</p>		
<p>- - - - - (P) 8" OR 10" WATER LINE</p>		
<p>- · - · - (E) 10" WATER LINE</p>		
<p>————— NEW CURB AND GUTTER</p>		
<p>————— EXISTING CURB AND GUTTER</p>		
<p style="text-align: center;">  BOLLARDS </p>		
<p style="text-align: center;">  FIRE HYDRANT </p>		
<p style="text-align: center;">  STREET LIGHT </p>		
<p style="text-align: center;">  TRAFFIC FLOW </p>		
No.	Revision/Issue	Date

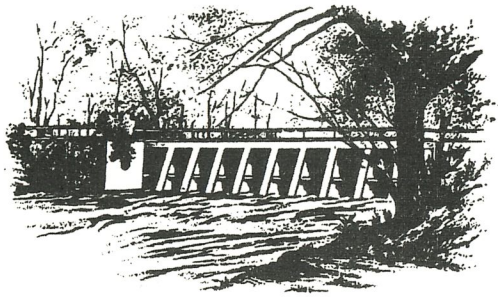
Firm Name and Address

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

<p>Project</p> <p>WCW FRESNO PROPOSED GASIFIER</p>	<p>Sheet</p>
<p>Date</p> <p>08/20/20</p>	P04
<p>Scale</p> <p>SEE BAR</p>	



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

January 21, 2019

Alondra Williams
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application P18-03189
S/E North and Cedar avenues

Dear Ms. Williams:

The Fresno Irrigation District (FID) has reviewed the Planning Application P18-00896 pertaining to property located on the south side of North Avenue between State Highway 99 and Golden State Boulevard. West Coast Waste is proposing to add a small biomass power plant to the facility, APN: 330-060-49 & 330-040-42. FID has the following comments:

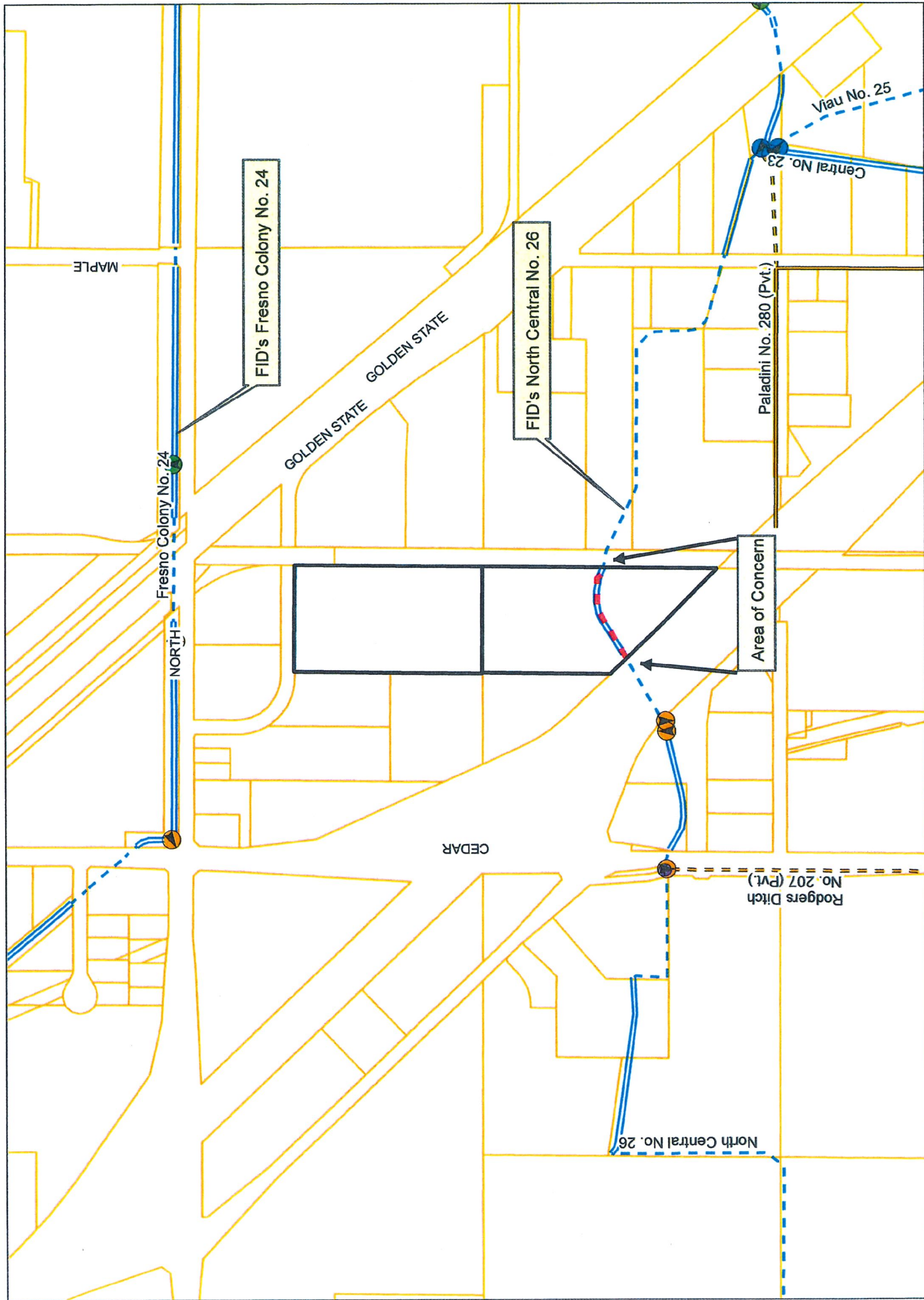
1. FID previously reviewed and commented on the subject property on June 26, 2018 as Planning Application P18-00896. Those comments and conditions still apply and a copy has been attached for your reference.

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 70407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

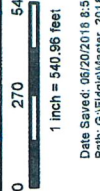


This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.



Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins



Date Saved: 05/20/2015 8:58:37 AM
 Path: G:\Figs\MapArea_20160320.mxd

Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Friday, January 11, 2019 1:37 PM
To: Engineering Review
Subject: Planning Application P18-03189 - Task Assigned

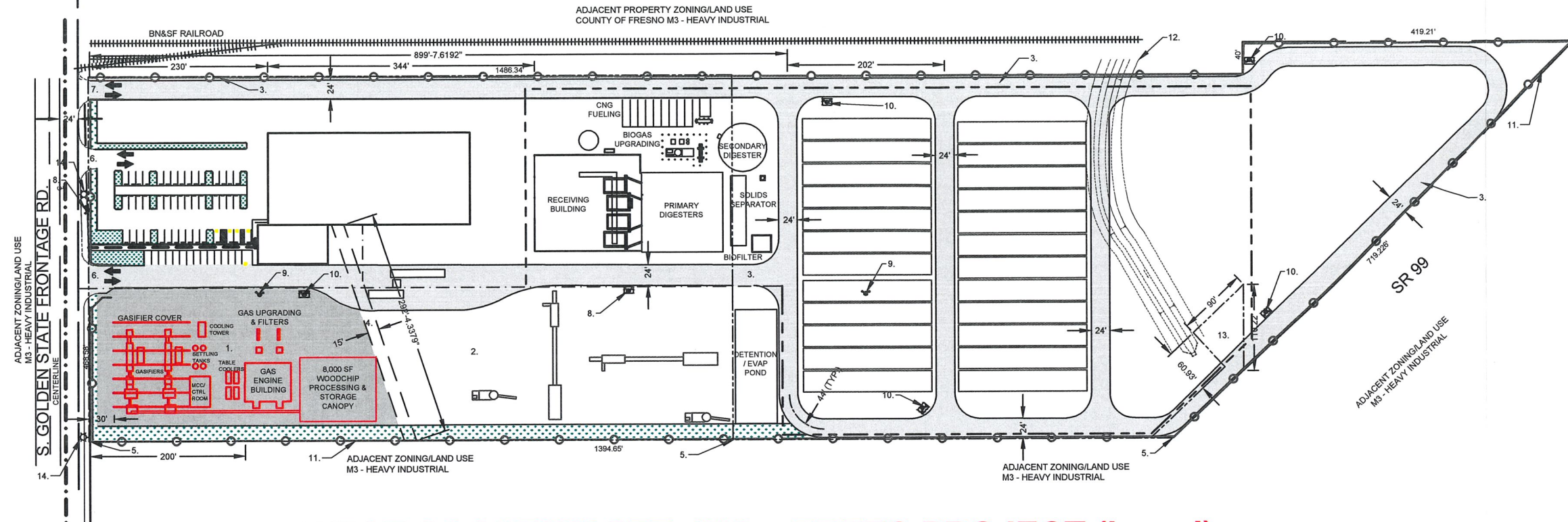
Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P18-03189 has been assigned for your review. You can review details online.

Application Description: Proposed addition of a small biomass power plant to the facility operations at 3077 South Golden State Frontage Road. Biomass power plant would convert approximately 80 TPD of woodchips to renewable electricity via a fully enclosed gasification process. The plant would sell three Megawatts of this electricity to PG&E.

Task Information: Irrigation District

*Doe
Jan 26*



WEST COAST WASTE, INC. - FREES PROJECT (in red)

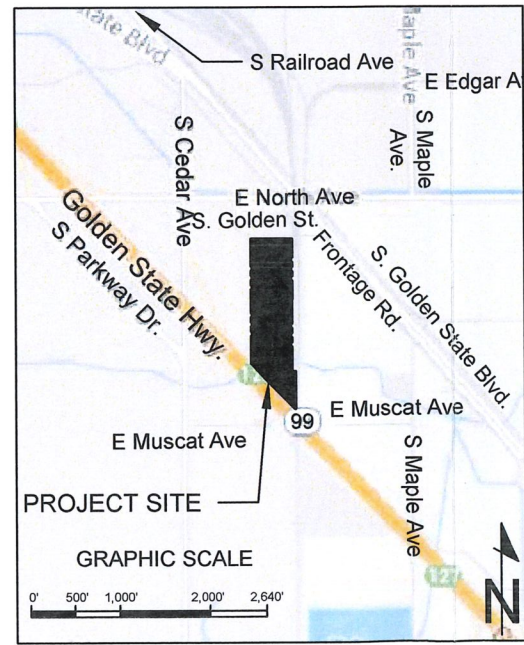
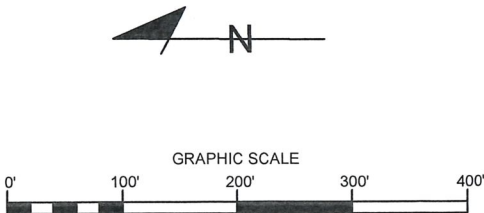
PROJECT INFORMATION

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. DESIGNATION: 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
(559) 497-5320
REPRESENTATIVE: CLEMENTS ENVIRONMENTAL
15230 BURBANK BL., STE. 103
SHERMAN OAKS, CA 91411
TELE: (818) 267-5100
BUILDING AREAS: 2,900 SF GASIFIER CONTROL ROOM
8,000 SF CANOPY FOR WOODCHIP STORAGE & PROCESSING
10,700 SF CANOPY FOR GASIFIERS
PAVED AREAS: 62,700 SF PAVED FOR BIOMASS POWER PLANT

SITE PLAN NOTES:

1. (P) GASIFICATION POWER PLANT
2. (E) MATERIAL RECEIVING & STAGING
3. (E) ACCESS ROAD/FIRE LANE TO COMPLY W/ PW STD'S P-21, P-22 + P-23
4. (E) 15' PG&E EASEMENT
5. (E) POWER POLE
6. (E) 24'-35' DRIVEWAY APPROACH TO PW STD'S. P-2 AND P-6
7. (E) EMERGENCY ACCESS PER CITY STD. P-67
8. (E) FIRE HYDRANT
9. (E) FIRE HYDRANT TO BE RELOCATED
10. (E) FIRE HYDRANT PER FIRE DEPT. REQUIREMENTS
11. (E) FENCING PER CITY REQUIREMENTS (6' CHAIN LINK FENCE).
12. (E) IRRIGATION CANAL/CULVERT
13. (E) FRESNO IRRIGATION DISTRICT EASEMENT
14. (E) STREET LIGHT PER CITY STANDARDS E-2 AND E-9

(E) EXISTING/PERMITTED
(P) PROPOSED



VICINITY MAP

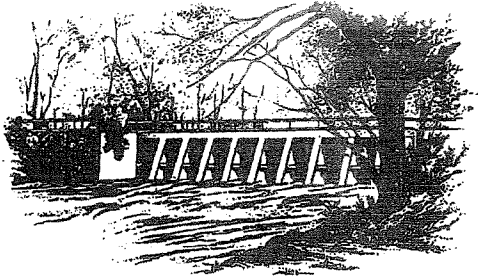
General Notes

No.	Revision/Issue	Date

Firm Name and Address
Clements Environmental
15230 Burbank Bl. Ste. 103
Sherman Oaks, CA, 90404
(818) 267-5100

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

Project	Sheet
Date 061318	S-1
Scale GRAPHIC	



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

June 26, 2018

Ms. Bonique Emerson
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application P18-00896
S/E North and Cedar avenues

Dear Ms. Emerson:

The Fresno Irrigation District (FID) has reviewed the Planning Application P18-00896 pertaining to property located on the south side of North Avenue between State Highway 99 and Golden State Boulevard. West Coast Waste is proposing to add a small biomass power plant to the facility, APN: 330-060-49 & 330-040-42. FID has the following comments:

Summary of Requirements

- FID Board Approval.
- Review and Approval of all Plans.
- Substitute open channel for 48" ASTM C-361 RGRCP (with MacWrap).
- Execute Pipeline Substitution with 40 feet wide Easement Agreement.
- Execute additional Agreement(s), if necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

Area of Concern

1. FID's North Central Canal No. 26 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 a recorded easement, however FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 1-01.

G:\Agencies\FresnoCity\DRC\IP18-00896.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

2. The canal is currently an open channel and will need to be improved as part of the proposed project. FID's conditions are as follows:
 - a) Pipe Requirement – FID requires the applicant pipe the canal across the subject property, with 48-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 40 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 requires external wrap be installed at all pipeline joints within the subject property or 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. FID requires the applicant and/or the applicant's engineer meet with FID's Engineering Department at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, easement width and alignment, pipeline alignment, depth, size, fees, etc.
4. FID requires the Developer 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 pipeline, or result in drainage patterns that could adversely affect FID.
5. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.

General Comments

1. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map/plans.
2. Footings of retaining walls shall not encroach onto FID property/easement areas.
3. Trees will not be permitted within FID's property/easement areas.
4. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
5. FID requires its review and approval of all improvement plans which affect its property/easements 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.
6. 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/easement and the development project limits.
7. 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.
8. FID does not allow FID owned property or easements to be in common use with public utility and/or road 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 Clovis enters into the appropriate agreement.
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 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

Ms. Bonique Emerson
Re: P18-00896
June 26, 2018
Page 4 of 4

determined at the time of the plan review.

11. For informational purposes, FID's Fresno Colony runs westerly, crosses Maple Avenue approximately 1,400 feet northeast of the subject property, and crosses Cedar Avenue approximately 1,000 feet northwest of the subject property, as shown on the attached exhibit map. Should this project include any street and/or utility improvements along North Avenue, Maple Avenue, Cedar Avenue, or in the vicinity of this canal, FID requires it review and approve all plans.
12. 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.

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 70407 or jlandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment

Jeremy Landrith

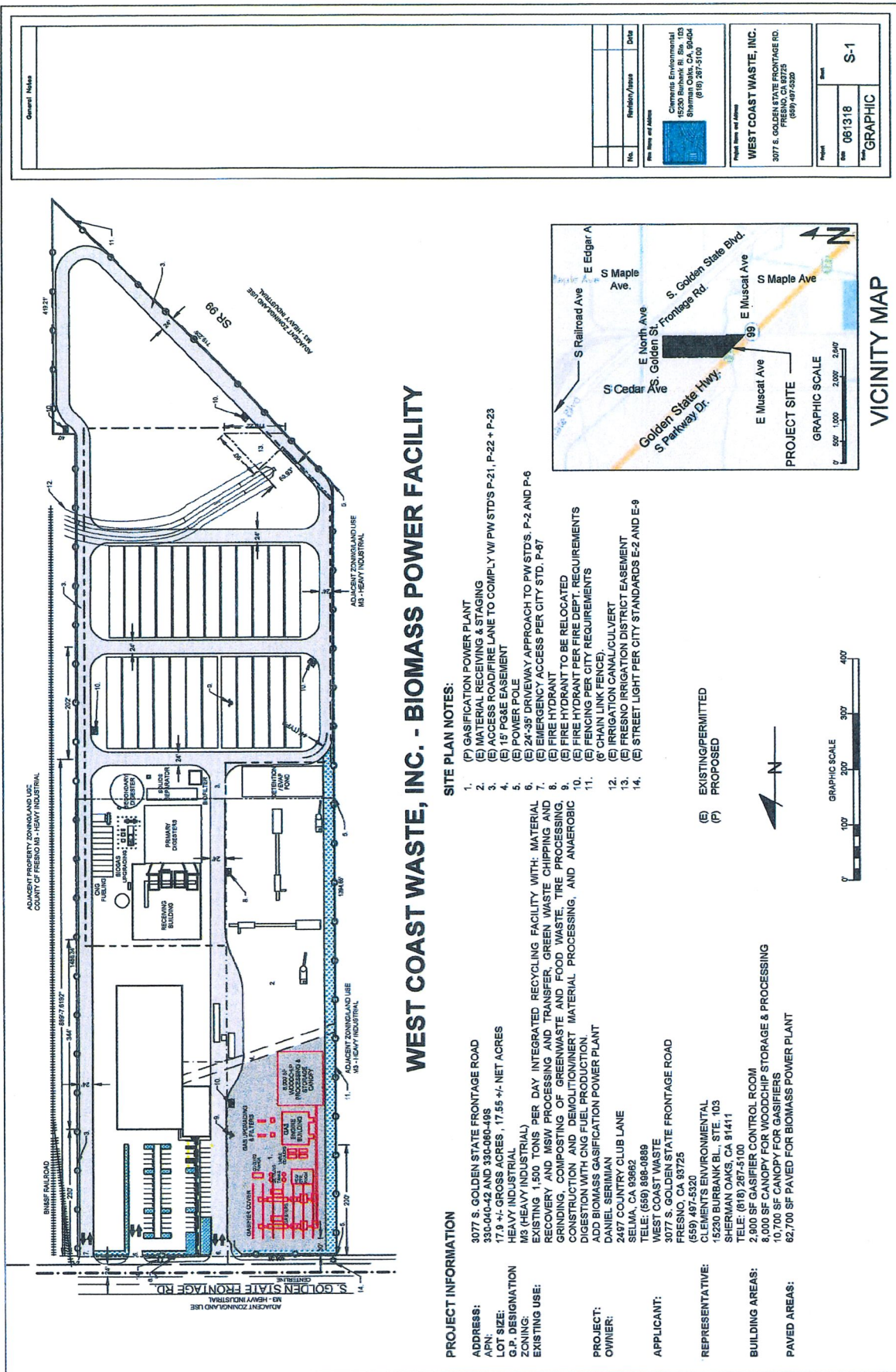
From: do_not_reply@fresno.gov
Sent: Friday, June 22, 2018 3:21 PM
To: Engineering Review
Cc: Bonique.Emerson@fresno.gov
Subject: Planning Application P18-00896 - Task Assigned

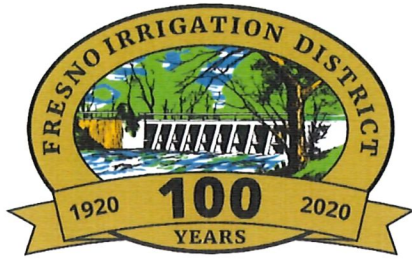
Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P18-00896 has been assigned for your review. You can review details online.

Application Description: The applicant is proposing to add a small biomass power plant to the facility operations. This power plant would convert approximately 80 TPD of woodchips to renewable electricity via a fully- enclosed gasification process. The plant would sell three Megawatts (3 MW) of this electricity to PG&E through an interconnection at the front of the property on S. Golden State Frontage Road. Excess power, approximately 0.8 MW would be used on site to power electric grinders and/or other equipment. Excess heat from the engine generators could be used to dry the feedstock, or possibly to heat the anaerobic digesters.

Task Information: Irrigation District





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

A Century of Commitment, Conveyance & Customer Service

September 15, 2020

Jose Valenzuela
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit Application No. P18-03189
S/E North and Cedar avenues

Dear Mr. Valenzuela:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. P18-03189 for which the applicant proposes the construction of a small biomass power plant the existing facility operations, APNs: 330-060-49s, 330-040-42. FID has the following comments:

Summary of Requirements:

- Review and Approval of all Plans.
- Substitute Open Channel for 48" ASTM C-361 RGRCP (with MacWrap).
- Execute Grant of Easement Agreement
- Execute Additional Agreement(s), if necessary.
- Project Fees.
- Existing Encroachments removed and/or relocated.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

Area of Concern

1. FID does not approve of the Conditional Use Permit as proposed. FID previously reviewed and commented on the subject property on April 14, 2015 as Conditional Use Permit Application No. C-15-030. Those comments and conditions still apply, and a copy has been attached for you records.

Jose Valenzuela
Re: P18-03189
September 15, 2020
Page 2 of 2

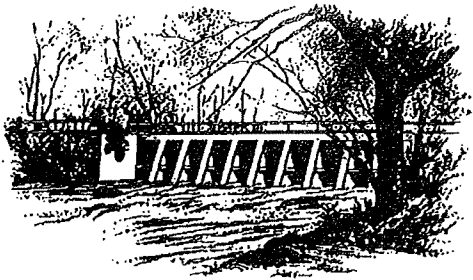
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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

April 14, 2015

Mr. Christopher Preciado
Ms. Joann Zuniga
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit Application No. C-15-030
S/E North and Cedar avenues
FID's North Central No. 26

Dear Mr. Preciado and Ms. Zuniga:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. C-15-030 pertaining to approximately ± 18 acres of property located on the south side of North Avenue between State Highway 99 and Golden State Boulevard. West Coast Waste is a clean green and wood waste chipping and grinding facility that is requesting authorization to expand allowed material handling types, operation, and tonnage to enhance overall recycling and organics handling operations, which includes the installation of a covered composting system and anaerobic digester with CNG production. The subject property is zone M-3 (Heavy Industrial), APN: 330-060-49 & 330-040-42. FID has the following comments:

1. FID's North Central Canal No. 26 runs westerly and traverses through the southern portion of the subject property as shown on the attached FID exhibit map. FID owns the following:
 - a. Area of Concern: Records do not show a recorded easement, however FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 10. The reach of canal affected by the development consists of an earthen, open channel canal, with its banks at grade.

- b. FID requires the applicant to replace the existing canal across the subject parcels with new 48-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
 - c. FID requires the applicant grant a 40-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment.
- 2. 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 may require external wrap be installed at all pipeline joints within the subject property or 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. FID requires it review, approve and be made a party to signing all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
- 4. FID requires the Developer 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 pipeline, or result in drainage patterns that could adversely affect FID.
- 5. FID does not typically allow private facilities to encroach into its easement. If any facility is proposed within FID's easement, FID will require its review and approval. If FID allows the encroachments, the Private party will be required to enter into the appropriate agreement which will be determined by FID. FID requires all block walls and fences to be located outside of the easement. Buildings will not be allowed within the easement or over the pipeline.

Mr. Preciado and Ms. Zuniga
Re: C-15-030
April 14, 2015
Page 3 of 3

6. FID requires its easements be shown on all maps with proper recording information, and that FID be made a party to signing the final map.
7. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
8. As with 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.
9. 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.

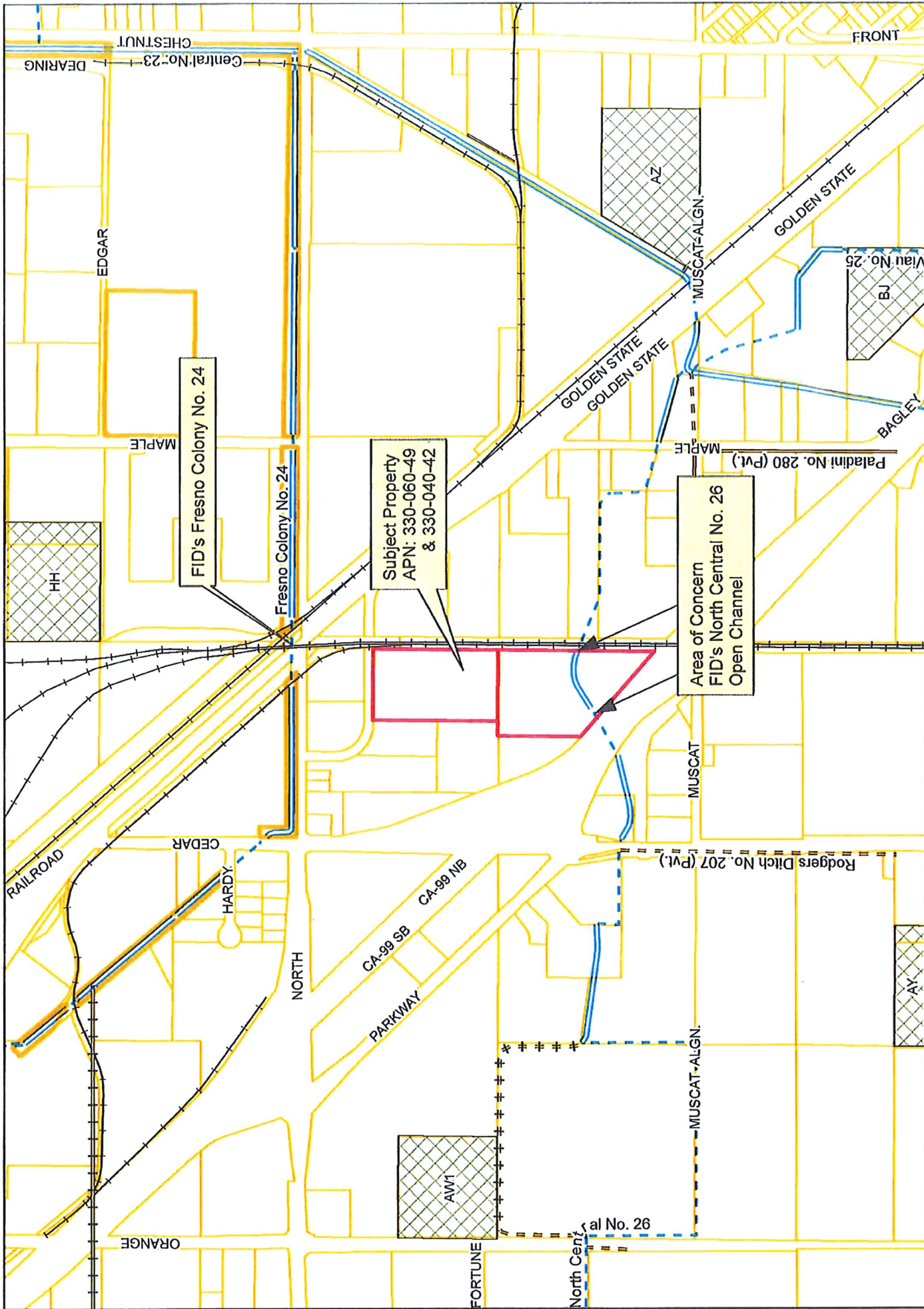
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at (559) 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer – Special Projects

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.



Fire Department dated October 16, 2019

RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. All revisions to plans shall be called out with a cloud or delta.

See Fire Redlines for corrections to statements on this site plan regarding 1500 TPD, as you are still limited to 500 TPD until all site improvements from C-15-030 are installed as required. Correct the highlighted areas as noted.

Note on plan: Site grading and site utility plans shall be submitted for the all-weather fire access and pavement improvements and the addition and relocation of fire hydrants. The site utility plan shall include the proposed future fire service for the fire sprinkler systems required for the proposed structures in P18-00896/P18-03189.

RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. All revisions to plans shall be called out with a cloud or delta.

See Fire Redlines for corrections to statements on this site plan regarding 1500 TPD, as you are still limited to 500 TPD until all site improvements from C-15-030 are installed as required. Correct the highlighted areas as noted.

Note on plan: Site grading and site utility plans shall be submitted for the all-weather fire access and pavement improvements and the addition and relocation of fire hydrants. The site utility plan shall include the proposed future fire service for the fire sprinkler systems required for the proposed structures in P18-00896/P18-03189.

Provide a time line indicating completed installation of the paved fire access roads, and proposed fire hydrants as the fire access roads and hydrants are indicated as part of Phase 1 under project phasing.

The entire 24 foot roadway width of the fire access roads shall be clearly identified as fire lanes.

Note on plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."

Signs may be used in conjunction with, or in lieu of, curb painting. (FFD Development Policy 403.005) The curbside signs shall be at a minimum:

- a) The sign shall be at a minimum 12 x 18 inch sign with a white reflective background.
- b) The sign shall read "FIRE LANE NO PARKING" in minimum 3-inch red letters.

c) Signs shall be placed at the beginning and end of the designated fire lane and be at 50 foot intervals. Directional arrows shall be placed on the signs to indicate the extent and direction of the fire lanes (? , ? , ?).

d) Signs shall be set at least 18 inches but not more than 24 inches from the curb and must have a finished height of 7 feet to the bottom of the sign when adjacent to sidewalks.

e) Signs shall not be obstructed by landscaping or street fixtures and shall be readily visible from a vehicle.

Provide an occupancy classification for each proposed and existing building and include that with the square footage on the site plan.

All of the new structures will require fire sprinklers based on square footage and/or proposed use. Show proposed riser and FDC locations on the site plan.

Show the fire riser and FDC location on the plan for the existing building.

All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

Provide a time line indicating completed installation of the paved fire access roads, and proposed fire hydrants as the fire access roads and hydrants are indicated as part of Phase 1 under project phasing.

The entire 24 foot roadway width of the fire access roads shall be clearly identified as fire lanes.

Note on plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."

Signs may be used in conjunction with, or in lieu of, curb painting. (FFD Development Policy 403.005) The curbside signs shall be at a minimum:

a) The sign shall be at a minimum 12 x 18 inch sign with a white reflective background.

- b) The sign shall read "FIRE LANE NO PARKING" in minimum 3-inch red letters.
- c) Signs shall be placed at the beginning and end of the designated fire lane and be at 50-foot intervals. Directional arrows shall be placed on the signs to indicate the extent and direction of the fire lanes (? , ? , ?).
- d) Signs shall be set at least 18 inches but not more than 24 inches from the curb and must have a finished height of 7 feet to the bottom of the sign when adjacent to sidewalks.
- e) Signs shall not be obstructed by landscaping or street fixtures and shall be readily visible from a vehicle.

Provide an occupancy classification for each proposed and existing building and include that with the square footage on the site plan.

All of the new structures will require fire sprinklers based on square footage and/or proposed use. Show proposed riser and FDC locations on the site plan.

Show the fire riser and FDC location on the plan for the existing building.

All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.



APPLICANT: WEST COAST WASTE

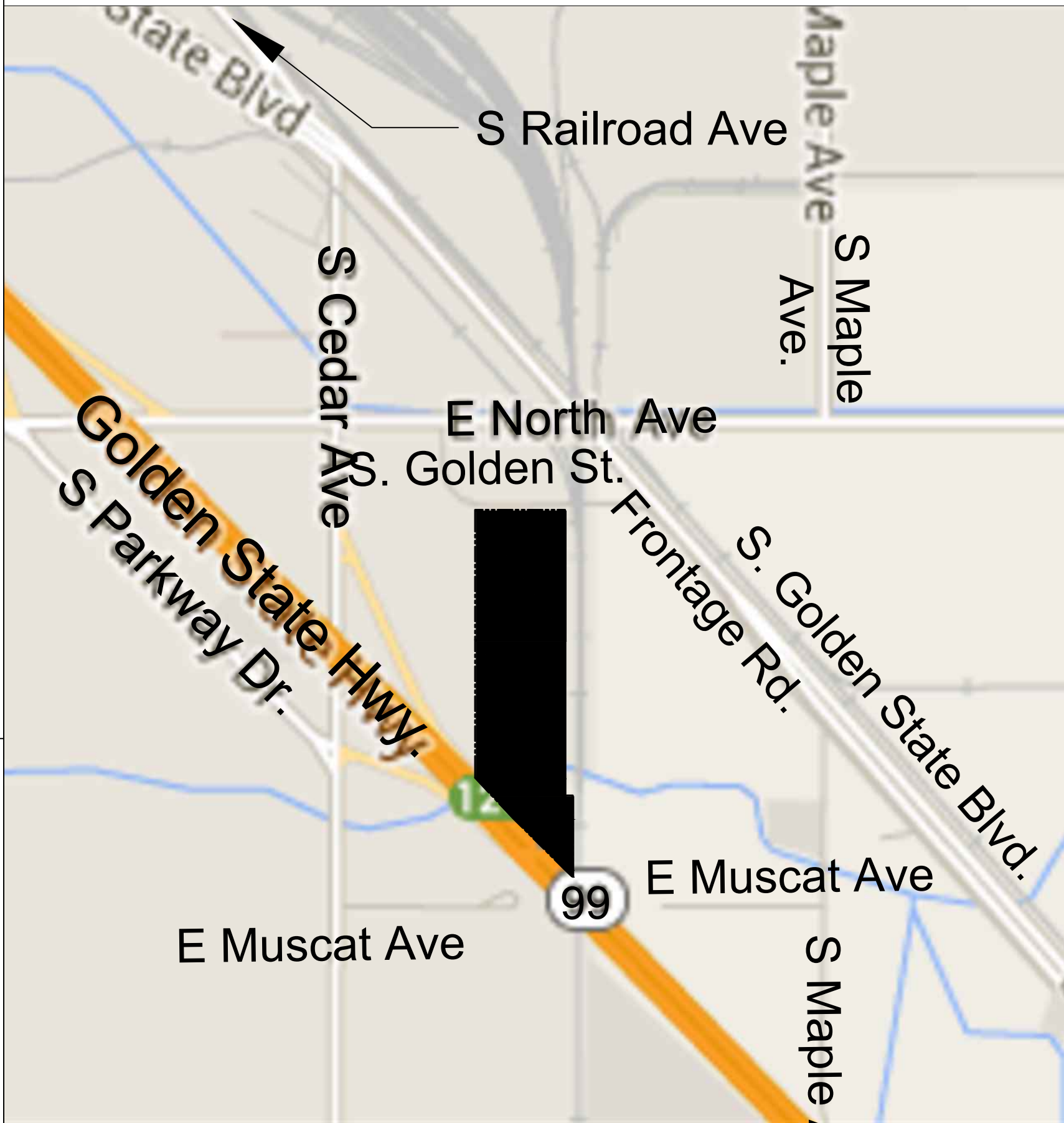
PROJECT: FRESNO RENEWABLE ENERGY STATION (FREES)

ONLY APPROVED FOR 500 TPD
UNTIL ALL IMPROVEMENTS
FROM 2015 CUP COMPLETED

DRAWING INDEX:

- T01 TITLE SHEET
- E01 EXISTING OPERATIONAL SITE PLAN
- A01 CONDITIONALLY APPROVED SITE PLAN THROUGH CUP-15-030
- P01 PROPOSED OVERVIEW SITE PLAN
- P02 PROPOSED SITE PLAN DETAIL 1
- P03 PROPOSED SITE PLAN DETAIL 2
- P04 PROPOSED SITE PLAN DETAIL 3

VICINITY MAP:



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 THE 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, 804.6 FEET EASTERLY FROM THE NORTH-WEST CORNER OF SAID SECTION; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 137.55 FEET; A LITTLE MORE OR LESS, TO THE SOUTH LINE OF LOT 8 OF SAID MALAGA TRACT; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 488.58 FEET; A LITTLE MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE 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 396 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' 35" EAST, A DISTANCE OF 587.15 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89° 44' 06" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 488.51 FEET TO THE EAST LINE OF THE EAST 10 FEET OF SAID LOT 24; THENCE ALONG SAID WEST LINE, SOUTH 0° 31' 11" WEST, A DISTANCE OF 850.84 FEET TO THE NORTH LINE OF SAID LOT 25; THENCE ALONG LAST SAID NORTH LINE, SOUTH 89° 44' 36" EAST, A DISTANCE OF 40.00 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 OFE WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCELS OF LAND HEREINAFORE DESCRIBED AS EXCEPTED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 3, 1961, IN BOOK 4487, PAGE 260, OFFICIAL RECORDS.

APPL. NO. P18-03189 EXHIBIT T-1 DATE 09/25/2019

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



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

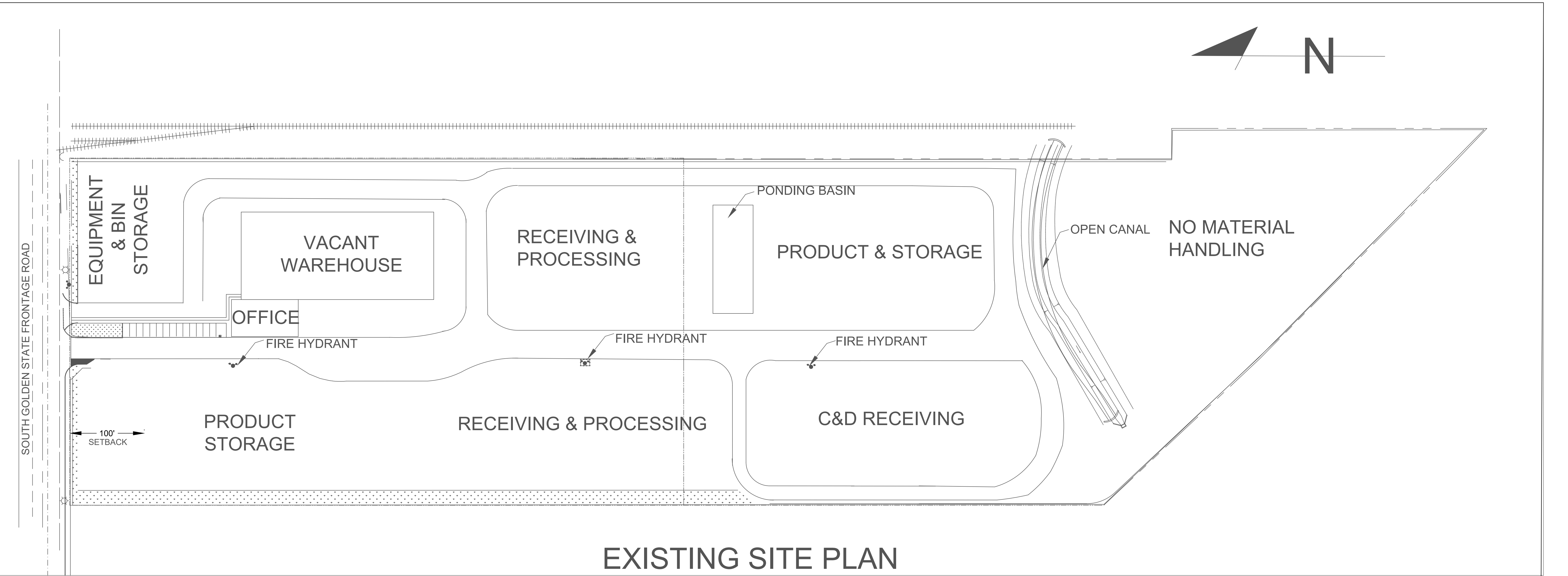
No.

Revision/Issue

Date

Sheet

T01



EXISTING SITE PLAN

PROJECT 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

NOTES:

THIS SITE PLAN FOR DISCUSSION PURPOSES ONLY TO DEPICT EXISTING OPERATIONS AND SITE CONFIGURATION

MAXIMUM APPROVAL IS FOR 500 TPD UNTIL ALL REQUIREMENTS FROM THE 2015 CUP HAVE BEEN MET. THIS HAS BEEN NOTED IN PRIOR REVIEWS.

APPL. NO. P18-03189 EXHIBIT T-2 DATE 09/25/2019

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

DATE: 07/16/2019

REV		


0' 50' 100' 150' 200'

GRAPHIC SCALE

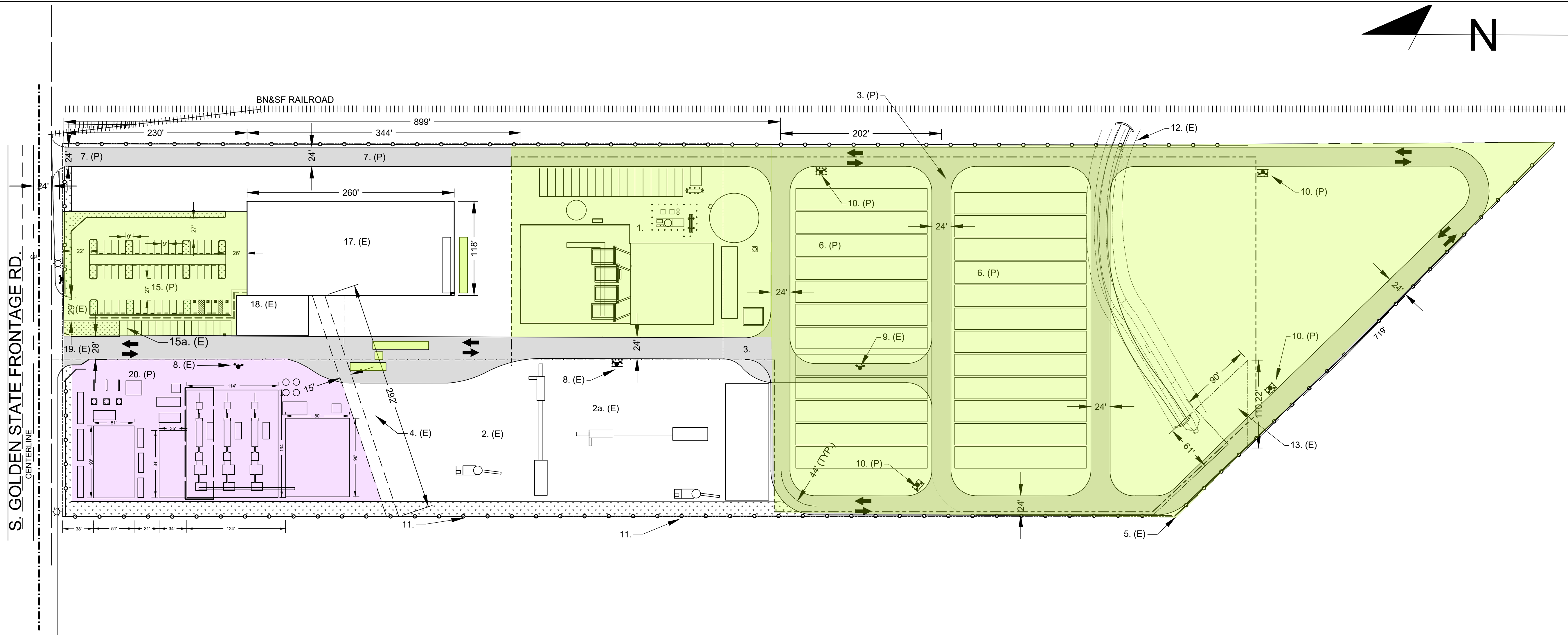
PROJECT NAME AND ADDRESS:

WEST COAST WASTE CO., INC.
EXISTING OPERATIONS
 3077 S. GOLDEN STATE FRONTAGE RD.
 FRESNO, CA 93725

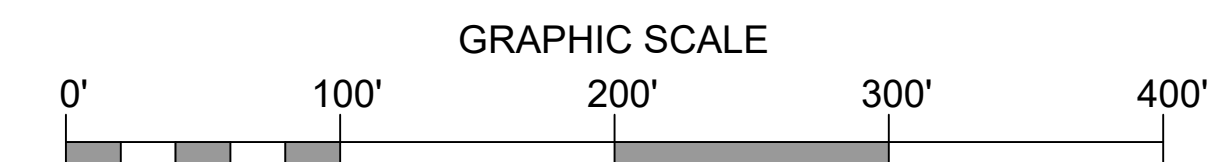
FIRM NAME AND ADDRESS:

 **Clements Environmental**
 15230 Burbank Bl. Ste. 103
 Sherman Oaks, CA, 90404
 (818) 267-5100

E01



PROPOSED SITE PLAN



APPL. NO. P18-03189 EXHIBIT A-1 DATE 08/25/2019
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	
(E) EXISTING (P) PROPOSED		
CONDITIONALLY APPROVED THROUGH CUP C-15-030, NOT SUBJECT TO ADDITIONAL CEQA REVIEW		
PROPOSED		
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		
Project	Sheet	
WOW FRESNO PROPOSED GASIFIER	P01	
Date		
08/21/2019		
Scale	SEE BAR	

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

File No. 210.413

Page 1 of 4

PUBLIC AGENCY

JOSE VALENZUELA
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO ST., THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

DENNIS BALAKIAN, WEST COAST WASTE CO.,
INC.
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA 93725

PROJECT NO: **2018-03189**

ADDRESS: **3077 S. GOLDEN STATE**

APN: **330-060-49S, 330-040-42**

SENT: **September 18, 2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AW1	\$199,261.00	NOR Review	\$483.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$2,458.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$199,261.00		Total Service Charge:	\$2,941.00	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/21 based on the site plan submitted to the District on 8/26/20. Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**FR
CUP No. 2018-03189 v.1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 2 of 4

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ☐ a. Drainage from the site shall
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☐ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☐ Final Map
☐ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required
4. Availability of drainage facilities:
☐ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☒ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ d. See Exhibit No. 2.
5. The proposed development:
☒ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☐ Does not appear to be located within a flood prone area.
6. ☒ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

**FR
CUP No. 2018-03189 v.1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 3 of 4

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 9/18/2020 8:31:35 AM



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 9/17/2020 11:07:43 AM

CC:

BILL ROBINSON, SOL DEVELOPMENT ASSOCIATES, LLC


906 N STREET, STE. 100

FRESNO, CA 93721

**FR
CUP No. 2018-03189 v.1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 4 of 4

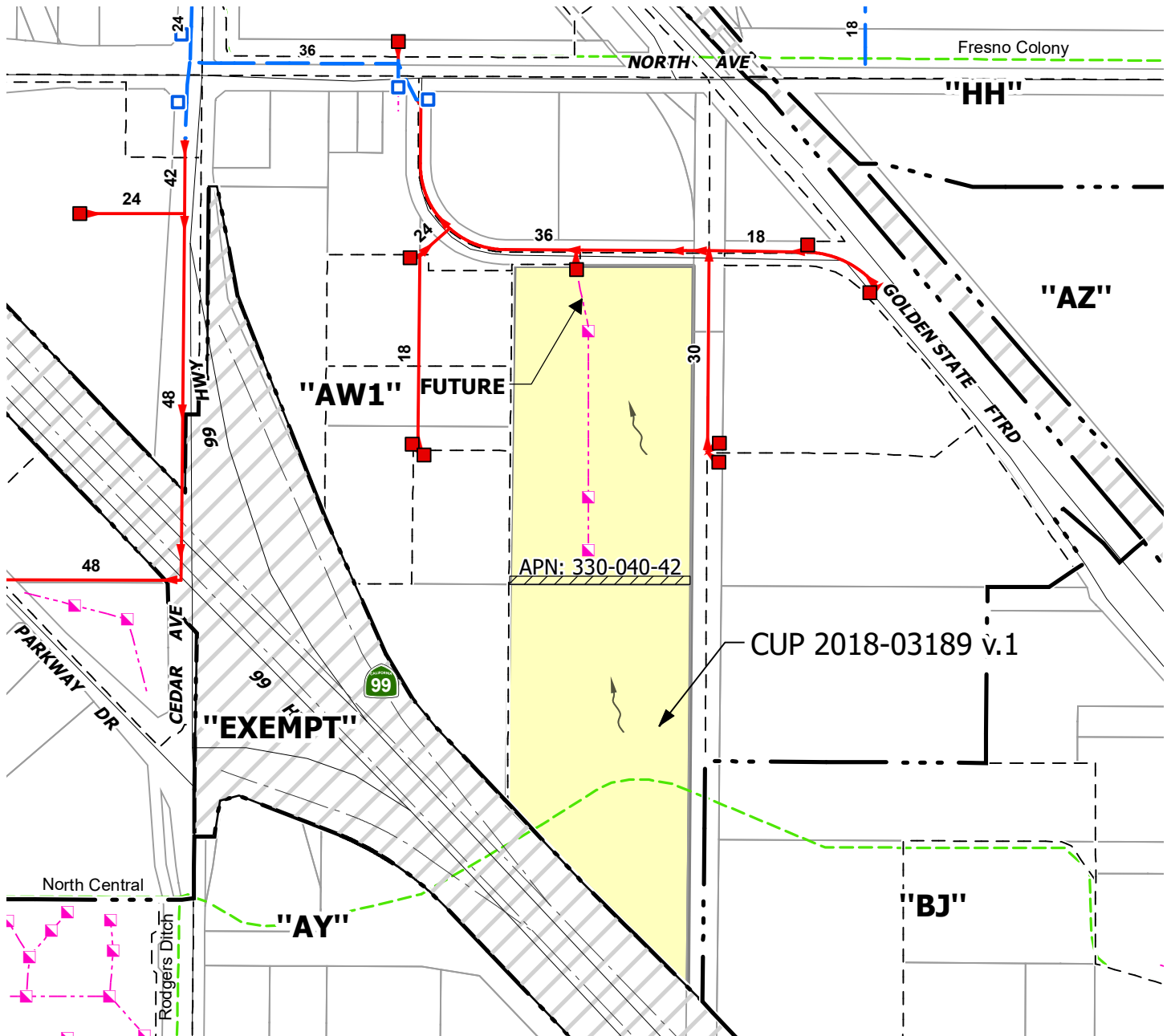
<h1>POLICY MANUAL</h1>	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
Subject: Flood Plain Policy	Approved By: 

Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

Policy:

- (1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.
- (2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.
- (3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.
- (4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

NOTE: THIS MAP IS SCHEMATIC.
DISTANCES, AMOUNT OF CREDITABLE
FACILITIES, AND LOCATION OF INLET
BOUNDARIES ARE APPROXIMATE.



LEGEND

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Private Facilities
- Existing FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- ~ Direction of Drainage
- Existing 15' Wide FMFCD Easement
- Limits of CUP 2018-03189 v.1



1" = 400'

CUP 2018-03189 v.1
DRAINAGE AREA "AW₁"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS

EXHIBIT NO. 2

The proposed project shall be developed so that once permanent District facilities become available, on-site drainage can be easily connected to the Master Plan facilities located in Golden State Frontage Road (see attached Exhibit No. 1).

There is an existing fifteen-foot (15') wide storm drain easement along the south property line of APN 330-040-42 as shown on Exhibit No. 1. Please contact the District for additional information on this easement.

Subject to the restrictions below, once permanent Master Plan storm drain facilities are in place, the developer may connect their on-site drainage system to the public system. The developer must first comply with a National Pollutant Discharge Elimination System (NPDES) permit (the developer must provide source controls and/or treat their on-site runoff to reduce pollutants prior to discharging into the public drainage system). The District must review and approve the developer's method of on-site water discharge.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.

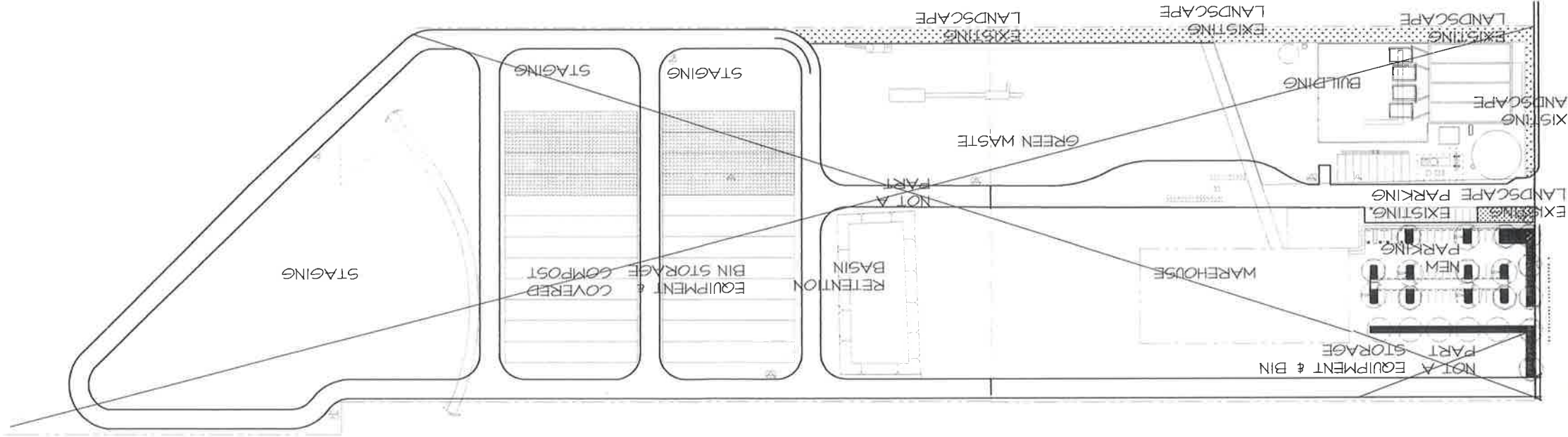
L

IN 1.7.19
OUT 4.2.19

5. GOLDEN STATE FRONTAGE RD.

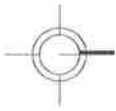
- CITY LANDSCAPE SUBMITTAL REQUIREMENTS
1. ALL LANDSCAPE AREAS SHOWN, TOTAL LANDSCAPE AREA IS 25,574 SQ. FT.
 2. ALL TREES, BOTH ON-SITE AND OFF-SITE SHOWN.
 3. SUMMARY TABLE OF QUANTITY SHOWN ON PLANT MATERIALS LIST.
 4. MUNICIPAL CODE REQUIREMENTS: (22) TREES REQUIRED, (22) CANOPY TREES, (22) TREES REQUIRED, (22) TREES PROVIDED.
 5. MUNICIPAL CODE REQUIREMENTS: (25) PROVIDED, 3 EX. PALMS, 22 CANOPY TREES.
 6. PARKING LOT SHADING REQUIREMENT MET, SHOWN ON THIS SHEET.
 7. ALL TREE SPECIES ARE LISTED IN PERFORMANCE STANDARDS FOR
 8. PARKING LOT SHADING GUIDELINES.

- LANDSCAPE PHASES
- PHASE 1
 - PHASE 2
 - PHASE 3



SITE PLAN

SCALE: 1" = 70'-0"



SHEET TITLE:

SITE PLAN

PROJECT:

WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA.
(559) 497 5320

OWNER:

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

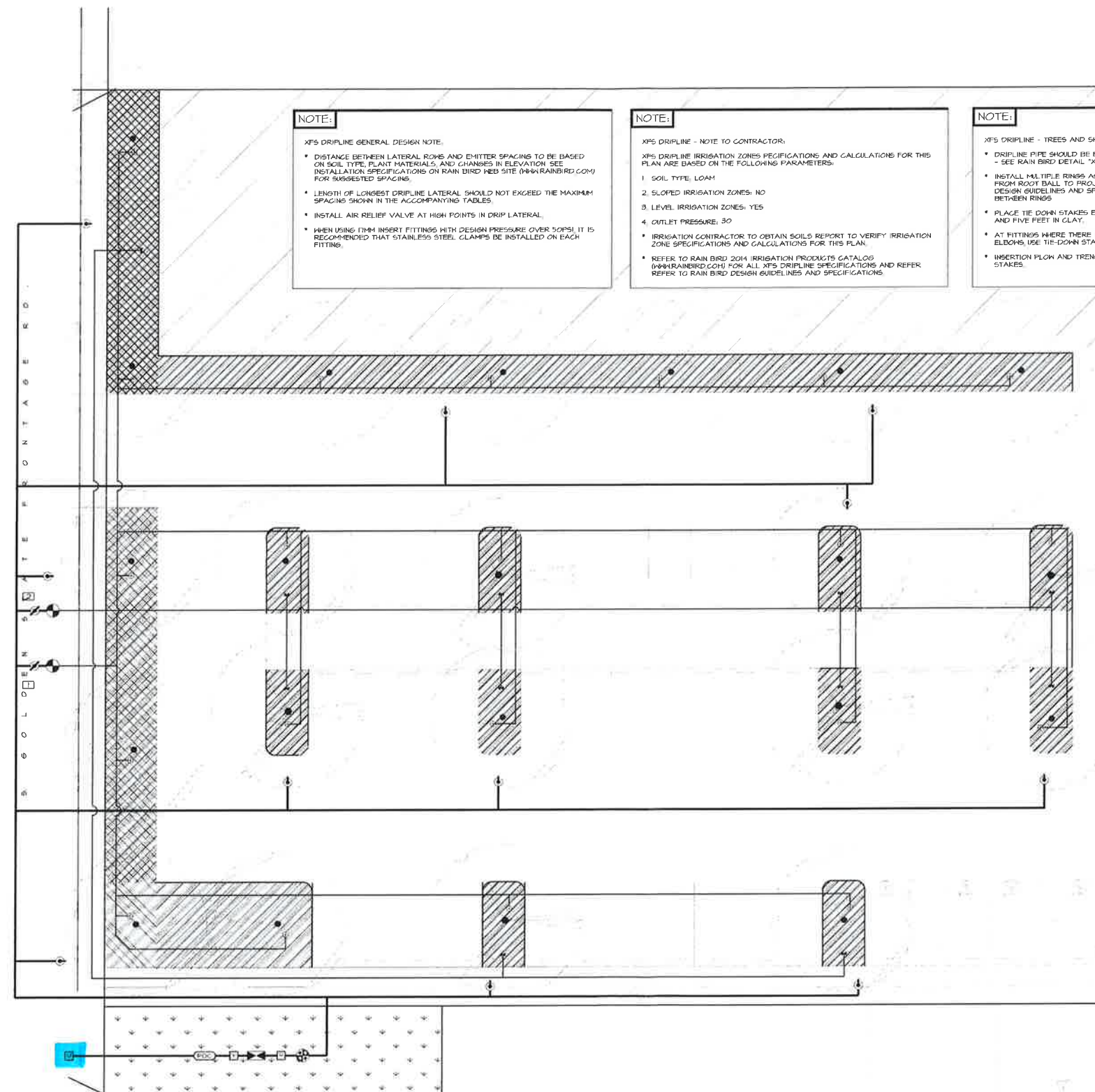
THE OFFICE OF
SUSAN E. MCEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA LICENSED ARCHITECT
32297 BIG OAK LANE
CASTALIC, CA 91384
Office Telephone: (661) 294-3753
Email: s@se-mceowen.com

OWNER:
WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA 93725
(559) 497 5320

PROJECT:
WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA.
(559) 497 5320

SHEET TITLE:
IRRIGATION PLAN

DATE: 4.2.19
BY: J. Kim
CHECKED BY: J. Kim
SCALE: 1" = 10'-0"



NOTE:
XFS DRIPLINE GENERAL DESIGN NOTE:
• DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS, AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
• LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLES.
• INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
• WHEN USING 1/4" INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

NOTE:
XFS DRIPLINE - NOTE TO CONTRACTOR:
XFS DRIPLINE IRRIGATION ZONES SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN ARE BASED ON THE FOLLOWING PARAMETERS:
1. SOIL TYPE: LOAM
2. SLOPED IRRIGATION ZONES: NO
3. LEVEL IRRIGATION ZONES: YES
4. OUTLET PRESSURE: 30
• IRRIGATION CONTRACTOR TO OBTAIN SOILS REPORT TO VERIFY IRRIGATION ZONE SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN.
• REFER TO RAIN BIRD 2014 IRRIGATION PRODUCTS CATALOG (WWW.RAINBIRD.COM) FOR ALL XFS DRIPLINE SPECIFICATIONS AND REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS.

NOTE:
XFS DRIPLINE - TREES AND SHRUBS:
• DRIPLINE PIPE SHOULD BE BURIED 4-6 INCHES BELOW SOIL SURFACE - SEE RAIN BIRD DETAIL "XFS SUB-SURFACE DRIPLINE BURIAL".
• INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
• PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
• AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
• INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

IRRIGATION EQUIPMENT
LOCATION BY PROJECT
OWNER'S
REPRESENTATIVE (TYP.)

XF SERIES DRIPLINE FLOW (PER 100 FEET)

EMITTER SPACING	0.6 GPH EMITTER	0.4 GPH EMITTER
12"	61.00	42.00
18"	41.00	28.00
24"	31.00	21.00

XF SERIES DRIPLINE SPACING GUIDELINES

SOIL TYPE	CLAY	LOAM	SAND
EMITTER FLOW RATE	0.6 GPH	0.6 GPH / 0.9 GPH	0.9 GPH
EMITTER SPACING	24"	18"	12"
LATERAL SPACING	18" - 24"	18" - 22"	12" - 18"
















XF DRIPLINE INFILTRATION RATES / HOUR

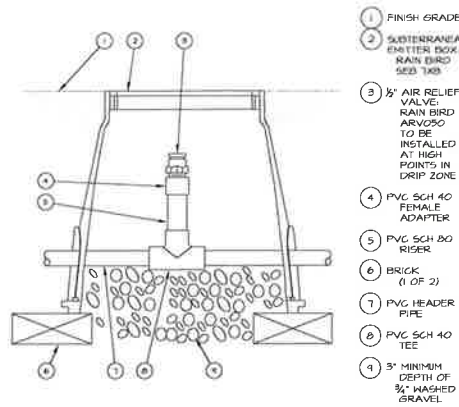
PERCENT OF SLOPE	CLAY	LOAM	SAND
0% - 4%	0.13 - 0.44	0.44 - 0.88	0.88 - 1.25
5% - 8%	0.1 - 0.55	0.55 - 0.7	0.7 - 1

NOTE:
PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY.
• VALVE PLACEMENT TO DIVIDE AND EQUALIZE GPM VALUES PER CIRCUIT.
• MAINLINE CIRCUIT TO BE "LOOPED" (CONNECTED AT BOTH ENDS) TO MAINTAIN WATER PRESSURE.
• LATERAL PIPE IS 1" UNLESS SPECIFIED OTHERWISE PER CALLOUTS ON PLAN.
• INSTALL ALL IRRIGATION PIPE IN LAWN AND PLANTING BEDS.
• IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS.
• INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

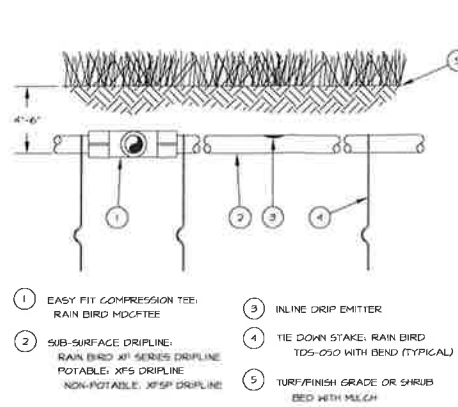
DRIP ZONE KEY

NO.	SIZE	TYPE	ZONE NUMBER
1	1"	SHRUB	1
2	1"	AREA	2
3	1"	AREA	3
4	1"	AREA	4
5	1"	AREA	5
6	1"	AREA	6
7	1"	AREA	7
8	1"	AREA	8
9	1"	AREA	9
10	1"	AREA	10
11	1"	AREA	11
12	1"	AREA	12
13	1"	AREA	13
14	1"	AREA	14
15	1"	AREA	15
16	1"	AREA	16
17	1"	AREA	17
18	1"	AREA	18
19	1"	AREA	19
20	1"	AREA	20
21	1"	AREA	21
22	1"	AREA	22
23	1"	AREA	23
24	1"	AREA	24
25	1"	AREA	25
26	1"	AREA	26
27	1"	AREA	27
28	1"	AREA	28
29	1"	AREA	29
30	1"	AREA	30
31	1"	AREA	31
32	1"	AREA	32
33	1"	AREA	33
34	1"	AREA	34
35	1"	AREA	35
36	1"	AREA	36
37	1"	AREA	37
38	1"	AREA	38
39	1"	AREA	39
40	1"	AREA	40
41	1"	AREA	41
42	1"	AREA	42
43	1"	AREA	43
44	1"	AREA	44
45	1"	AREA	45
46	1"	AREA	46
47	1"	AREA	47
48	1"	AREA	48
49	1"	AREA	49
50	1"	AREA	50
51	1"	AREA	51
52	1"	AREA	52
53	1"	AREA	53
54	1"	AREA	54
55	1"	AREA	55
56	1"	AREA	56
57	1"	AREA	57
58	1"	AREA	58
59	1"	AREA	59
60	1"	AREA	60
61	1"	AREA	61
62	1"	AREA	62
63	1"	AREA	63
64	1"	AREA	64
65	1"	AREA	65
66	1"	AREA	66
67	1"	AREA	67
68	1"	AREA	68
69	1"	AREA	69
70	1"	AREA	70
71	1"	AREA	71
72	1"	AREA	72
73	1"	AREA	73
74	1"	AREA	74
75	1"	AREA	75
76	1"	AREA	76
77	1"	AREA	77
78	1"	AREA	78
79	1"	AREA	79
80	1"	AREA	80
81	1"	AREA	81
82	1"	AREA	82
83	1"	AREA	83
84	1"	AREA	84
85	1"	AREA	85
86	1"	AREA	86
87	1"	AREA	87
88	1"	AREA	88
89	1"	AREA	89
90	1"	AREA	90
91	1"	AREA	91
92	1"	AREA	92
93	1"	AREA	93
94	1"	AREA	94
95	1"	AREA	95
96	1"	AREA	96
97	1"	AREA	97
98	1"	AREA	98
99	1"	AREA	99
100	1"	AREA	100

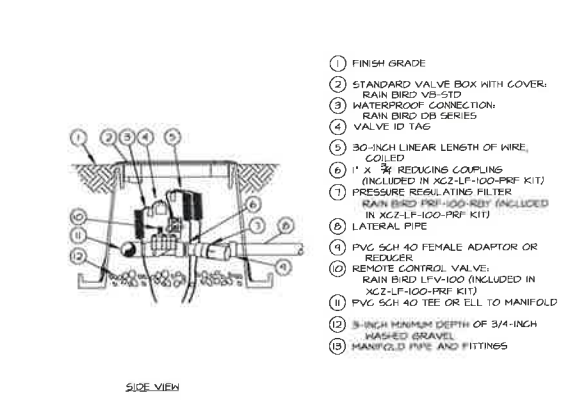
IRRIGATION LEGEND												
SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL	SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL	SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL	
	ANY	12 1/1.5 WATER METER	N/A		NBCO / EQUAL	LINE SIZE DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX	N/A		WIRELESS SENSOR	12 1/1.5		
	NOTE: VERIFY LOCATION IN FIELD				RAIN BIRD	100' RES-PRE-D DESCRIPTION: 1" REMOTE CONTROL VALVE	3 / 1.5		ANY	PVC CLASS 200 PLASTIC PIPE	N/A	
	N/A	POINT OF CONNECTION	N/A		RAIN BIRD	330' RES-PRE-D DESCRIPTION: QUICK COUPLER VALVE	4 / 1.5		NOTE: 1" LATERAL LINE	ANY	PVC SOIL TO PLASTIC PIPE	N/A
	DESCRIPTION: 1" PRESSURE REGULATOR - CHECK LOCAL CODES				RAIN BIRD	100' RES-PRE-D DESCRIPTION: 1" REMOTE CONTROL VALVE	10 / 1.5		NOTE: IF MAIN LINE	ANY	100' RES-PRE-D XXX	N/A
	HEILERS	100'	1 / 1.5		RAIN BIRD	100' RES-PRE-D DESCRIPTION: 1" REMOTE CONTROL VALVE	10 / 1.5		NOTE: 1/2" SURFACE DRAIN, 1/2"			



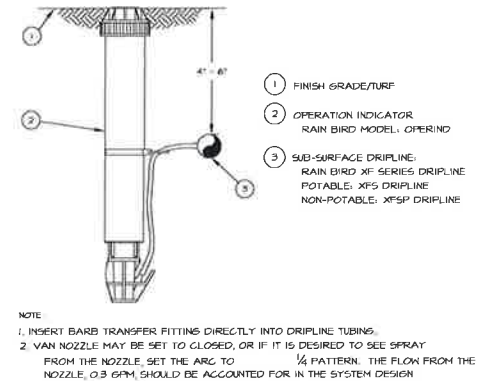
8 DRIPLINE / 1/2" HEADER AIR RELIEF VALVE
NO SCALE



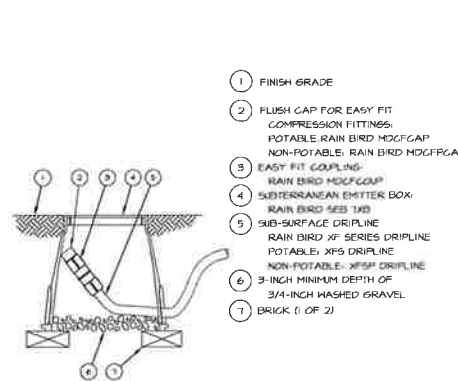
5 DRIPLINE / BURIAL
NO SCALE



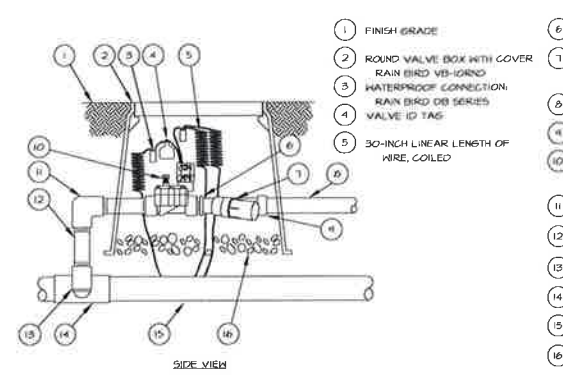
1 CONTROL ZONE KIT IN SQUARE VALVE BOX
NO SCALE



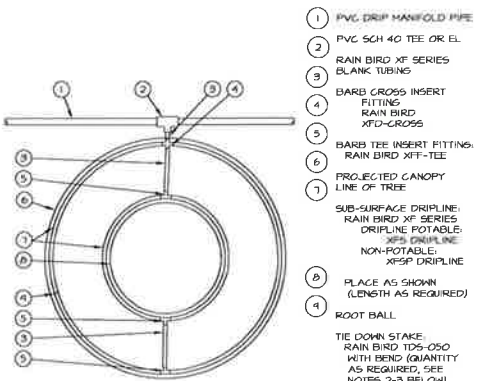
9 DRIPLINE / OPERATION INDICATOR
NO SCALE



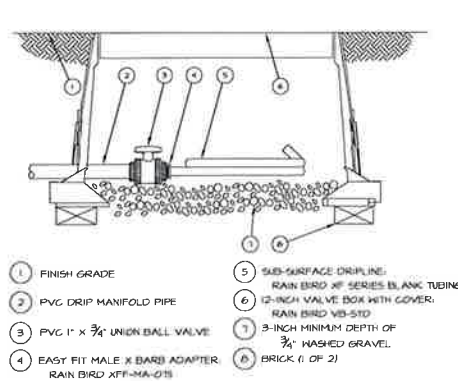
6 DRIPLINE / FLUSH POINT COMPRESSION FIT
NO SCALE



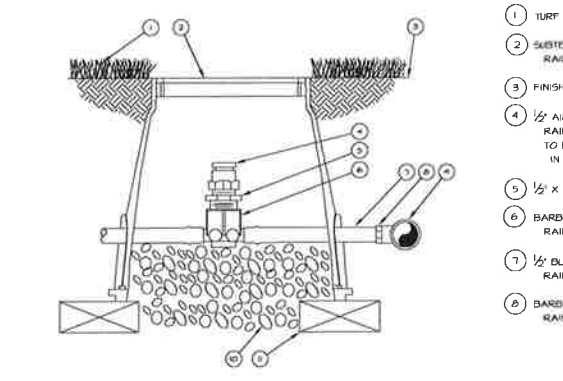
2 CONTROL ZONE KIT IN ROUND VALVE BOX
NO SCALE



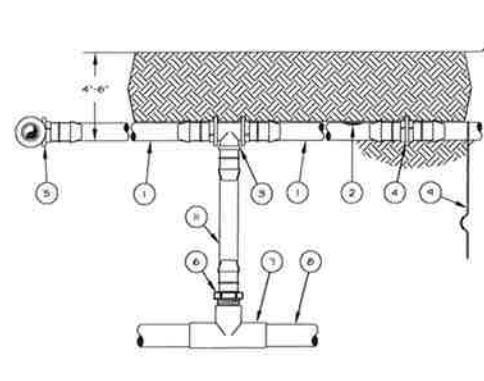
10 DRIPLINE / AROUND TREE
NO SCALE



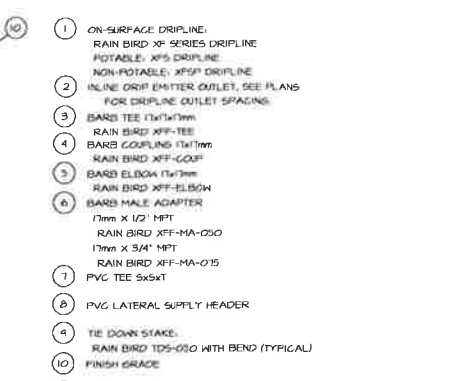
7 DRIPLINE / FLUSH POINT WITH BALL VALVE
NO SCALE



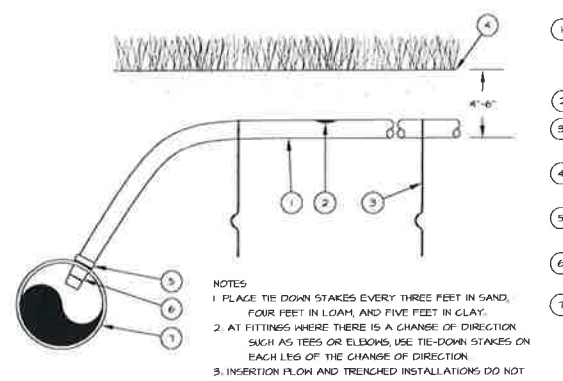
3 DRIPLINE / 1/2" INLINE AIR RELIEF VALVE
NO SCALE



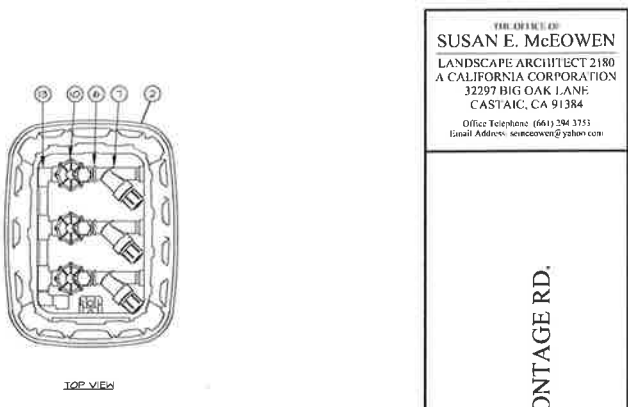
11 DRIPLINE / RISER ASSEMBLY
NO SCALE



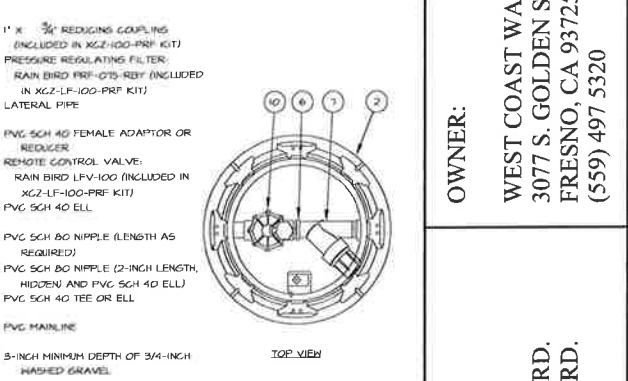
4 DRIPLINE / INSERT ADAPTER FOR 1 1/2" OR LARGER PVC
NO SCALE



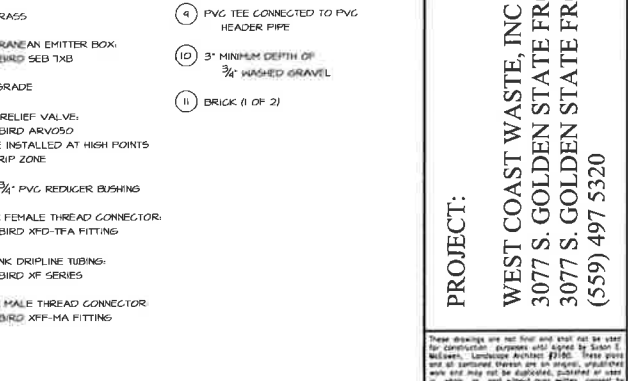
4 DRIPLINE / INSERT ADAPTER FOR 1 1/2" OR LARGER PVC
NO SCALE



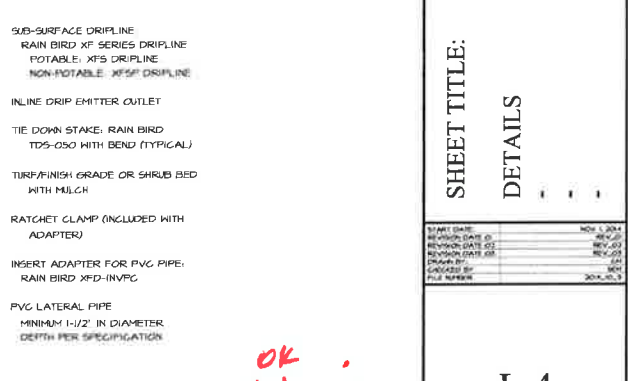
1 CONTROL ZONE KIT IN SQUARE VALVE BOX
NO SCALE



2 CONTROL ZONE KIT IN ROUND VALVE BOX
NO SCALE



3 DRIPLINE / 1/2" INLINE AIR RELIEF VALVE
NO SCALE



4 DRIPLINE / INSERT ADAPTER FOR 1 1/2" OR LARGER PVC
NO SCALE

FOR OWNER USE
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
32297 BIG OAK LANE
CASTAIC, CA 91384
Office Telephone: (661) 394-3353
Email Address: smceowen@yahoo.com

OWNER:
WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA 93725
(559) 497 5320

PROJECT:
WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
3077 S. GOLDEN STATE FRONTAGE RD.
(559) 497 5320

These drawings are not final and shall not be used for construction. Drawings are signed by Susan E. McEowen, Landscape Architect #1180. These plans and all contained therein are an original, unaltered work and may not be duplicated, modified or used in any way without prior written consent by Susan E. McEowen.

SHEET TITLE:
DETAILS

DATE	NOV 5, 2004
REVISION DATE	REV. 01
REVISION DATE	REV. 02
REVISION DATE	REV. 03
REVISION DATE	REV. 04
REVISION DATE	REV. 05
REVISION DATE	REV. 06
REVISION DATE	REV. 07
REVISION DATE	REV. 08
REVISION DATE	REV. 09
REVISION DATE	REV. 10

L-4

OK
H. Kimic
4.2.19

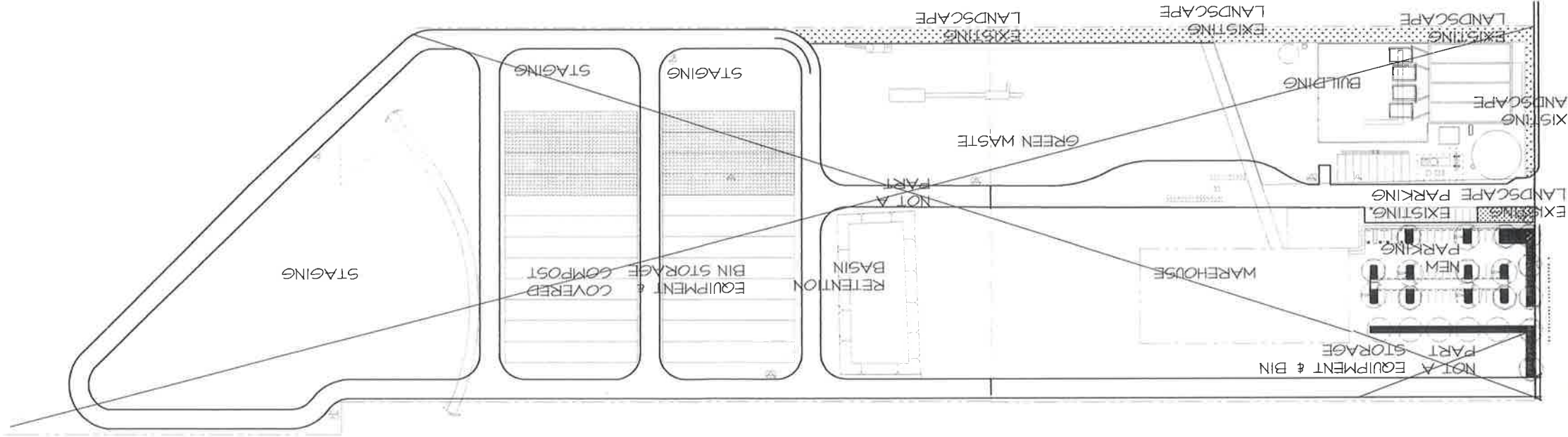
L



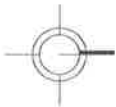
5. GOLDEN STATE FRONTAGE RD.

- CITY LANDSCAPE SUBMITTAL REQUIREMENTS
1. ALL LANDSCAPE AREAS SHOWN, TOTAL LANDSCAPE AREA IS 25,574 SQ. FT.
 2. ALL TREES, BOTH ON-SITE AND OFF-SITE SHOWN.
 3. SUMMARY TABLE OF QUANTITY SHOWN ON PLANT MATERIALS LIST.
 4. MUNICIPAL CODE REQUIREMENTS: (22) TREES REQUIRED, (22) CANOPY TREES, (22) TREES REQUIRED, (22) TREES PROVIDED.
 5. MUNICIPAL CODE REQUIREMENTS: (25) PROVIDED, 3 EX. PALMS, 22 CANOPY TREES.
 6. PARKING LOT SHADING REQUIREMENT MET, SHOWN ON THIS SHEET.
 7. ALL TREE SPECIES ARE LISTED IN PERFORMANCE STANDARDS FOR PARKING LOT SHADING GUIDELINES.

- LANDSCAPE PHASES
- PHASE 1
 - PHASE 2
 - PHASE 3



SITE PLAN
SCALE: 1" = 70'-0"



SHEET TITLE:

SITE PLAN

PROJECT:

WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA.
(559) 497 5320

OWNER:

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

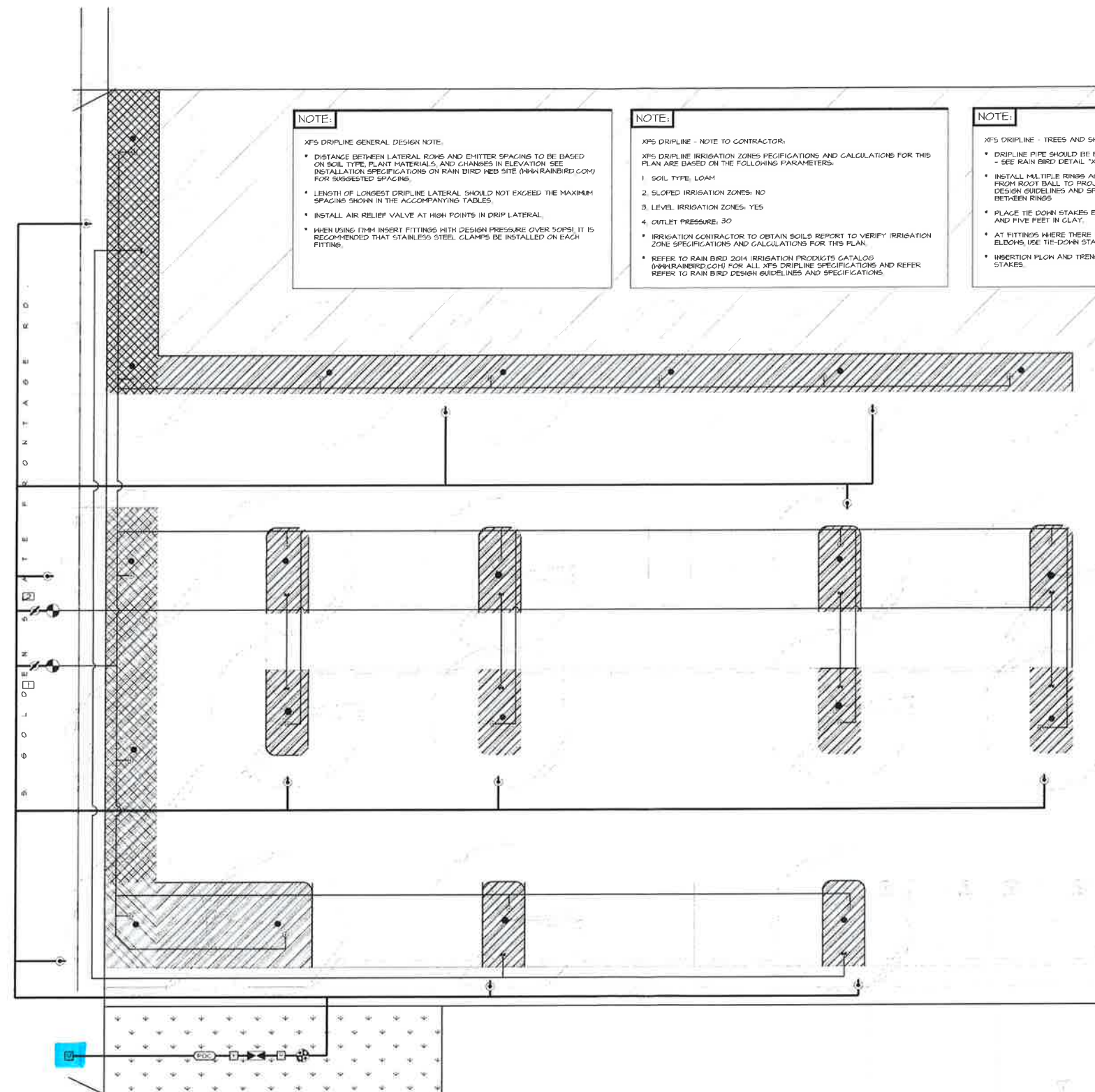
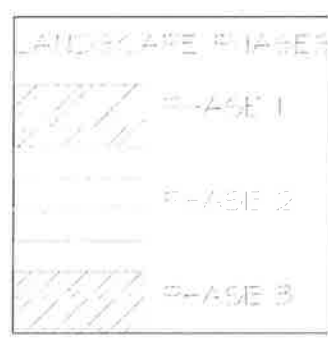
THE OFFICE OF
SUSAN E. MCEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA LICENSED ARCHITECT
32297 BIG OAK LANE
CASTAIC, CA 91384
Office Telephone: (661) 294-3753
Email: s@se-mceowen.com

OWNER:
WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA 93725
(559) 497 5320

PROJECT:
WEST COAST WASTE, INC
3077 S. GOLDEN STATE FRONTAGE RD.
FRESNO, CA.
(559) 497 5320

SHEET TITLE:
IRRIGATION PLAN

DATE: 4.2.19
BY: J. Kim
CHECKED BY: J. Kim



NOTE:
XFS DRIPLINE GENERAL DESIGN NOTE:
• DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS, AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
• LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLES.
• INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
• WHEN USING 1/4" INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

NOTE:
XFS DRIPLINE - NOTE TO CONTRACTOR:
XFS DRIPLINE IRRIGATION ZONES SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN ARE BASED ON THE FOLLOWING PARAMETERS:
1. SOIL TYPE: LOAM
2. SLOPED IRRIGATION ZONES: NO
3. LEVEL IRRIGATION ZONES: YES
4. OUTLET PRESSURE: 30
• IRRIGATION CONTRACTOR TO OBTAIN SOILS REPORT TO VERIFY IRRIGATION ZONE SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN.
• REFER TO RAIN BIRD 2014 IRRIGATION PRODUCTS CATALOG (WWW.RAINBIRD.COM) FOR ALL XFS DRIPLINE SPECIFICATIONS AND REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS.

NOTE:
XFS DRIPLINE - TREES AND SHRUBS:
• DRIPLINE PIPE SHOULD BE BURIED 4-6 INCHES BELOW SOIL SURFACE - SEE RAIN BIRD DETAIL "XFS SUB-SURFACE DRIPLINE BURIAL".
• INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
• PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
• AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
• INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

IRRIGATION EQUIPMENT
LOCATION BY PROJECT
OWNER'S
REPRESENTATIVE (TYP.)

XF SERIES DRIPLINE FLOW (PER 100 FEET)

EMITTER SPACING	0.6 GPH EMITTER	0.4 GPH EMITTER
12"	61.00	42.00
18"	41.00	28.00
24"	31.00	21.00

XF SERIES DRIPLINE SPACING GUIDELINES

SOIL TYPE	CLAY	LOAM	SAND
EMITTER FLOW RATE	0.6 GPH	0.6 GPH / 0.9 GPH	0.9 GPH
EMITTER SPACING	24"	18"	12"
LATERAL SPACING	18" - 24"	18" - 22"	12" - 18"

XF DRIPLINE INFILTRATION RATES / HOUR

PERCENT OF SLOPE	CLAY	LOAM	SAND
0% - 4%	0.13 - 0.44	0.44 - 0.88	0.88 - 1.25
5% - 8%	0.1 - 0.55	0.38 - 0.7	0.7 - 1






















NOTE:
PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY.
• VALVE PLACEMENT TO DIVIDE AND EQUALIZE GPM VALUES PER CIRCUIT.
• MAINLINE CIRCUIT TO BE "LOOPED" (CONNECTED AT BOTH ENDS) TO MAINTAIN WATER PRESSURE.
• LATERAL PIPE IS 1" UNLESS SPECIFIED OTHERWISE PER CALLOUTS ON PLAN.
• INSTALL ALL IRRIGATION PIPE IN LAWN AND PLANTING BEDS.
• IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS.
• INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

DRIP ZONE KEY

NO.	SIZE	TYPE	AREA	VALVE SIZE	VALVE TYPE	PSI PER VALVE	GAL / MIN	HEAD TYPE	HEAD COUNT	RISER HEIGHT	LOCATION
1	1"	SHRUB	415	1/2"	1/2"	20	2.27	1/2"	50	12"	1
2	1"	TREE	5504	1/2"	1/2"	20	2.27	1/2"	50	12"	2

SPRINKLER ZONE KEY

NO.	SIZE	TYPE	AREA	VALVE SIZE	VALVE TYPE	PSI PER VALVE	GAL / MIN	HEAD TYPE	HEAD COUNT	RISER HEIGHT	LOCATION
1	1"	SHRUB	415	1/2"	1/2"	20	2.27	1/2"	50	12"	1
2	1"	TREE	5504	1/2"	1/2"	20	2.27	1/2"	50	12"	2

IRRIGATION LEGEND											
SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL	SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL	SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
	ANY	1/2" / 1-3 WATER METER	N/A		RAINBIRD / EQUAL	LINE SIZE BALL VALVE IN YARD BOX	N/A		RAINBIRD	WIRELESS SENSOR	1/2" / 1-3
	ANY	POINT OF CONNECTION	N/A		RAINBIRD	1/2" / 1-3 REMOTE CONTROL VALVE	1/2" / 1-3		ANY	1/2" / 1-3 LATERAL LINE	N/A
	ANY	HELIX	N/A		RAINBIRD	1/2" / 1-3 QUICK CONNECT	1/2" / 1-3		ANY	1/2" / 1-3 MAIN LINE	N/A
	ANY	1/2" / 1-3 PRESSURE REGULATOR	1/2" / 1-3		RAINBIRD	1/2" / 1-3 ELECTRIC VALVE	1/2" / 1-3		ANY	1/2" / 1-3 SURFACE DROP VALVE	1/2" / 1-3
	ANY	1/2" / 1-3 REDUCED FRICTION PRINCIPLE ASSEMBLY	1/2" / 1-3		RAINBIRD	1/2" / 1-3 STATION CONTROL CONTROLLER	1/2" / 1-3		ANY	1/2" / 1-3 EMITTER SPACING / PLANT	1/2" / 1-3
	RAIN BIRD	1/2" / 1-3 REMOTE CONTROL VALVE	1/2" / 1-3		RAINBIRD	1/2" / 1-3 REMOTE CONTROL VALVE	1/2" / 1-3		RAIN BIRD	1/2" / 1-3 REMOTE CONTROL VALVE	1/2" / 1-3
	RAIN BIRD	1/2" / 1-3 REMOTE CONTROL VALVE	1/2" / 1-3		RAINBIRD	1/2" / 1-3 REMOTE CONTROL VALVE	1/2" / 1-3		RAIN BIRD	1/2" / 1-3 REMOTE CONTROL VALVE	1/2" / 1-3

From: [Dolores Barajas-Weller](#)
To: [Jose Valenzuela](#)
Subject: RE: Project Due Soon - P18-03189
Date: Friday, April 12, 2019 11:09:28 AM
Attachments: [image001.png](#)

My comments – please add. Thank you.

Need to know the overall MW production for the proposed power plant (is the 3MW just the portion they will sell to PGE?) What are the PM2.5 control technologies on the power plant and what are its expected PM2.5 emissions (baghouse, etc)? I would also suggest staff check if this is compliant with SB901 language (Sec 43-8388) on biomass plants in nonattainment areas. Also, need to know if company exhausted other options to utilize materials, with existing state and local funding.

Dolores Barajas-Weller



Chief of Staff, District 3
Council Vice President Miguel Arias
Phone 559-621-7834

From: Jose Valenzuela
Sent: Friday, April 05, 2019 4:34 PM
To: Dolores Barajas-Weller
Subject: RE: Project Due Soon - P18-03189

Hello Dolores,

They placed a hold on this project until they comply with their conditions from a previous entitlement.

You can send me your comments and I will upload the information in the record.

Thanks,

Jose M Valenzuela

Planner

Development and Resource Management Department (DARM)
Development Services Division
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING MINUTES
Tuesday, October 22, 2019 – 5:30 p.m.

District 3 Council Office and the Planning and Development Department

Fresno City Hall, 2nd Floor, Council Chambers

1. CALL TO ORDER AND ROLL CALL

Chairperson Darden called the meeting to order at 5:30 p.m. with a master roll call.

Present – 5: *Debbie Darden, Chairperson, Jan Minami, Vice Chairperson
Nancy Gray, Ivanka Saunders, Robert Fuentes*

Absent – 1: *America Hernandez*

Committee Staff: *Dolores Barajas – Weller, District 3 Chief of Staff
Rodney Horton, Planning and Development Department*

Others: *Assistant Director Daniel Zack, Planning Manager Sophia
Pagoulatos, Planner Amber Piona, Attorney Talia Kolluri,
Hilda Osuna Perez, Nicole Lee, Sarah Beru, Cindy Liles,
Steve Rawlings, Dennis Balakian, David Balakian, William
Robinson, Paul Maragoni*

2. APPROVAL OF THE AGENDA

The agenda was approved on a Fuentes/Minami motion, with Member Hernandez absent (vote tally: 5-0).

3. APPROVAL OF THE MINUTES

The revised minutes from the September 24, 2019 meeting were approved on a Gray/Saunders motion, with Member Hernandez absent (vote tally: 5-0).

4. PROJECT REVIEW – CONTINUED MATTERS

Assistant Director Dan Zack presented on Plan Amendment Application No. P19-00980. The application proposes to amend the text of Chapter 11 of the Fresno General Plan, the Housing Element, and includes associated Environmental Assessment No. P19-00980. After the presentation, the Committee asked questions of Zack and Planning Manager Sophia Pagoulatos. During the discussion, the Committee expressed concern about affordable housing within Downtown and Chinatown.

The Committee recommended approval of Plan Amendment Application No. P19-00980 and associated Environmental Assessment No. P19-00980 on a Minami/Fuentes motion, with Hernandez absent (vote tally: 5-0).

5. PROJECT REVIEW – NEW MATTERS

a. Appeal

P18-00486 concerns the appeal from the Planning and Development Department Director's July 3, 2019 decision to deny the Conditional Use Permit (CUP) Application to acquire a Type 20 License (Package Store – sale of beer and wine for consumption off the premises where sold) to buy and sell beer and wine at Dollar General Store No. 19018 located at 3707 West Shields Avenue. The Committee considered whether to provide a recommendation to the Planning Commission to either uphold the denial or to overturn the denial and approve the issuance of the alcohol CUP.

Steve Rawlings presented that the proposed site used to be a Family Dollar Store, with an approved alcohol CUP, until it was acquired by Dollar General. Rawlings stated that the sale of alcohol is incidental to the retail business. He shared with the Committee that all of the Dollar General Stores within Fresno are permitted to sell alcohol, or they are in the entitlement process to sell alcohol. The Committee asked questions of the applicant before engaging in discussion.

The Committee expressed concern about the amount of alcohol licenses within Council District No. 3. Even more, the Committee expressed concern about the high concentration of poverty and over saturation of alcohol-selling establishments within the Council District, yet there are few fresh fruit and vegetable options. Some members expressed a desire to see Dollar General use this opportunity to sell fresh produce in an area considered a food desert.

The Committee received the following public comment in support of upholding the denial of Conditional Use Permit Application No. P18-00486:

Nicole Lee
4592 E. Byrd Avenue

Hilda Osuna Perez
5618 W. Donner Avenue

The Committee voted to recommend that the Planning Commission uphold the denial of Conditional Use Permit Application No. P19-00486 on Fuentes/Gray motion, with Hernandez absent (vote tally: 5-0).

b. Conditional Use Permit Application No. P18-03189

William Robinson, Sarah Beru, and Cindy Liles presented on Conditional Use Permit Application No. P18-03189. The application concerns the proposed addition of a small biomass power plant to the facility operations at 3077 South Golden State Frontage Road. The biomass power plant would convert approximately 80 Tons Per Day (TPD) of wood chips to renewable electricity via a fully enclosed gasification process. The plant would sell three Megawatts of this electricity to Pacific Gas and Electric Company.

The Committee engaged in a question and answer session with the applicant before discussing the merits of the projects. Some members expressed support for the project; other members expressed support for the project but felt it should be located elsewhere. The applicant expressed that he has secured funding and was not reliant upon AB617 funding. The Committee inquired about the environmental impacts of the project, the applicant then informed the committee that the project has a pending Mitigated Negative Declaration. The applicant also mentioned that he would be required to acquire permits from the Air District and Fresno County and be compliant with the conditions of the permits issued.

After discussion, a majority of the Committee voted to recommend approval of Conditional Use Permit Application No. P18-03189 on a Fuentes/Minami motion.

VOTE TALLY:	AYES:	<i>Fuentes, Minami, and Gray</i>
	NOES:	<i>Darden, Saunders</i>
	ABSENT:	<i>Hernandez</i>

c. Conditional Use Permit Application No. P19-04536

Conditional Use Permit Application No. P19-04536 pertains to the applicants request to construct a new renewable natural gas pipeline from the Regional Wastewater Reclamation Facility under Jensen Avenue to the PG&E Transmission pipeline at Chateau Fresno and Jensen.

Paul Maragoni, Department of Public Utilities provided a brief overview of the project. The Committee requested to continue the item to allow the applicant additional time to prepare a thorough presentation.

On a Minami/Gray motion, the Committee voted to continue review of Conditional Use Permit Application No. P19-04536 until November 26, 2019, with Hernandez absent (vote tally: 5-0).

6. COMMUNICATIONS FROM DISTRICT 3 OFFICE
NONE

7. ADMINISTRATIVE MATTERS

Horton informed the Committee that the December meeting will be moved to December 17, 2019 due to the Christmas Holiday.

Horton also informed the Committee that the West Creek Village Plan Amendment/Rezone application will be on the November meeting agenda.

8. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

NONE

9. ADJOURNMENT

On a Minami/Saunders motion, the Committee adjourned at 8:06 p.m., with Hernandez absent (vote tally: 5-0).

The next scheduled meeting for the District 3 Project Review Committee will be held on Tuesday, November 26, 2019, at 5:30 p.m. in City Hall, 2nd Floor, Council Chambers.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Rodney Horton", followed by a series of initials or a date "11/26/19".

Rodney Horton
Committee Staff Liaison



September 3, 2021

Jose Valenzuela
City of Fresno
Planning and Development Department
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721

**Project: Draft Mitigated Negative Declaration for Conditional Use Permit
Application No. P18-03189
West Coast Waste Material Recovery Facility**

District CEQA Reference No: 20210823

Dear Mr. Valenzuela:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Draft Mitigated Negative Declaration (MND) for the proposed project referenced above from the City of Fresno (City). The proposed project consists of modifying the existing West Coast Waste Material Recovery Facility (WWMRF) by adding a 5 MW renewable electricity generation (Project).

The Project is located at 3077 South Golden State Road in Fresno (APN 330-060-49S & 330-060-42), and lies within one of the communities in the State selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (2017, Garcia) in an effort to reduce air pollution exposure in disadvantaged communities.

The District offers the following comments:

1) Assembly Bill 617

Assembly Bill 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The South Central Fresno AB 617 community is one of the statewide communities selected by CARB for development and implementation of a Community Emission Reduction Program.

Samir Sheikh

Executive Director/Air Pollution Control Officer

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
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

Following a year of extensive community engagement and collaboration with South Central Fresno's Community Steering Committee, the Community Emission Reduction Program for the South Central Fresno Community was adopted by the District's Governing Board in September 2019 and by CARB in February 2020. The CERP identifies a wide range of measures designed to reduce air pollution and exposure, including a number of strategies to be implemented in partnership between agencies and local organizations. The Community Steering Committee has developed a series of emission and exposure reduction strategies with the goal to improve community health by reducing exposure to air pollutants. Such emission reduction strategies include, but are not limited to, enhanced community participation in land use processes, the deployment of zero and near-zero emission Heavy-Duty (HDD) trucks, HDD truck rerouting analyses, reducing HDD truck idling, and incorporating vegetative barriers and urban greening.

During the development of the CERP, the Community Steering Committee expressed concerns regarding the proximity of emission sources to nearby sensitive receptors like schools, homes, day care centers, and hospitals, and the potential future industrial development within the community that may exacerbate the cumulative exposure burden for community residents. The Community Steering Committee also expressed the desire for more meaningful avenues of engagement surrounding the land-use decisions in the area. As these issues can most effectively be addressed through strong partnerships between community members and local land-use agencies, the District appreciates the City of Fresno's participation and partnership in developing the Community Emission Reduction Program. The District is committed to strengthening our working relationship with the City of Fresno to implement the land-use focused air pollution and exposure reduction strategies included in the Community Emission Reduction Program. Furthermore, the District recommends the City assess the emission reductions measures and strategies included in the CERP and address them in the MND, as appropriate, to align the City of Fresno's work with the air pollution and exposure reduction strategies and measures outlined in the Community Emission Reduction Program.

For more information regarding the CERP approved for South Central Fresno, please visit the District's website at:

<http://community.valleyair.org/selected-communities/south-central-fresno>

2) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, PM_{2.5} standards.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds as identified in the

District's Guidance for Assessing and Mitigating Air Quality Impacts:
<http://www.valleyair.org/transportation/GAMAQI.pdf>

2a) Construction Emissions

Although Project construction air emissions are short-term emissions generated from construction activities such as mobile heavy-heavy duty diesel off-road equipment and are expected to result in a less than significant impact. However, the District recommends, to further lessen air quality impacts from construction-related diesel exhaust emissions, the City consider the feasibility of incorporating the below measure into the Project.

Recommended Measure: To reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

2b) Truck Routing

Truck routing involves the assessment of which roads heavy-duty trucks take to and from their destination, and the emissions impact that the trucks may have on residential communities and sensitive receptors. Per the MND, this Project is expected to result in truck trips (e.g. haul trucks) during construction activities.

Therefore, the District recommends the City evaluate heavy-duty truck routing patterns within the scope of the Project, with the aim of limiting emission exposure to residential communities and sensitive receptors. This evaluation would consider the current truck routes, the quantity and type of each truck (MHD, HHD, etc.), the destination and origin of each trip, traffic volume correlation with the time of day or the day of the week, overall VMT, and associated exhaust emissions.

2c) Reduce Idling of HHD Trucks

The goal of this strategy is to limit the potential for localized PM_{2.5} and toxic air contaminant impacts associated with failure to comply with the state's HHD anti-idling regulation (e.g. limiting vehicle idling to specific time limits). Per the MND, this Project is expected to result in truck trips (e.g. haul trucks) during construction activities and has the potential for idling to occur. The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts.

The MND should deploy strategies to ensure compliance of the anti-idling regulation, especially near sensitive receptors, and discuss the importance of limiting the amount of idling within/near the Project site.

Recommended Measure: Construction and operational fleets limit vehicle idling pursuant to 13 CCR § 2485 and 13 CCR § 2480.

3) Electric On-Site Off-Road and On-Road Equipment

Since the Project includes light industrial uses, they may have the potential to result in increased use of off-road equipment (i.e. forklifts) and on-road equipment (i.e. mobile yard trucks with the ability to move materials). The District recommends that the MND stipulate requirements for the Project proponents to utilize electric or zero emission off-road and on-road equipment.

4) Vegetative Barriers and Urban Greening

The District suggests the City consider incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g. residences, schools, healthcare facilities).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

5) Onsite Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems at the facility to assist with powering future onsite equipment and activities.

6) District Rules and Regulation

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

6a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation, which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project is subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and require District permits.

Recommended Measure: Prior to commencing construction, since this Project is subject to permitting by the San Joaquin Valley Air Pollution Control District, demonstration of compliance with District Rule 2201 shall be provided to the City before issuance of the first building permit.

For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6b) District Rule 9510 (Indirect Source Review)

Per District Rule 9510 (Indirect Source Review) section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this Project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District Rule 9510 requirements and related fees do not apply to the Project referenced above.

6c) District Regulation VII - Fugitive PM 10 Prohibitions

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

6d) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

7) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Eric McLaughlin by e-mail at Eric.McLaughlin@valleyair.org or by phone at (559) 230-5808.

Sincerely,

Brian Clements
Director of Permit Services



Mark Montelongo
Program Manager