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To: **Garden City Building**

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From: **Joe Canning, PE/PLS**
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Date: 28 February 2026

Subject: **Boise SBI Odor Mitigation
DSRFY2026-0009
Heron Park**

Pages: 4

Status: **Comments Pending**

On behalf of Garden City, as the city engineer, we have completed our first review of the construction plans for the subject project. The project is located within Garden City's Heron Park on Reed Street. The project is to install mechanical equipment to reduce airborne odors present from the nearby location of the South Boise Interceptor sewage transmission line.

Our office had previously reviewed the project under file number PWUFY2026-0008 on 14 February 2026. Comments in this review are the same as the ones we authored for the PWU review.

The information that our office received that is applicable to our review is comprised of the following:

1. Design Review application form dated 27 January 2026
2. Project description letter from Brad Watson, PE and dated 30 January 2025 (presumed to be 2026)
3. Information brochure for Radical Oxidizing Technology
4. Construction plan sheets G-001, G-002, G-003, C-201, C-202, C-501, M-101, M-301, M-302 and M-501 with the stamp of Brad R. Watson, PE that is marked as "Preliminary Plans Not for Construction" dated 2023, but not signed or dated via the seal
5. Construction plan sheets S-001, S-101, S-102, S-401, S-501, S-502, S-503, S-901, S-902 and S-903 with the stamp of Robert F. St. Michell, PE that is marked as "Preliminary Plans Not for Construction" dated 2023, but not signed or dated via the seal
6. Construction plan sheets E-001, E-002, E-003, E-004, E-005, E-101 and E-201 with the stamp of Nicholas W. Flynn, PE that is marked as "Preliminary Not for Construction" dated 2025, but not signed or dated via the seal

Comments within this review are specific to infrastructure or engineering content and should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.

Professional of Record

Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue.

Our comments are as follows:

General Comments

1. The city is primarily concerned with two possible issues emanating from the project – noise and lighting.
2. Please provide a brief discussion of lighting for the project. A photocell is shown on sheet E-101 as keynote 4 with an exterior light as keynote 3. Is this necessary? Could it be controlled via a locked switch and only be on when needed? The objective is to have no or as little lighting as possible.
3. We note a 4,000 CFM fan inside the building. How noisy is the fan when operating? How often is the fan running? Does it need to operate during night hours?
4. Is DEQ review necessary for this project? Please advise.

General Environmental Division Erosion & Sediment Control Comments

5. Obtain an Erosion & Sediment Control Permit from the city and call for initial ESC inspection prior to commencement of ANY earthmoving activities.
6. BMP's MUST be in place and inspected by the city prior to commencement of earthwork.
7. Comply with the general conditions of the project's General Erosion Permit and the provisions of the SWPPP / Erosion Control Plan as submitted.
8. The city is required to inform the applicant that if the project site is one acre or greater and/or is part of a common development that is greater than one acre the applicant must file a Notice of Intent (NOI) with the IDEQ's General Construction Permit program.

Plan Sheet Comments

9. Sheet G-001: Please add S-001 and S-102 and all the "E" sheets to the Index of Sheets.
10. Sheet G-002 – General Note 1: As the plan sheet was dated in 2023, is the "current edition" of the ISPWC still correct? The "current edition" is now 2025.
11. Sheet G-002 – General Note 4: We presume the Boise and Garden City staff will be run/be invited to the pre-con? This information may be fully described in the bid documents of the project, but we do not have access to them.
12. Sheet G-002 – General Notes 5, 6, 7, 8, 9 and 13 generally refer to "appropriate agency", "approving agencies", "government agency" or "public works". As Boise will be the lead for the project, but the project is located in Garden City, it seems these notes should be clarified to define what may be Boise and what may be Garden City.
13. Sheet C-201 – Keynote 15: The aerial photo does not depict the water meter location. Garden City is planning a street improvement project along Reed Street that will add curb, gutter and detached sidewalk. The water meter location needs to be coordinated with the proposed improvements. Please advise where the meter is proposed to be set from the current edge of pavement. It would be best to install the meter before the street improvements.
14. Sheet C-201 – Keynote 15: Please add text that the contractor shall coordinate the water service connection with Garden City Public Works.
15. Sheets C-201 – Keynote 15: The project description letter notes a 3/4 – inch water service and the keynote notes a 1-inch water service. Please advise which is needed.

16. Sheets C-201 and C-202 – Note 3: Is the easement unknown and not recorded? We note in the project description letter that an easement benefitting the city of Boise will be requested. Please provide more details on this and if a temporary construction easement be included in that process. Note 3 seems to place that responsibility upon the contractor.
17. Sheet C-202 – Keynote 22 and sheet M-101 – Keynotes 13 and 16: Calls out a backflow device and water service line, but the location on the two sheets seem to not coincide. Please advise.
18. Sheet C-202 – Keynote 22: Depending on the resolution of comment 17, the enclosure may not be necessary and could impact the detail on sheet M-501.

We have no other comments regarding this application at this time. Please provide a comment response letter and additional / revised material to city hall for further review.