

BILL EMLÉN

Director

TERRY SCHMIDTBAUER

Assistant Director

MIKE YANKOVICH

Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

675 Texas Street, Suite 5500

Fairfield, CA 94533-6342

(707) 784-6765

Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

Agenda Item No. 5

To: Solano County Zoning Administrator

From: Nedzlene Ferrario, Senior Planner

Subject: Recology Hay Road Odor Management Compliance Review U-11-09
October 2015 – May 2016
October 2016 – May 2017

Date: December 7, 2017

A. Recommendation: Recommend that the Zoning Administrator receive and file the report without modifications to the conditions of approval of Land Use Permit U-11-09.

Background:

As a measure to manage the odorous issues at Jepson Prairie Organics, the land use permit approval requires Recology to submit odor compliance reports on an annual basis and, schedule public review and input every two years before the Zoning Administrator. The requirement for review is specified in condition of approval 12C. The first compliance review occurred in August 2014, and because the number of complaints dropped during the 2012 - 2014 period, the permit was approved without modifications. This is the second odor compliance review since the use permit was granted on October 8, 2012.

Discussion:

Review of the reports by the Local Enforcement Agency (LEA) staff indicated that a total of 70 complaints were received between October 2015 - May 2016 and 65 complaints were received between October 2016 - May 2017. Of the complaints submitted October 2015-May 2016, one Notice of Violation (NOV) was issued and three Areas of Concern (AOC) were determined by LEA staff. A Notice of Violation was issued for 10/26/2015 and Areas of Concerns were determined for 9/23/15, 11/13/ 15 and 1/16/16. Copies of the Investigation Reports are attached.

According to LEA staff, the decision to determine the level of odor complaints is made by the LEA staff. A Notice of Violation is issued if the LEA determines that there is a strong odor lasting longer and impacting several people and areas. AOCs are odors that last for minimal duration and fewer complaints for the event.

Multiple complaints on October 26, 2015 were received and verified by the LEA inspector as originating from Jepson Prairie Organics with a nasal ranger reading as high as 7 (scale of 1 to 10). Complaints on 9/23/2015, 11/13/2015 and 1/16/2016 were confirmed but were either undetected or less than 2 measured by the nasal ranger.

None of the complaints during October 2016- May 2017 warranted a determination by the LEA.

Conclusion:

Planning staff is not recommending modifications to the conditions at this time. However, the number of complaints is very high and significant odor events during the review period are of concern. According to LEA staff, a majority of the complaints occur in the evenings and may be related to the truck delivery times. Currently, the permit does not restrict the hours of waste delivery. Should additional significant complaints continue, a revision to the hours of operations may be recommended.

Attachments:

Odor Investigation Reports

Odor Management Compliance Report Oct 2015-May 2016

Odor Management Compliance Report Oct 2016-May 2017