

**STANISLAUS COUNTY PLANNING COMMISSION  
SPECIAL MEETING/SITE VISIT  
AGENDA**

**December 1, 2016  
2:00 p.m.**

**LOCATION OF THE MEETING:  
RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH  
3909 GAFFERY ROAD  
VERNALIS, CA**

- I. ROLL CALL**
  
- II. SITE TOUR OF RECOLOGY BLOSSOM VALLEY ORGANICS - NORTH 3909 GAFFERY ROAD FOR USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY**
  - A. PROTOCOL FOR THE PLANNING COMMISSION WORKSHOP**
  - B. PROJECT SUMMARY**
  - C. SITE TOUR**
  
- III. ADJOURNMENT**

**NOTE: The meeting will convene at 2:00 p.m. at the site office located near the western entrance. The bus will depart promptly at 2:15 p.m. Seating is limited. For reservations, please call (209) 525-6330 and ask to speak with the Planning Commission Clerk.**



## USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY

### Project Overview

<u>Applicant:</u>	Recology Blossom Valley Organics – North
<u>Project Location:</u>	3909 Gaffery Road, northeast corner of Gaffery Road and Delta Mendota Canal, east of Koster Road and west of Welty Road, in the Vernalis area.
<u>APN:</u>	016-003-010; 016-016-023, in Stanislaus County
<u>Williamson Act Contract:</u>	1975-1888
<u>General Plan:</u>	AG (Agriculture)
<u>Current Zoning:</u>	A-2-40 (General Agriculture)

Project Description: Request to amend Use Permit 2006-0037, by internally reorganizing and relocating operations of an existing composting facility on the property north of Gaffery Road (APN 016-003-010) and establishing a maintenance and truck washing station on property south of Gaffery Road (APN: 016-016-023). The Facility is currently permitted to receive up to 2,000 tons per day of green, agricultural, and food materials for composting. The proposed project would not increase this overall capacity. Composting activities currently take place within an area of approximately 126 acres.

Generally, composting operations consist of the following processing steps: receiving, sorting, processing, active composting, curing and screening, and testing and shipment. The specific locations of the various operations on the compost pad are dynamic and are subject to change depending on the current processing operation, stockpile fire concerns, incoming feedstock characteristics, product sales, and variable vector, dust, and odor control activities. The current composting process takes approximately 90 to 120 days to complete, from the active composting phase through the curing phase.

The project applicant is proposing a reorganization of composting operations at the Facility, including the following improvements:

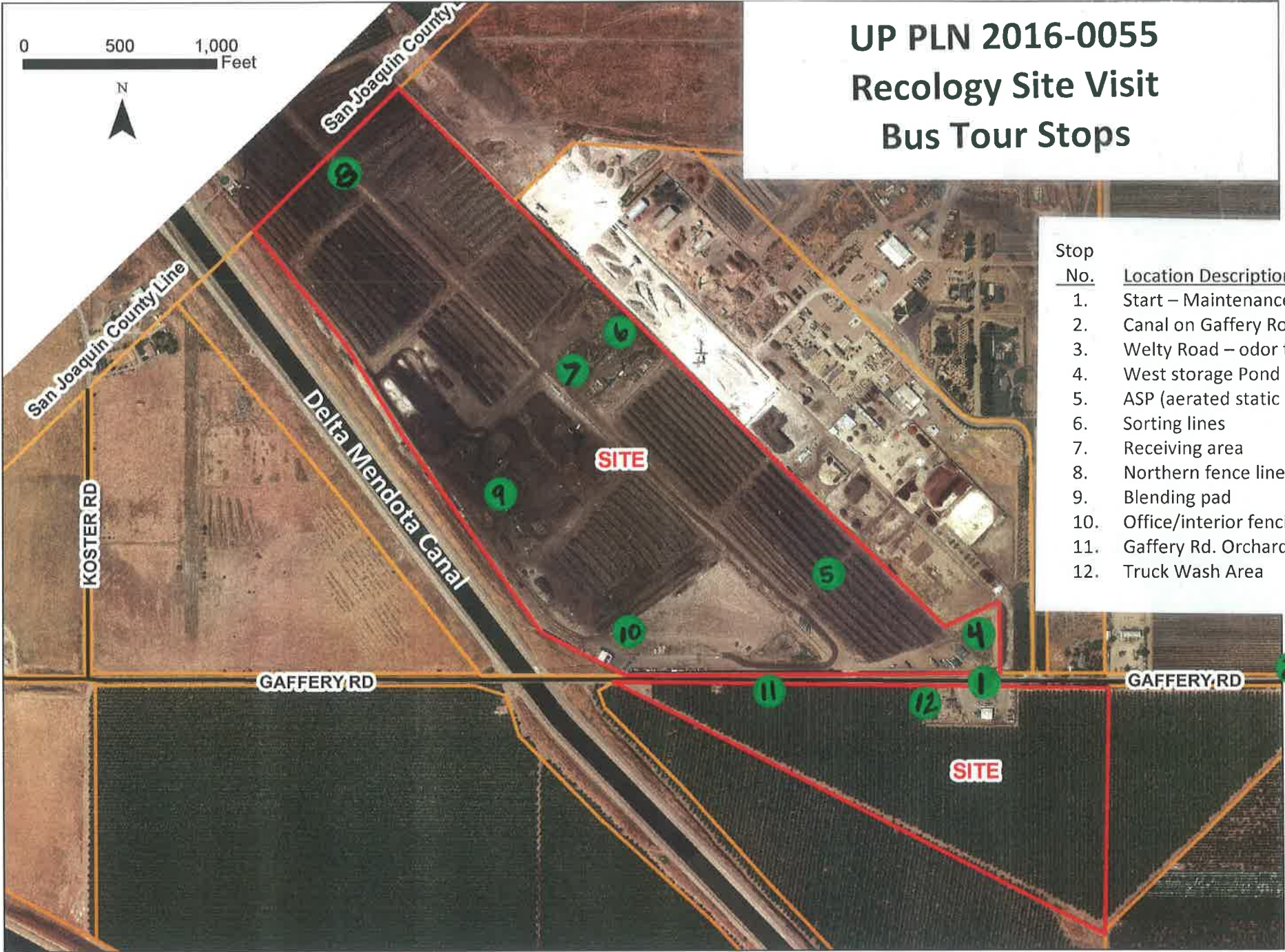
- Wastewater/Stormwater Infrastructure Improvements
- Aerated Static Pile System
- Public Water Supply System
- Relocation of Receiving and Processing Area for Incoming Feedstock
- Additional Feedstock Pre-Processing Line
- Expansion of Existing Litter and Dust Fence
- Installation of Dual Fence
- Installation of a Fully Contained Equipment Wash

The project also involves implementation of a Litter Management Plan as well as an Odor Control Plan.

Full project information is available at: <http://www.stancounty.com/planning/pl/act-projects.shtm>

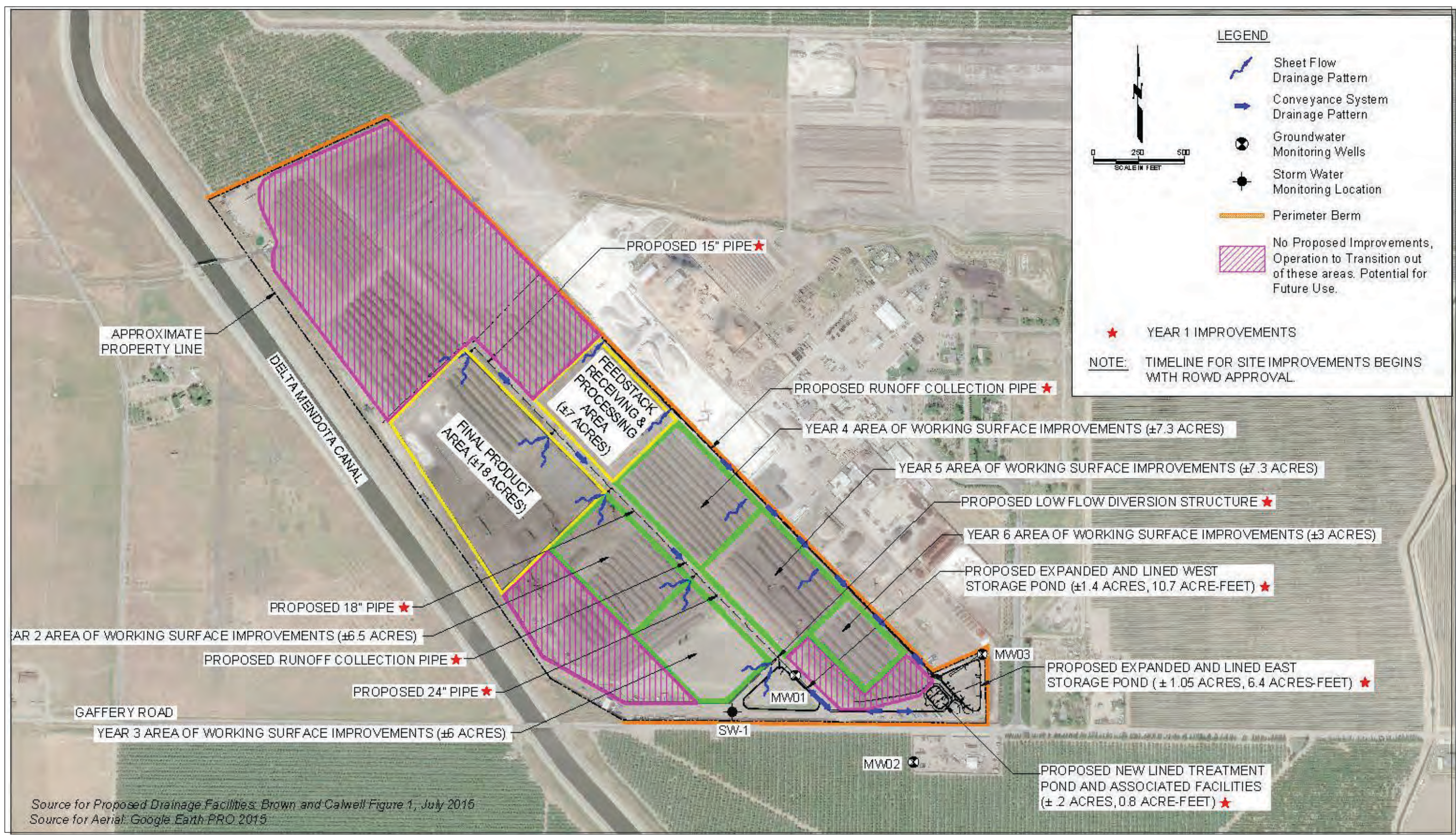
# UP PLN 2016-0055 Recology Site Visit Bus Tour Stops

0 500 1,000 Feet









Stop No.	Location Description
1.	Start – Maintenance Yard
2.	Canal on Gaffery Road
3.	Welty Road – odor test
4.	West storage Pond
5.	ASP (aerated static pile)
6.	Sorting lines
7.	Receiving area
8.	Northern fence line
9.	Blending pad
10.	Office/interior fencing
11.	Gaffery Rd. Orchard
12.	Truck Wash Area





**LEGEND**

-  Sheet Flow Drainage Pattern
-  Conveyance System Drainage Pattern
-  Groundwater Monitoring Wells
-  Storm Water Monitoring Location
-  Perimeter Berm
-  No Proposed Improvements, Operation to Transition out of these areas. Potential for Future Use.

★ YEAR 1 IMPROVEMENTS

NOTE: TIMELINE FOR SITE IMPROVEMENTS BEGINS WITH ROWD APPROVAL.

PROPOSED 15" PIPE ★

APPROXIMATE PROPERTY LINE

DELTA MENDOTA CANAL

FEEDSTACK RECEIVING & PROCESSING AREA (±7 ACRES)

FINAL PRODUCT AREA (±18 ACRES)

PROPOSED RUNOFF COLLECTION PIPE ★

YEAR 4 AREA OF WORKING SURFACE IMPROVEMENTS (±7.3 ACRES)

YEAR 5 AREA OF WORKING SURFACE IMPROVEMENTS (±7.3 ACRES)

PROPOSED LOW FLOW DIVERSION STRUCTURE ★

YEAR 6 AREA OF WORKING SURFACE IMPROVEMENTS (±3 ACRES)

PROPOSED EXPANDED AND LINED WEST STORAGE POND (±1.4 ACRES, 10.7 ACRE-FEET) ★

PROPOSED 18" PIPE ★

YEAR 2 AREA OF WORKING SURFACE IMPROVEMENTS (±6.5 ACRES)

PROPOSED RUNOFF COLLECTION PIPE ★

PROPOSED 24" PIPE ★

PROPOSED EXPANDED AND LINED EAST STORAGE POND (± 1.05 ACRES, 6.4 ACRES-FEET) ★

GAFFERY ROAD

YEAR 3 AREA OF WORKING SURFACE IMPROVEMENTS (±6 ACRES)

SW-1

MW01

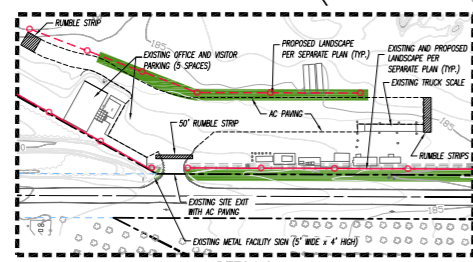
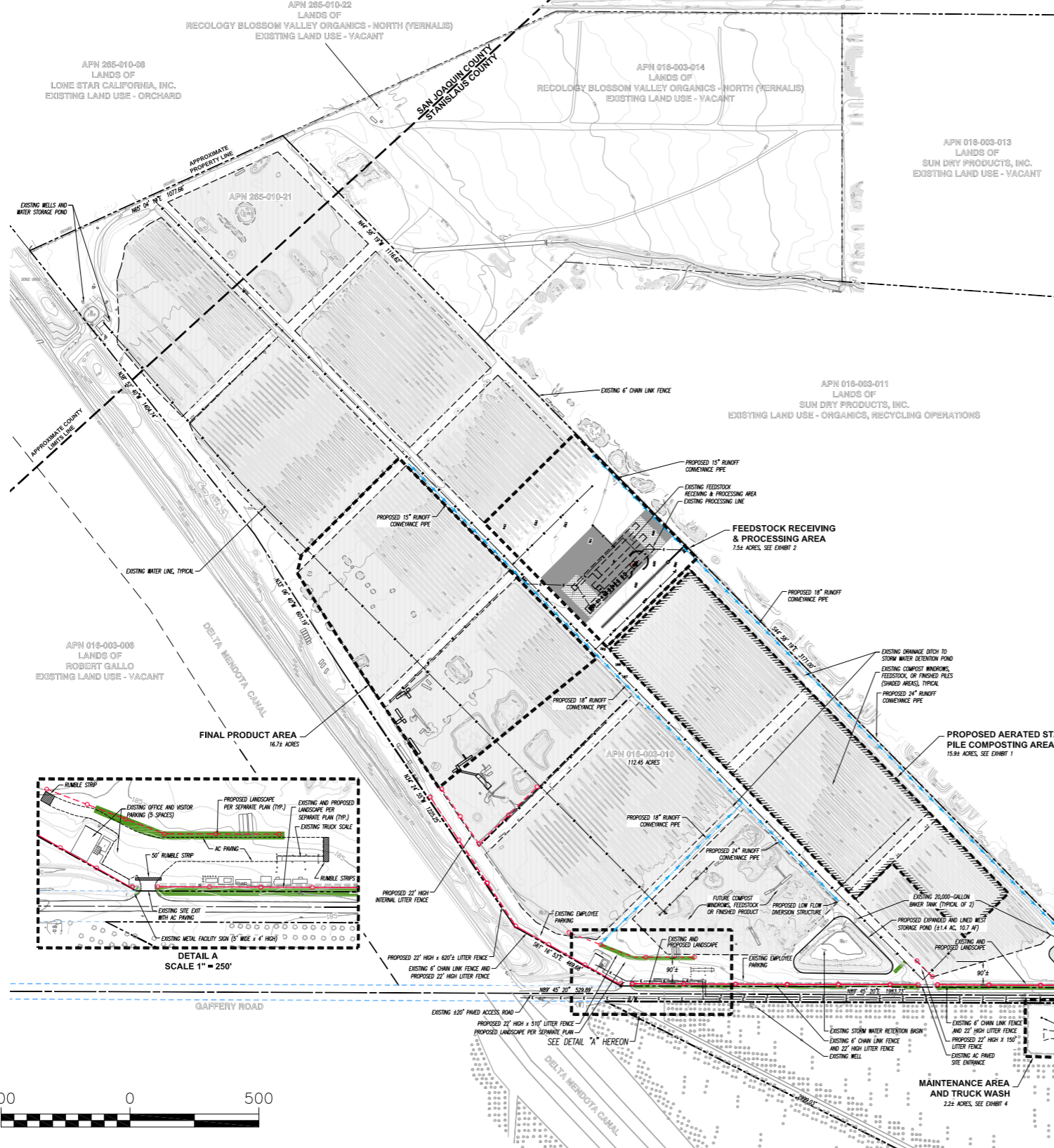
MW03

MW02

PROPOSED NEW LINED TREATMENT POND AND ASSOCIATED FACILITIES (± 2 ACRES, 0.8 ACRE-FEET) ★

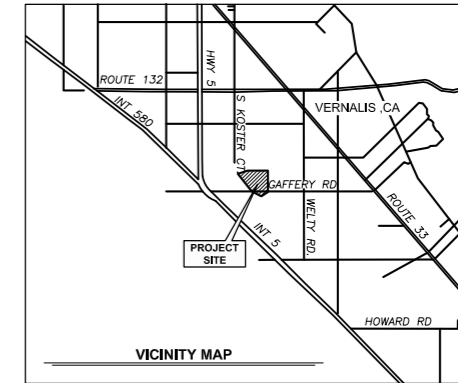
Source for Proposed Drainage Facilities: Brown and Calwell Figure 1, July 2015  
 Source for Aerial: Google Earth PRO 2015





**LEGEND**

- MAJOR CONTOUR
- MINOR CONTOUR
- CONTOUR INTERVAL: 1' MINOR & 5' MAJOR
- PROPERTY LINE (ADJACENT PARCELS)
- COUNTY LIMITS LINE
- EDGE OF ACCESS/COMPOST AREAS
- EXISTING CENTER LINE
- EXISTING EASEMENT LIMITS
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING 22' HT. FENCING
- PROPOSED 22' HT. FENCING
- EXISTING AND PROPOSED LANDSCAPING
- PROPOSED AERATED STATIC PILE AREA
- EXISTING CONCRETE
- EXISTING COMPOST WINDOWS, FEEDSTOCK, OR FINISHED COMPOST PILES
- AC: ACRES
- AF: ACRES-FEET
- ASP: AERATED STATIC PILE



**PROJECT DATA**

OWNER / APPLICANT	RECOLOGY BLOSSOM VALLEY ORGANICS - NORTH (VERNALIS) 235 N. MAIN STREET DIXON, CA 95620
SITE ADDRESS	3909 GAFFERY ROAD VERNALIS, CA
ASSESSORS PARCEL NUMBER	SAN JOAQUIN COUNTY: 265-010-21 (10.82 ACRES) STANISLAUS COUNTY: 016-003-010 (112.45 ACRES) 016-016-023 (38.47 ACRES)
TOTAL SITE AREA	161.74 ACRES
EXISTING USE	COMPOST FACILITY
PROPOSED USE	COMPOST FACILITY
WATER SUPPLY	PRIVATE WELL
SEWAGE DISPOSAL	PRIVATE - HOLDING TANK
GENERAL PLAN LAND USE	AGRICULTURE (SAN JOAQUIN COUNTY & STANISLAUS COUNTY)





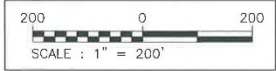
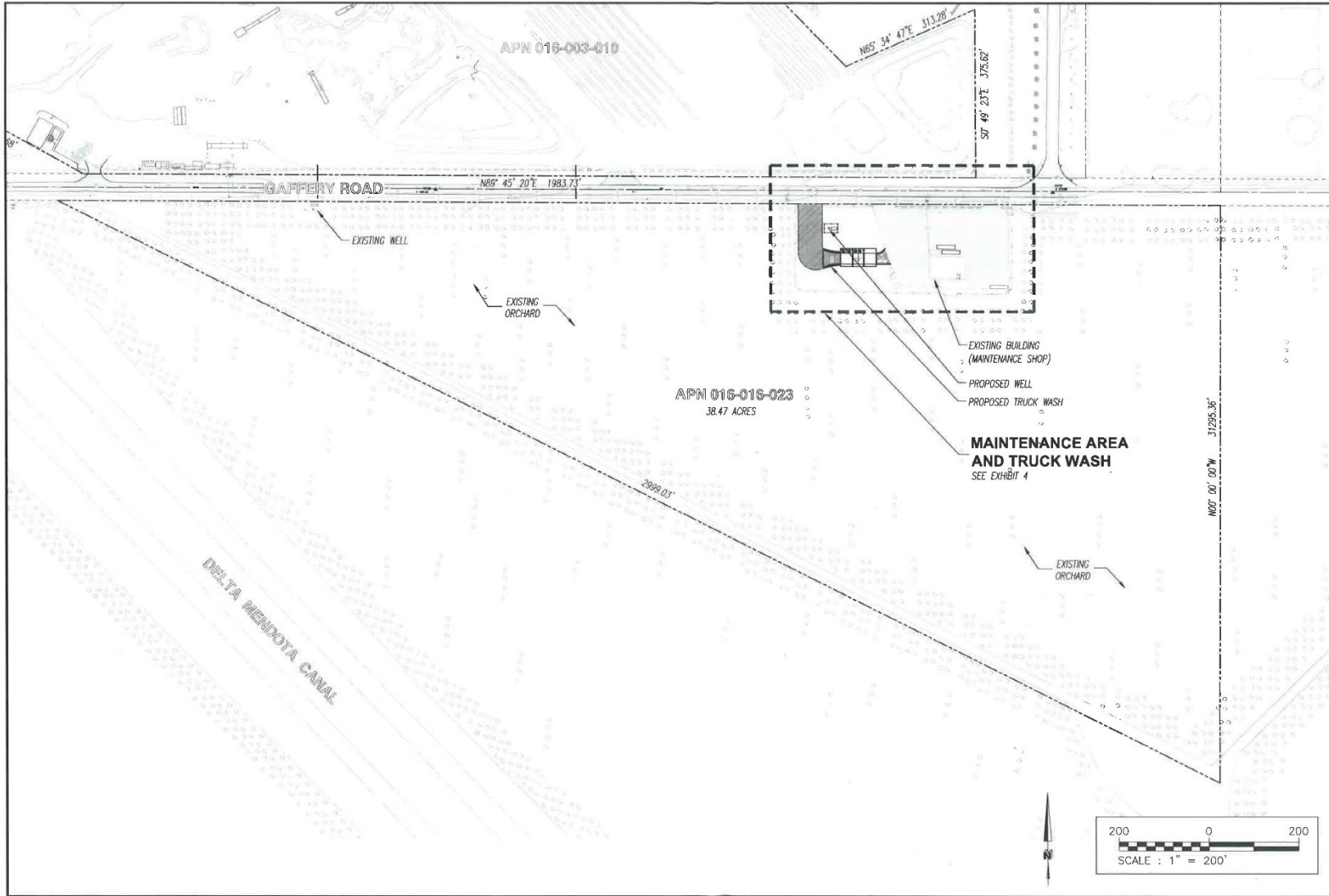


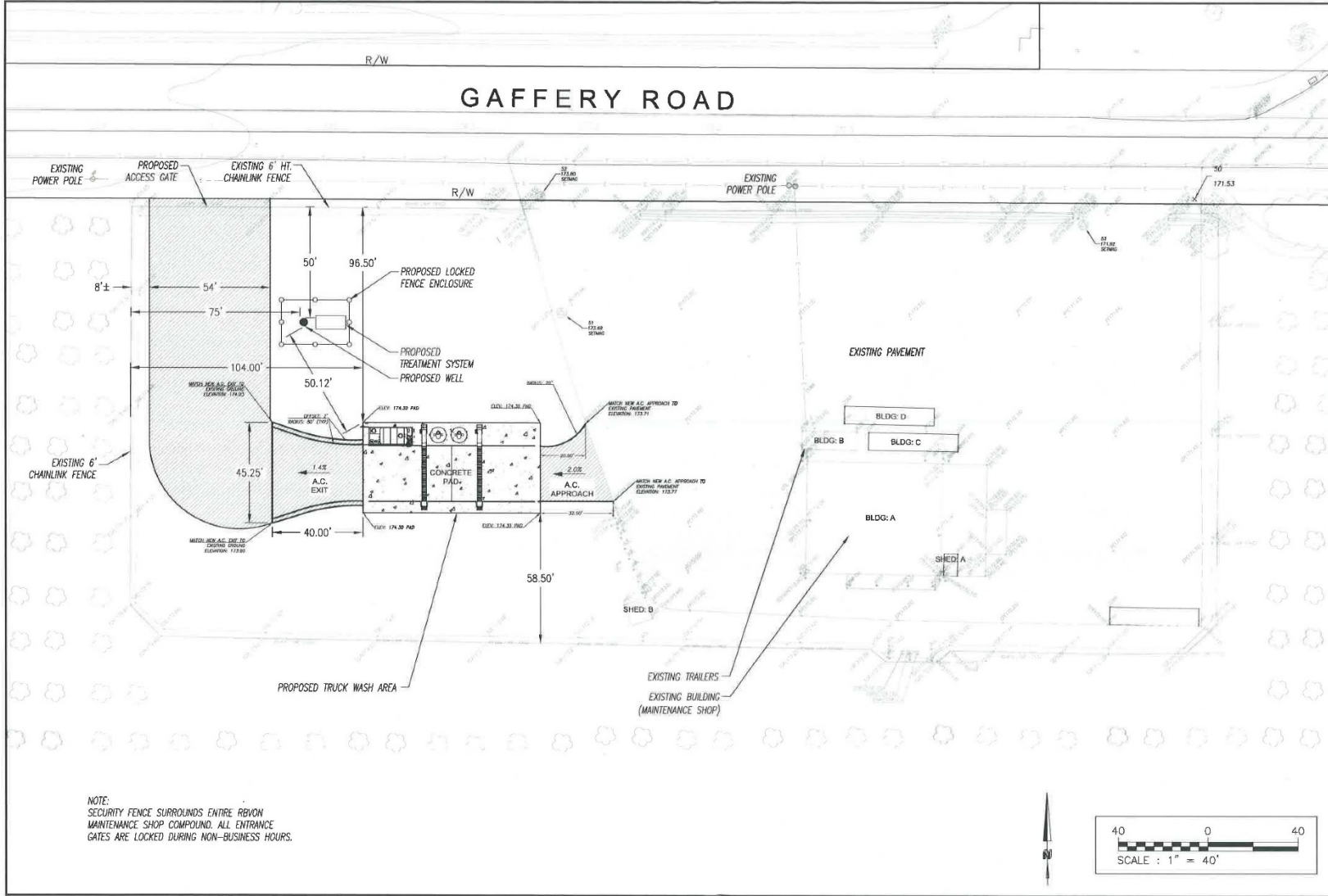
EXHIBIT  
**3**  
16-2300

**SITE PLAN - SOUTH**  
 RECOLOGY BLOSSOM VALLEY ORGANICS - NORTH (VERNALIS)  
 3909 GAFFERY ROAD, VERNALIS, CALIFORNIA

**EBA**  
 ENGINEERING  
 825 SONOMA AVENUE  
 SANTA ROSA, CA 95404  
 TEL: (707) 544-0784



**GAFFERY ROAD PROPOSED TRUCK WASH SITE PLAN**  
RECOLOGY BLOSSOM VALLEY ORGANICS - NORTH (VERNALIS)  
3909 GAFFERY ROAD, VERNALIS, CALIFORNIA



NOTE:  
SECURITY FENCE SURROUNDS ENTIRE RECYCLING  
MAINTENANCE SHOP COMPOUND. ALL ENTRANCE  
GATES ARE LOCKED DURING NON-BUSINESS HOURS.