



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
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Building Phone: (209) 525-6557 Fax: (209) 525-7759

S 9 T 4 R 6
APP. No. PLN2023-0010

STAFF APPROVAL

(IF NOT USED IN 18 MONTHS THIS PERMIT SHALL BE VOID - SEC. 21.104.030)

GENERAL PLAN Agriculture ZONE A-2-40 DATE February 17, 2023

1. NAME AND ADDRESS: (a) Recology Blossom Valley Organics - North
Name of Person or Firm

(b) PO BOX 128 (c) Westley, 95387 (d) 415-740-8529
Address City, Zip Phone

2. TYPE OF PROPERTY USE: Allow for additional time to complete the installation of the
Aerated Static Pile system and require the installation of additional litter fencing and
"rumble" strips per the attached project description.

3. LOCATION OF USE: 3909 Gaffery Road, in the Vernalis area
Street Address - Local Name of Street, Road or Highway

4. ASSESSOR'S PARCEL NUMBER AND ACREAGE: 016-003-010, 112.45 acres

5. THIS PERMIT IS GRANTED SUBJECT TO THE FOLLOWING ATTACHMENTS

- A. Project Description and Conditions of Approval
B. Recology Blossom Valley Organics North Site Plan 01-27-23

FAILURE TO PERFORM ANY OF THE STATED CONDITIONS HEREON SHALL
CONSTITUTE GROUNDS FOR REVOCATION OF THIS PERMIT.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE READ THE ABOVE
CONDITIONS AND WILL COMPLY WITH SAME IN ALL RESPECTS.

Same as property owner - TM
Signature of Applicant Date
Maurice Lucinelli 2-21-23
Signature of Property Owner Date
Signature of Person Issuing Permit Date



Project Description:

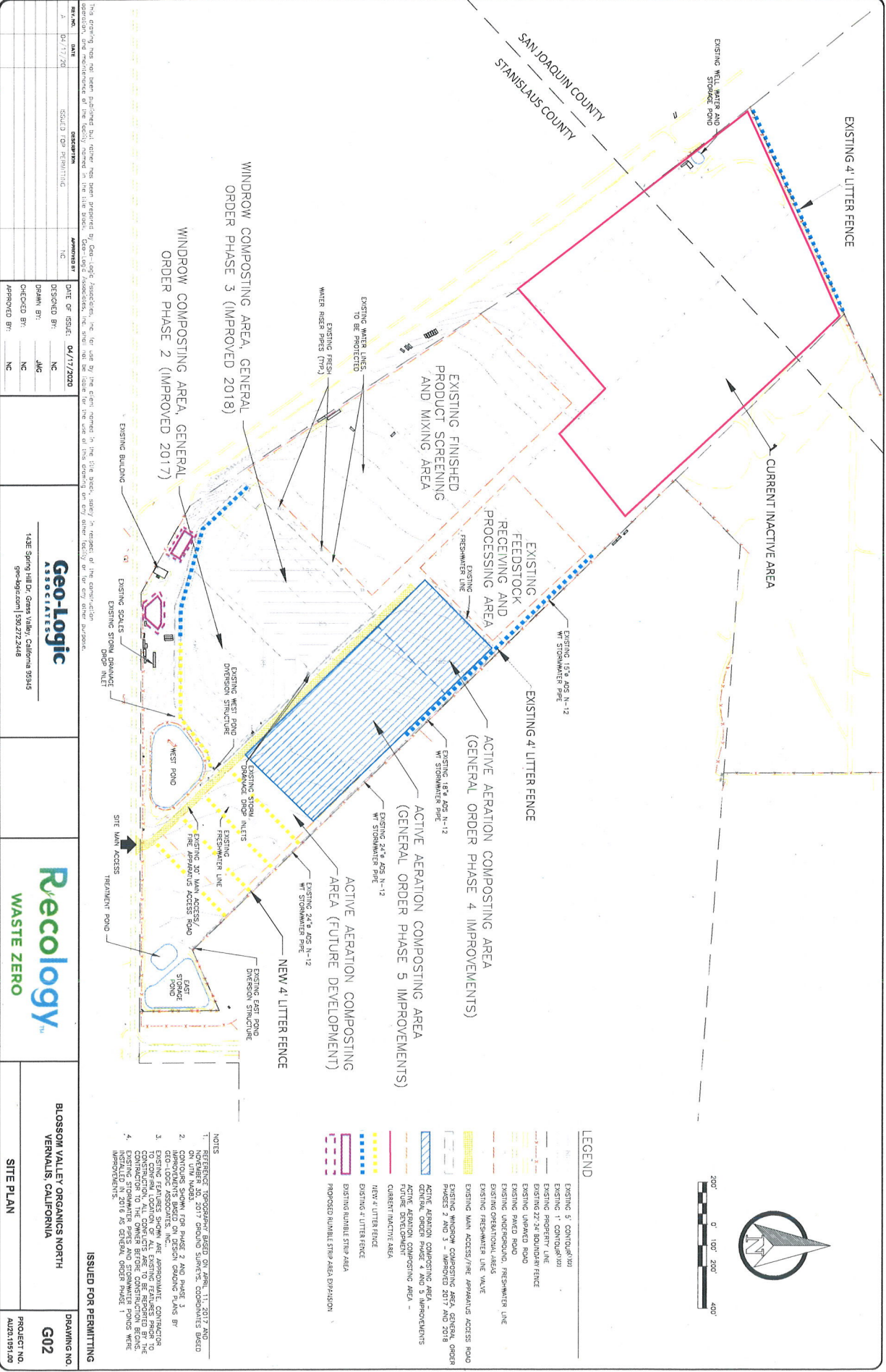
Request to allow facility improvements and amend the site plan and Conditions of Approval (COA) of Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North, approved by the Planning Commission on December 15, 2016. COA No. 18 of the Use Permit is being amended allow for additional time to complete the installation of the Aerated Static Pile (ASP) system. Phases I through V have been installed in accordance with the Use Permit and Phase VI has yet to be installed. Proposed facility improvements include the installation of an additional 3,000 feet of four feet tall litter fencing to reduce litter traveling off site, and the installation of additional “rumble” strips at the exit of the property and near the northwest corner of the office to reduce track out onto County-maintained Gaffery Road. A Staff Approval is required in order to amend the approved conditions of approval and development plan for this site.

Conditions of Approval:

- (a) Use(s) shall be conducted as described in the applications for Staff Approval Permit No. 2023-0010 – Recology and Use Permit No. PLN2016-0055 – Recology Blossom Valley Organics – North. Any modifications to the site or to the use of the site shall be subject to review by the Planning Director and may require additional discretionary land use permitting.
- (b) All Conditions of Approval from Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North, with the exception of Condition of Approval No. 18, shall remain in effect. Condition of Approval No. 18 shall be superseded by condition (e) of Staff Approval Permit No. 2023-0010 – Recology.
- (c) In addition to the seven (7) active sets of Aerated Static Pile (ASP) “pods” in use at the time of this permit being issued, additional ASP “pods” may be installed, as needed, to allow the entire on-site ASP system to handle up to the permitted 2,000 tons of feedstock, provided the “pods” are located in areas reflected for ASP development on the approved site plan for UP No. PLN 2016-0055. The removal or relocation of any fencing displaced by the installation of additional ASP “pods” shall be subject to Condition of Approval (e) of Staff Approval Permit No. 2023-0010 – Recology. The ASP (active composting) areas shall maintain a setback distance of at least 100 feet from the southern property lines.
- (d) Additional fencing and rumble strips as reflected in Attachment B - Recology Blossom Valley Organics - North Site Plan 01-27-23 of Staff Approval Permit No. 2023-0010 – Recology, shall be installed by February 28, 2023. Any modifications to fencing or rumble strips shall be submitted for review and approval to the Planning Director. The intent of the fencing is to prevent any litter from leaving the site and the intent of the rumble strip is to prevent the tracking out of any dirt/mud from the project site onto the County Road right-of-way.
- (e) The facility operator shall have until December 15, 2023, to reduce the amount of litter escaping the composting operation on the 112-acre project site to zero (0), as required by Condition of Approval No. 14 of Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North. If at any time prior to December 15, 2023, it is determined by the Planning Director that incremental improvement in the maintaining of litter on-site is not occurring, the facility operator shall submit to the Planning Director a proposal for alternative means of controlling litter within 30-days of the date of written notification. Implementation of the alternative means may be subject to the submittal of an application for a discretionary permit as determined necessary by the Planning Director (i.e., Staff Approval Permit or Use Permit). The discretionary permit application shall be submitted within 30-days of written notification of the requirement. The alternative means proposal may also be subject to review by the Planning Commission, in accordance with Condition of Approval No. 17 of Use Permit Application No.

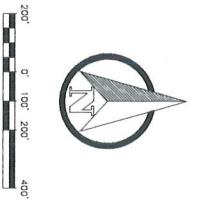
SAA PLN2023-0010
February 17, 2023
Attachment A

PLN2016-0055 – Recology Blossom Valley Organics – North, which allows the Planning Commission to amend Conditions of Approval, as necessary, as part of the annual review to address nuisance concerns.



LEGEND

- EXISTING 5' CONTIGUOUS
- EXISTING 1' CONTIGUOUS
- EXISTING 22'x2' BOUNDARY FENCE
- EXISTING UPGRADE ROAD
- EXISTING PAVED ROAD
- EXISTING UNDERGROUND, FRESHWATER LINE
- EXISTING OPERATIONAL LAIRS
- EXISTING FRESHWATER LINE VALVE
- EXISTING MAIN ACCESS/NEW ASPHALT ACCESS ROAD
- EXISTING WINDROW COMPOSTING AREA, GENERAL ORDER PHASE 2 (IMPROVED 2017 AND 2018)
- EXISTING WINDROW COMPOSTING AREA, GENERAL ORDER PHASE 3 (IMPROVED 2018)
- ACTIVE AERATION COMPOSTING AREA IMPROVEMENTS
- ACTIVE AERATION COMPOSTING AREA - FUTURE DEVELOPMENT
- CURRENT INACTIVE AREA
- NEW 4' LITTER FENCE
- EXISTING 4' LITTER FENCE
- EXISTING RUBBLE STRIP AREA
- PROPOSED RUBBLE STRIP AREA DIVISION
- ACTIVE AERATION COMPOSTING AREA IMPROVEMENTS
- ACTIVE AERATION COMPOSTING AREA - FUTURE DEVELOPMENT
- CURRENT INACTIVE AREA
- NEW 4' LITTER FENCE
- EXISTING 4' LITTER FENCE
- EXISTING RUBBLE STRIP AREA
- PROPOSED RUBBLE STRIP AREA DIVISION



- NOTES**
1. REFERENCE TOPOGRAPHY BASED ON APRIL 11, 2017 AND ON JULY 10, 2017 DRIVING SURVEYS. COORDINATES BASED ON NAD83.
 2. CONTROLS SHOWN FOR PHASE 2 AND PHASE 3.
 3. GROUND CONDITIONS, EXISTING DESIGN PLANS BY GEOLOGICAL ENGINEER AND DESIGNER. ALL DESIGN FEASIBILITY STUDIES AND DESIGN PLANS BY GEOLOGICAL ENGINEER AND DESIGNER. ALL DESIGN FEASIBILITY STUDIES AND DESIGN PLANS BY GEOLOGICAL ENGINEER AND DESIGNER.
 4. EXISTING FEASIBILITY STUDIES AND DESIGN PLANS BY GEOLOGICAL ENGINEER AND DESIGNER. ALL DESIGN FEASIBILITY STUDIES AND DESIGN PLANS BY GEOLOGICAL ENGINEER AND DESIGNER.

ISSUED FOR PERMITTING

DATE	DESCRIPTION	BY	CHKD BY
04/17/2020	ISSUED FOR PERMITTING	JMG	JMG
04/17/20	ISSUED FOR PERMITTING	JMG	JMG

Geo-Logic ASSOCIATES
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 geo-logic.com | 530.272.2448

Recology WASTE ZERO

BLOSSUM VALLEY ORGANICS NORTH
 VERNALIS, CALIFORNIA

DRAWING NO. G02
PROJECT NO. AV201191.00

SITE PLAN