



September 15, 2022

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: USE PERMIT NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

The purpose of this item is to appoint a special committee of the Planning Commission to conduct a follow-up site visit of the Recology Blossom Valley Organics – North (BVON) composting facility located on Gaffery Road, near the community of Vernalis.

On December 15, 2016, the Planning Commission approved Use Permit No. PLN2016-0055 – Recology Blossom Valley Organics – North, to allow for a reorganized operations plan and on-site improvements for an existing composting facility (3909 Gaffery Road) and to establish a maintenance and truck washing station on a 38.47 acre parcel (3432 Gaffery Road).

Condition of Approval Number 17 of Use Permit No. PLN2016-0055 states:

“The Use Permit shall be reviewed by the Planning Commission one (1) year after project approval and annually thereafter at the discretion of the Planning Director. The Planning Commission, as part of the review, may amend conditions of approval, as necessary, to address nuisance concerns.”

To implement the Condition of Approval, staff has in the past requested appointment of a Special Committee to join staff in a site visit and to report back their findings to the Planning Commission. Past Planning Commission Special Committees have conducted site visits in the late summer of 2017, 2019, and 2020. Current Planning Commission members who have served as Special Committee members include Buehner, Maring, and Willerup. In 2021 a site visit was conducted by staff only with a report of their findings provided to the Planning Commission.

Staff is requesting that the Chair appoint a three-member special committee of the Planning Commission to conduct a 2022 site visit and report back to the Planning Commission on their observations and the project’s compliance with the approved conditions of approval. Staff will coordinate with the special committee to schedule the exact date for the site visit.

Attachments:

- A. Recorded Notice of Administrative Conditions and Restrictions for UP PLN2016-0055 – Recology Blossom Valley Organics – North

Note: A copy of the December 15, 2016, Planning Commission Agenda and staff report for UP PLN2016-0055 – Recology Blossom Valley Organics – North can be viewed online at: <http://www.stancounty.com/planning/agenda/2016/12-15-16/Agenda.pdf>

As Approved by the Planning Commission
December 15, 2016

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

**USE PERMIT APPLICATION NO. PLN2016-0055 -
RECOLOGY BLOSSOM VALLEY ORGANICS - NORTH**

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances. All Use Permit No. 98-19 and 2006-37 Conditions of Approval and Mitigation Measures shall remain in effect. If a conflict exists, the stricter of the requirements shall be imposed unless otherwise determined by the Planning Director.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2016), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,267.25**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill-light that shines onto neighboring properties).

6. During the construction phases of the project, if any human remains, significant or potentially unique, are found, all construction activities in the area shall cease until a qualified archeologist can be consulted. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archeologist.
7. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
8. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
9. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.
10. Pursuant to Sections 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits, or authorizations, if necessary.
11. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
12. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
13. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.
14. The facility operator shall be responsible for keeping all materials, including litter, within the 112 acre parcel approved for composting. Installation of all of the proposed 22 foot high meshed litter and dust cantilevered-fencing shall be completely within 6 months of project approval. Installation shall include landscaping as approved by the Planning Department.
15. The facility operator shall fully implement the Odor Control Plan, the Litter Control Plan, Dust Control Plan, and the Vector Control Plan upon project approval. Any changes to the plans shall be subject to approval by the Planning Director.

16. The facility operator shall require that all incoming feedstock delivery trucks check their trailers for the presence of seagulls and other birds at their source of departure. The applicant is to continue to use the services of the falconer to abate the presence of seagulls.
17. The Use Permit shall be reviewed by the Planning Commission one (1) year after project approval and annually thereafter at the discretion of the Planning Director. The Planning Commission, as part of the review, may amend conditions of approval, as necessary, to address nuisance concerns.
18. The facility operator shall complete the conversion of composting from windrow composting to the Aerated Static Pile composting system for the whole site within six (6) years of project approval. The composting areas shall maintain a setback distance of at least 100 feet from the northern and southern property lines.
19. Within 30 days of approval, the applicant/operator will be required to deposit the sum of \$10,000 with the Stanislaus County Department of Environmental Resources to be used to reimburse the County for any staff costs associated with monitoring and enforcing adopted Conditions of Approval and/or Mitigation Measures. The applicant shall refresh the deposit within 30 days when notified by County Staff that the available funds have dropped below 50%.

Department of Public Works

20. The applicant shall obtain an encroachment permit prior to any work being done in the Stanislaus County road right-of-way.
21. Public Works shall approve the location and width of any new driveway approaches on any County maintained roadway. An encroachment permit shall be taken out for any new asphalt driveway on Gaffery Road right-of-way for the maintenance and truck washing parcel prior to the issuance of a grading or building permit for that parcel
22. A grading and drainage plan for the project site shall be submitted before any building permit for the site is issued. Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:
 - A. Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued.
 - B. The plan shall contain enough information to verify that all runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way.
 - C. The grading and drainage plan shall comply with the current Stanislaus County National Pollutant Discharge Elimination System (NPDES) General Permit and the Quality Control standards for New Development and Redevelopment contained therein.
 - D. An Engineer's Estimate shall be submitted for the grading and drainage work.
 - E. The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the building permit.

The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan.

23. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. A preliminary Engineer's Estimate for the grading and drainage work shall be submitted to determine the amount of deposit for the inspection of the grading. The deposit shall be made prior to the issuance of the building permit. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site. The Public Works inspector will not sign-off on the grading or building permit until such time that all inspection fees have been paid. Any fees left over from the deposit shall be returned to the applicant at the completion and acceptance of the grading and drainage construction by Stanislaus County Public Works.
24. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of any building permit. This may be deferred if the work in the right-of-way is done prior to the issuance of any building permit.
25. An Engineer's Estimate shall be provided for the road improvements so that the amount of the financial guarantee can be determined.
26. No parking, loading, or unloading of vehicles shall be permitted within the county road right-of-way.

Central Valley Regional Water Quality Control Board (RWQCB)

27. The project shall be required to meet all RWQCB policies and standards in order to protect the quality of surface and groundwater. Policies and standards include, but are not limited to a Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit – Water Qualification Certification, and Waste Discharge requirements. Policies and standards shall be met prior to development and maintained during operation.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

28. The applicant may be subject to the following District Rules and may be subject to additional regulations/permits, as determined by the SJVAPCD:
 - Regulation VIII (Fugitive PM10 Prohibitions);
 - Rule 4102 (Nuisance);
 - Rule 4601 (Architectural Coatings); and
 - Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

Building Permits Division

29. Building permits are required and the project must conform with the California Code of Regulations, Title 24.
30. Prior to the issuance of a building permit for the truck wash facility, the applicant shall obtain a change of use to convert the agricultural building to an equipment mechanic shop and pay all applicable Public Facilities Fees, as determined by the Chief Building Official.

CalRecycle

31. The facility is currently permitted to operate on 123.5 acres and may receive up to 2,000 tons per day of compostable material. In order to modify the operation, the operator will be required to apply for a Revised Solid Waste Facilities Permit prior to new operations commencing.

West Stanislaus County Fire Protection District

32. Project shall comply with current California Fire Code requirements. Approved Fire Apparatus access roads shall be provided. Minimum width shall not be less than 20 feet.
33. Current Recology on-site water supply tanks shall be maintained in proper working order and shall have approved, unobstructed fire road access at all times.
34. Hydrants shall be maintained in proper working order at all times.
35. Water supply pond shall be filled and maintained at all times.

MITIGATION MEASURES

(Pursuant to California Public Resources Code 15074.1: Prior to deleting and substituting for a mitigation measure, the lead agency shall do both of the following:

- 1) Hold a public hearing to consider the project; and**
2) Adopt a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.)

36. MM AIR-1 - Fugitive Dust Control

The owner/operator shall sufficiently implement at least one (1) of the control measures listed below to limit visible dust emissions (VDE) to 20 percent opacity or to comply with the conditions for a stabilized surface as defined in Rule 8011. The opacity limit may be achieved through implementation of any combination of the following control measures to the extent needed:

On-Site Transporting of Bulk Materials:

- Limit vehicular speed while traveling on the work site sufficient to limit VDE to 20 percent opacity; or
- Load all haul trucks such that the freeboard (the amount of material transported that rises above the walls of the truck bed) is not less than six (6) inches when material is transported across any paved public access road; or
- Apply water to the top of the load sufficient to limit VDE to 20 percent opacity; or
- Cover haul trucks with a tarp or other suitable cover.

Off-Site Transporting of Bulk Materials:

- Clean the interior of the cargo compartment or cover the cargo compartment before the empty truck leaves the site; and

- Prevent spillage or loss of bulk material from holes or other openings in the cargo compartment's floor, sides, and/or tailgate; and
- Load all haul trucks such that the freeboard is not less than six (6) inches when material is transported on any paved public access road and apply water to the top of the load sufficient to limit VDE to 20 percent opacity; or cover haul trucks with a tarp or other suitable closure.

Unpaved Road Segments:

- On each day that 75 or more vehicle daily trips (VDT), or 25 or more VDT with three (3) or more axles, will occur on an unpaved road segment, the owner/operator shall limit VDE to 20 percent opacity and comply with the requirements of a stabilized unpaved road by application and/or re-application/maintenance of at least one (1) of the following control measures, or shall implement an approved Fugitive PM10 Management Plan:
 - Watering;
 - Uniform layer of washed gravel;
 - Chemical/organic dust suppressants;
 - Vegetative materials;
 - Paving;
 - Road-mix;
 - Any other method(s) that can be demonstrated to the satisfaction of the APCO that effectively limits VDE to 20 percent opacity and meets the conditions of a stabilized unpaved road.

Unpaved Vehicle/Equipment Parking and Traffic Areas:

- The control measures listed below shall be implemented on unpaved surface areas dedicated to any vehicle and equipment parking and traffic activity in order to limit VDE to 20 percent opacity and comply with the requirements of a stabilized unpaved road as specified in Rule 8011. If vehicle activity remains exclusively within an unpaved vehicle/equipment traffic area, Section 5.3 may be implemented to limit VDE to 20 percent opacity.
- Where 50 or more annual average daily trips (AADT) will occur on an unpaved vehicle/equipment traffic area, the owner/operator shall limit VDE to 20 percent opacity and comply with the requirements of a stabilized unpaved road by the application and/or reapplication/maintenance of at least one (1) of the following control measures:
 - Watering;
 - Uniform layer of washed gravel;
 - Chemical/organic dust suppressants;
 - Vegetative materials;
 - Paving;
 - Road-mix.

37. MM AIR-2 - Odor Complaint Response

- When the site receives an odor complaint, the Odor Management Plan shall be implemented. The OMP requires use of a third-party answering service. When complaints are received by the third-party answering service, an e-mail shall be sent

to both BVON personnel and Stanislaus County alerting them of the incident. Complaints received by BVON will be forwarded to the Lead Enforcement Agency (LEA) within 24 hours of receipt or by close of business of the first business day after a weekend complaint.

- Upon notification of a complaint by the third-party service, or upon direct receipt of a complaint by the facility, a facility investigator will use an olfactometer device to determine if the odor is detectable both at the complaint location and on-site at the facility border in the area of the prevailing wind direction.
- If BVON is found to be the source of acute malodorous conditions, then the site will work to eliminate the source of the malodor and an Odor Complaint Investigation Report (OCIR) will be submitted to the LEA within 48 hours of receiving the complaint or by close of business of the first business day after a weekend complaint. The OCIR shall detail the complaint, the investigation carried out, the prevailing weather conditions at the time of complaint and investigation, and the activities occurring on-site at the time of complaint and investigation.

38. MM AIR-3- Facility Improvement and Process Adjustments to Reduce Odors

Facility improvements and adjustments to process controls used to eliminate the source of malodorous conditions shall include, but are not limited to, the following:

- Processing all incoming compostable feedstock materials into active windrows within 72 hours;
- Adequately blending feedstocks and/or adjusting food material to green material ratios to achieve desired carbon to nitrogen levels. Windrows typically have up to a one-to-one ration of food material, not comprising more than 50% of food content, to green material by weight;
- Monitoring feedstock porosity;
- Evaluating and altering moisture management operations, which shall include adding sufficient water to achieve desired moisture;
- Temperature balancing through regulation of airflow within the windrows;
- Adjusting pile sizes;
- Improving site drainage.

Odor controls on the compost pad include:

- Collection and incorporation of organics from aisles between windrows;
- Use of microbial inoculants or lime on pad surfaces and water collection systems;
- Incorporating high organic content liquids into the composting process, both as an inoculant and for moisture control.

39. MM AIR-4 - Facility-wide ASP System Implementation

State Water Resources Control Board Water Quality Order 2015-0121-DWQ (included in Appendix A of the Initial Study) establishes a timeline for compliance with the Compost General Order, as well as monitoring and reporting procedures. The project shall comply with the provisions of the order, as detailed in the Notice of Applicability for coverage under the General Order issued by the Central Valley RWQCB on January 26, 2016.

40. MM CUL-1 – Cultural Materials

An archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology should be present during the initial phase of ground disturbance in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, and all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an archaeologist has evaluated the situation. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate forms and will be submitted to the County of Stanislaus, the Central California Information Center (CCIC), and the State Historic Preservation Office (SHPO), if required.

41. MM CUL-2 – Fossil-Bearing Deposits

In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the County of Stanislaus for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the Plan.

42. MM CUL-3 – Protection of Human Remains

In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of

the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.

2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
 - The descendant identified fails to make a recommendation.
 - The landowner or his/her authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:

- When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.

43. MM GEO-1: - Erosion Control

In the event that windrows are permanently removed from the site, erosion control measures appropriate to local conditions shall be put in place. Measures could include the planting of vegetation or agricultural crops to decrease loss of soil by erosion.

44. MM HAZ-1 – Vector Control

To minimize potential for fly nuisance conditions, the applicant shall contract with a licensed pest management service to develop and implement a fly control plan that includes the use of measures such as:

- Adult fly knockdown agents including organic certified sprays as well as EPA Exempt (25(b)) options, fly specific bacterial and fungal sprays (Elector PSP—Spinosad, fungal pathogen—Beauveria bassiana), botanical insecticides—pyrethrurn, Pyrethrins + synergists), short residual sprays with rapid degradation.
- Granular fly baits in selected areas applied in bait trays, on bait cards or as scatter baits.
- Insect Growth Regulators (IGR) such as Tekko 10, Tekko Pro or Neporex to break the life cycle of flies by preventing molting, metamorphosis and reproduction.
- Insecticide (deltamethrin) impregnated mesh used for stable fly control.

- Increased frequency for turning of green waste to disrupt fly breeding and attraction and to make the material less conducive to flies.
- Expanded monitoring of flies on-site and in the surrounding area to determine what the seasonal fly pressure and to establish the normal background level of flies as a benchmark for future remedial action.

45. MM HYD-1 – Storm Water Pollution Prevention Plan (SWPPP)

The applicant shall prepare and implement a SWPPP as required under the General Construction Permit for Discharges of Storm Water Associated with Construction Activities, for all construction phases of the project. The SWPPP shall identify pollutant sources that may affect the quality of stormwater discharge and shall require the implementation of BMPs to reduce pollutants in stormwater discharges. BMPs include temporary erosion control measures (such as fiber rolls, staked straw bales), landscaping, and sediment basins.

46. MM HYD-2 – Surface and Groundwater Quality

In order to comply with the Regional General Order from the SWRCB, the project shall implement periodic monitoring and inspections of surface and groundwater quality to ensure protection of beneficial uses. Mitigation for surface waters is outlined in the Design Construction and Operation Requirements. Drainage conveyance systems and ditches must be properly sloped to minimize ponding and kept free and clear of debris to allow for continuous flow of liquid. Ditches must be adequately protected from erosion, and must not cause, threaten to cause, or contribute to conditions resulting in contamination, pollution, or nuisance. Ditches must be inspected and cleaned out prior to the wet season every year.

47. MM NOI-1 – Noise Impacts

Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:

- The construction contractor shall ensure that all construction equipment have appropriate sound muffling devices, which are properly maintained and used at all times such equipment is in operation.
- The construction contractor shall ensure that all internal combustion-engine-driven equipment is equipped with mufflers that are in good operating condition and appropriate for the equipment.
- The construction contractor shall ensure that “quiet” models of air compressors and other stationary construction equipment are utilized where such technology exists.
- The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall prohibit unnecessary idling of internal combustion engines (i.e., in excess of five (5) minutes).
- All noise producing construction activities, including deliveries of materials and warmup of equipment shall be limited to the hours of 7:00 a.m. and 7:00 p.m. daily.

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*