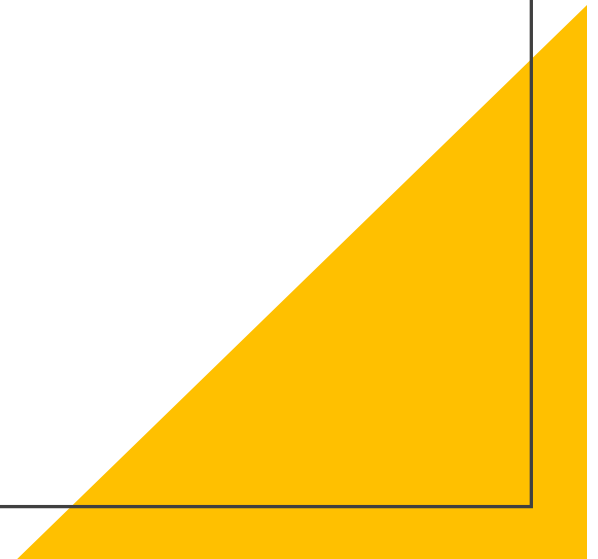


D&S Waste Transfer Station Specific Plan and Initial Study / Negative Declaration Recertification

Mono County Board of Supervisors

April 14, 2026





Introduction

Project:

D&S Waste Transfer Station Specific Plan and Recertification of the 2022 Initial Study/Negative Declaration

Location:

APN 013-210-028 | 7937 State Route 167

Acreage: ±33.65

Mono Basin Planning Area



What is a Specific Plan?

- Establishes detailed land use regulation
- Controls permitted uses and development standards
- Functions as a land use designation

Purpose of the Specific Plan (SP)

1. Land Use Compatibility

- Limit the site to approved waste transfer operations and prohibit heavier industrial uses to ensure compatibility with surrounding land use designations.

2. Regulatory Compliance

- Authorize operation of the municipal solid waste transfer station in full compliance with applicable State and local regulations.

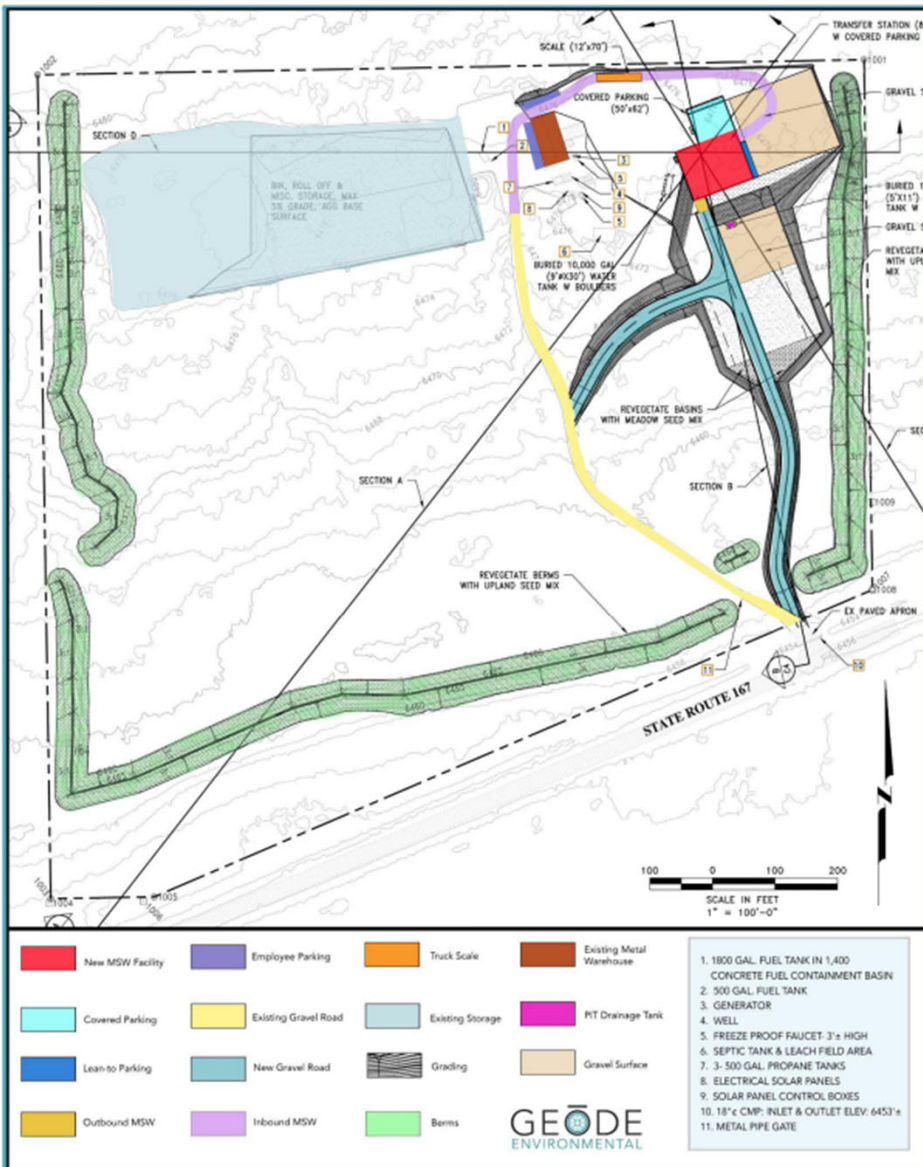
3. Resource Protection

- Safeguard scenic, visual, and environmental resources in the surrounding area through appropriate standards and operational controls.



Project Context

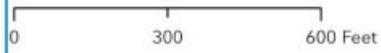
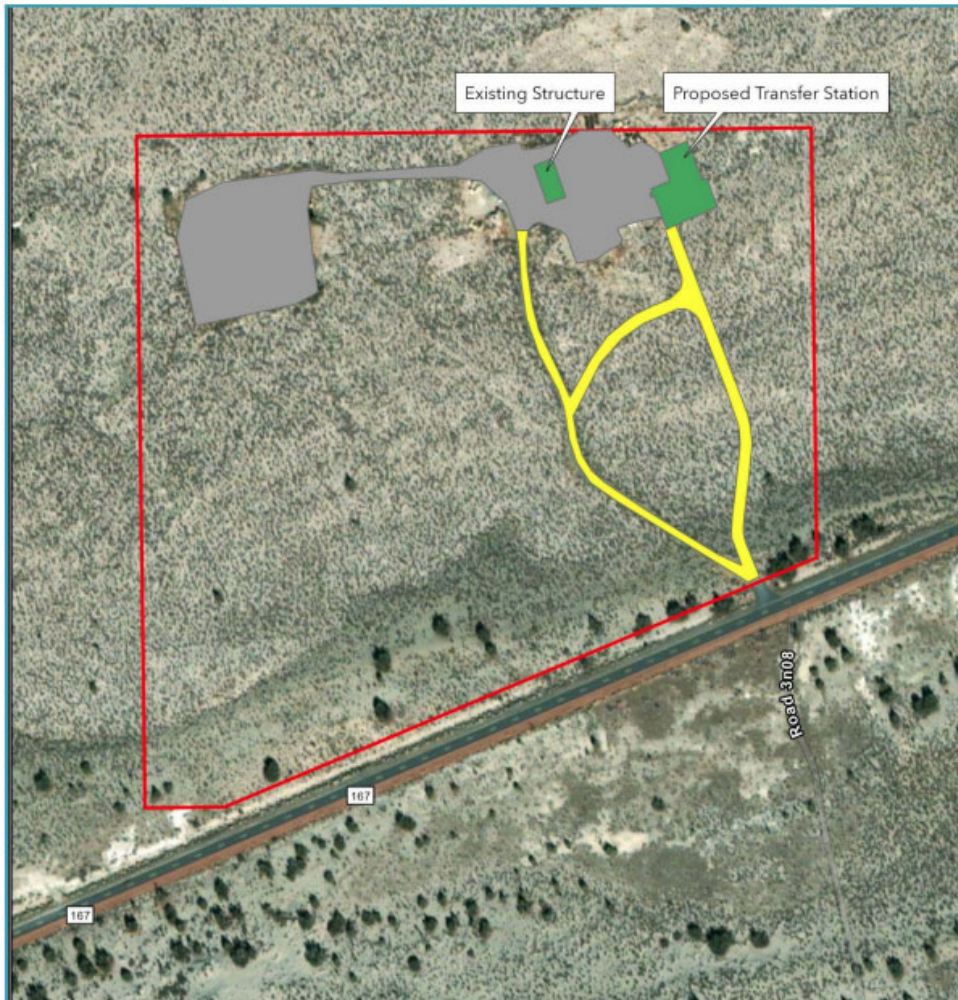
- Location has been an equipment storage site since ~1970s
- UP and GPA approved for transfer station 2022
- CEQA compliance via an Initial Study/Negative Declaration
- Existing features on-site:
 - 2,400 square-foot (40' x 60') metal warehouse
 - Two (2) fuel tanks (1,800-gallon, 500-gallon)
 - Generator
 - Water well
 - Three (3) 500-gallon propane tanks
 - Solar panels and solar panel control boxes
 - A one-room 10' x 15' office building with bathroom
 - Septic tank & leach field area
 - Gravel road





Permitted Uses Approved under UP 21-007

- Permitting the site as a transfer facility to temporarily house municipal solid waste for up to 48-hours
- Construction of a 8000 sq ft metal waste transfer and management building
- 840 sq ft subterranean truck scale
- Developing gravel approaches to the new building
- Construction of berms shielding both the existing and new project features



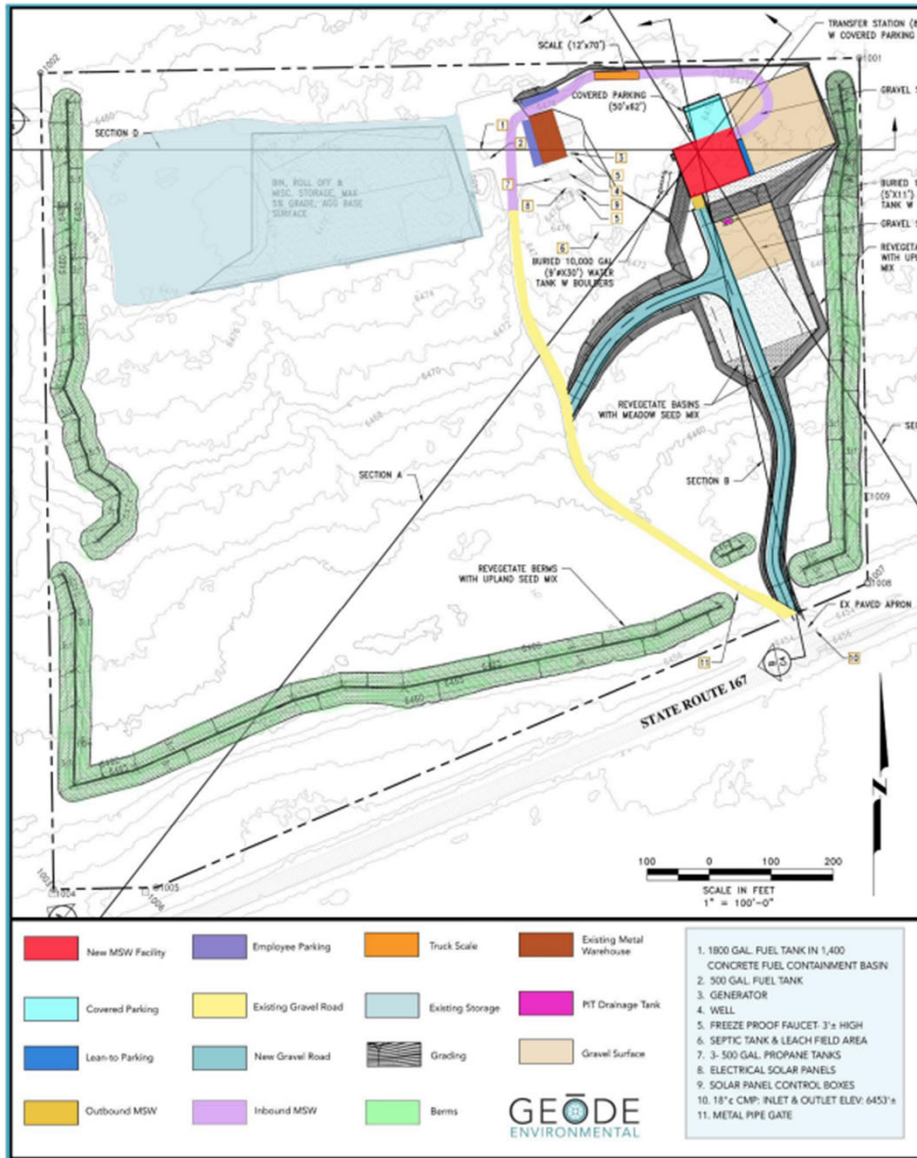
GEODE
ENVIRONMENTAL

- structures ~ 15,500 sq ft
- Parking areas ~ 130,210 sq ft
- roads ~ 39,505 sq ft
- Parcel Boundary



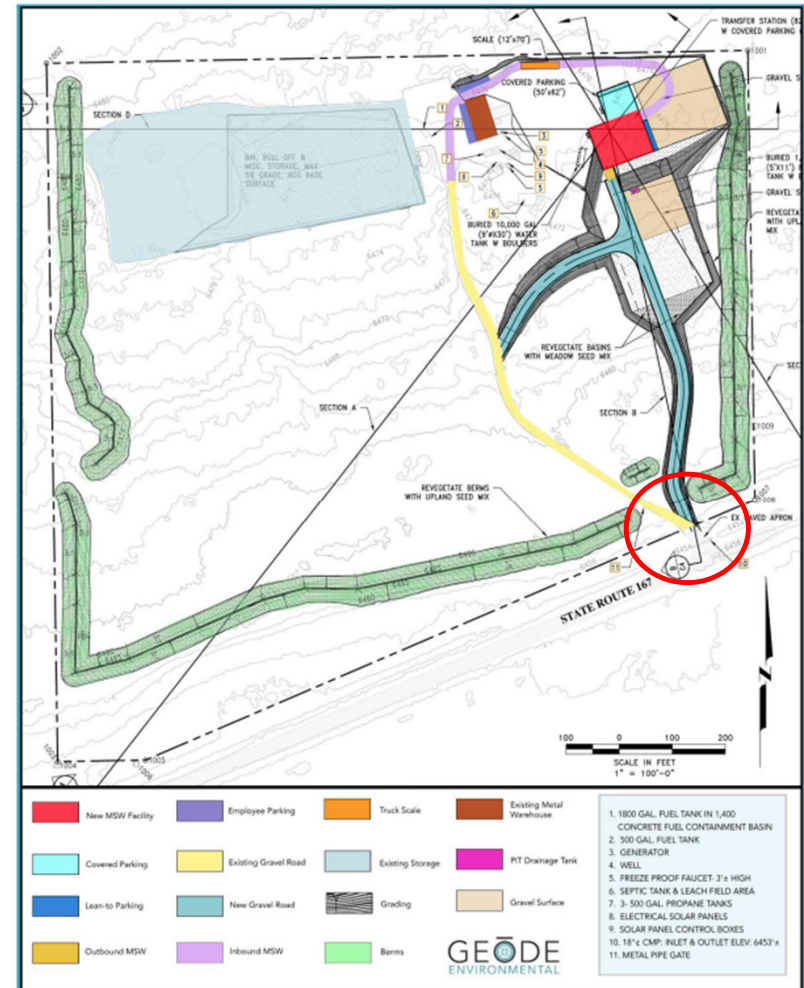
Proposed Specific Plan Uses

- Allowed uses under UP 21-007
- Adding portable-toilet storage
 - Storing clean/empty portable toilets
 - Located in designated area
 - Cleaning shall not occur on-site
 - Must be adequately screened and not visible from off-site



Public Comments

- Caltrans:
 - Upgrade SR 167 driveway to the applicable standards
 - Obtain Caltrans encroachment permit before any driveway work




Conformance Review

Inconsistencies of the current development subject to enforcement action:

- Building color: Kelly green approved in UP, current color is Beige. *(Planning Commission amended this standard to allow the current color)*
- Weed control and revegetation: Standards set forth in UP and the associated IS/ND are not being met.

Recertification of the 2022 Initial Study/Negative Declaration

- Originally certified December 13, 2022 (SCH #2022120540)
 - The Specific Plan is requiring recertification of the 2022 IS/ND
 - No substantial changes to the project
 - No new significant environmental impacts
 - No new change in environmental baseline
- 
- A yellow triangular graphic is located in the bottom right corner of the slide, pointing towards the top right.



Mono County Planning Commission



Public Hearing Date: March 19,
2026



Vote: 4-0 (Affirmative with one
commissioner absent)

Board of Supervisors Options

1. Make the required findings, recertify the IS/MND, and adopt the proposed Specific Plan.
2. Not make the required findings and deny the project.
3. Send the specific plan back to staff for further review/analysis.



Questions?