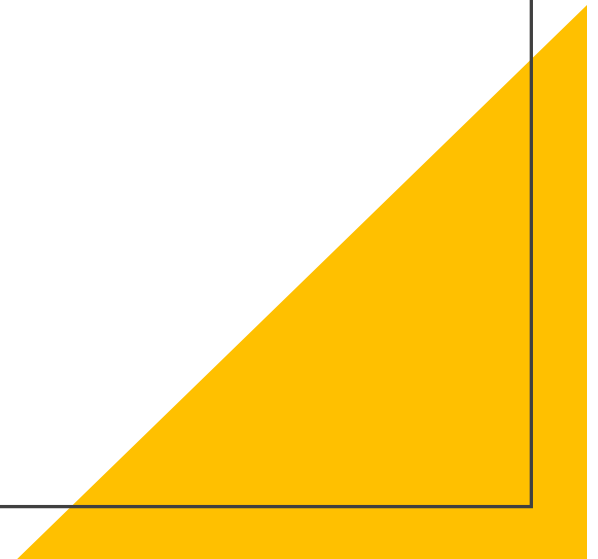


D&S Waste Transfer Station Specific Plan and Initial Study / Negative Declaration Recertification

Mono County Planning Commission

March 19, 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

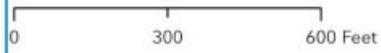
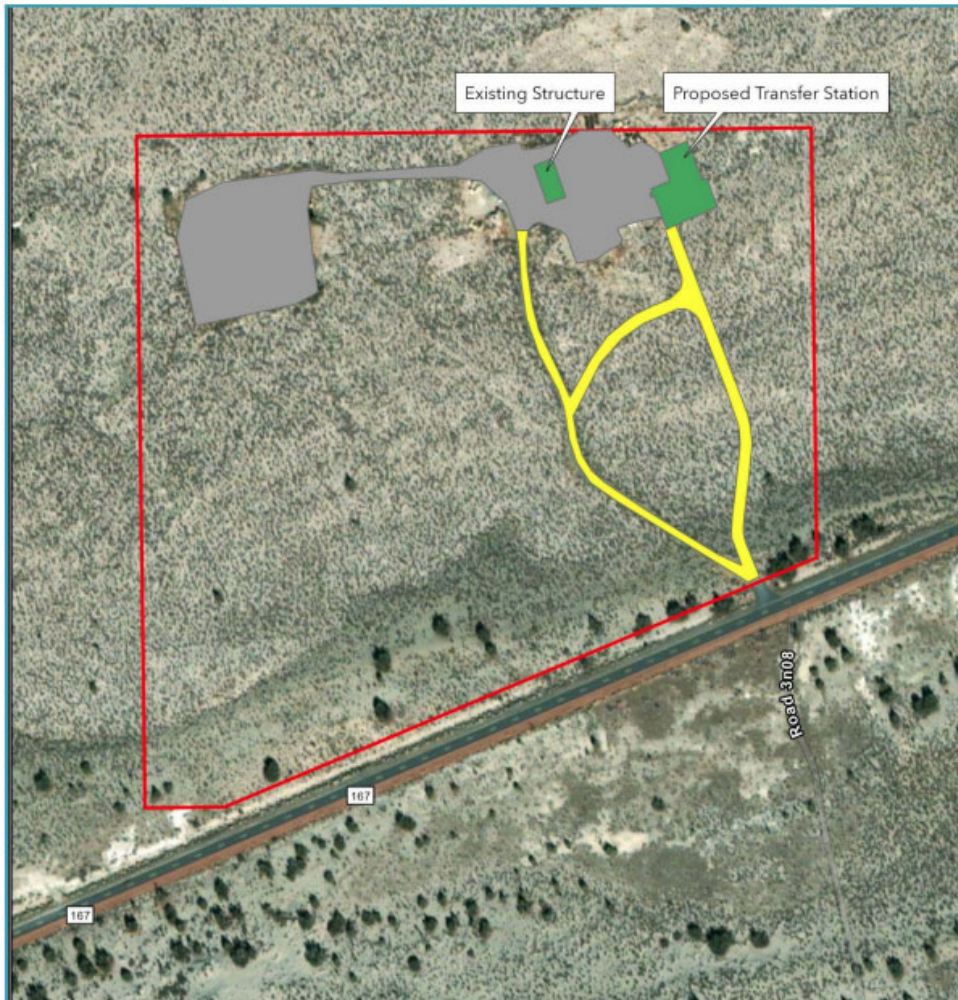
- Safeguard scenic, visual, and environmental resources in the surrounding area through appropriate standards and operational controls.





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



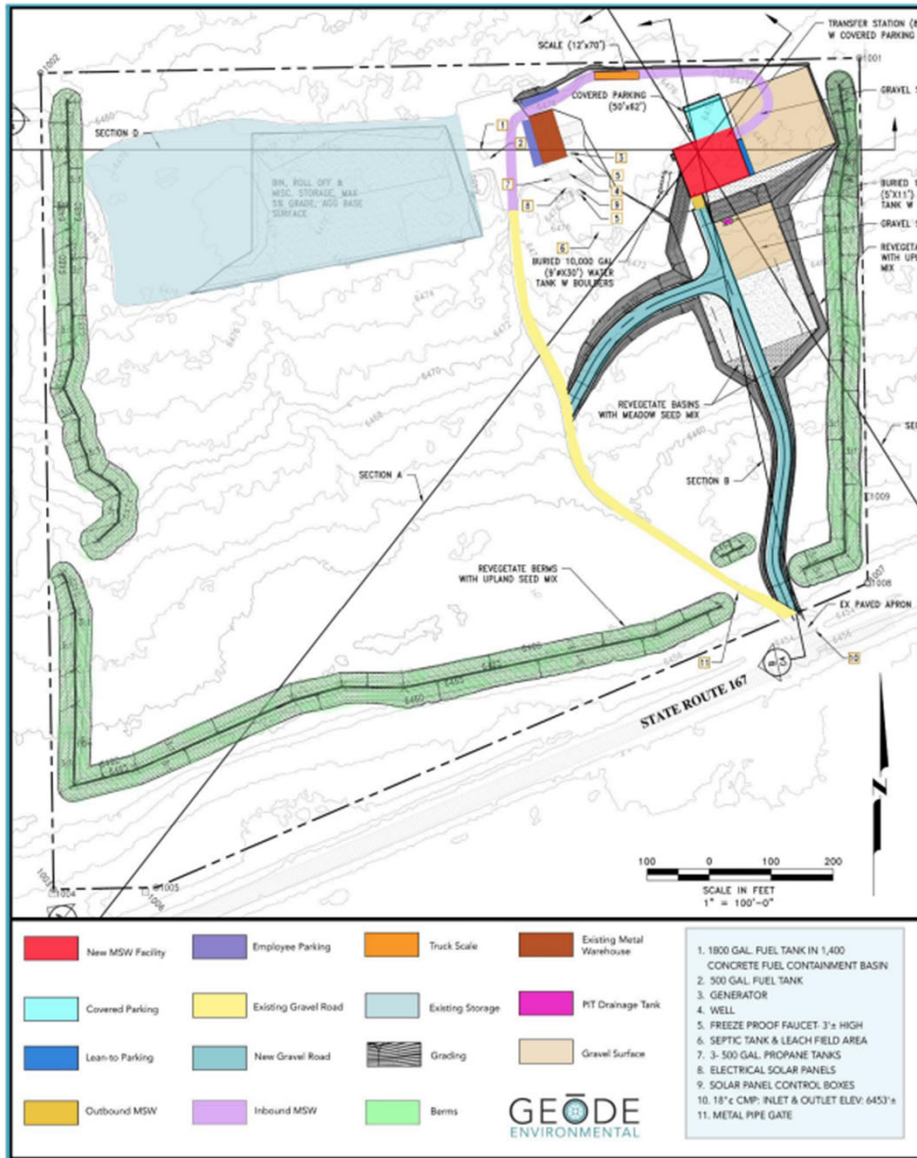
GEODE
ENVIRONMENTAL

- 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




Conformance Review


Inconsistencies of the current development subject to enforcement action:

- Building color: Kelley green approved in UP, current color is beige.
- 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
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Planning Commission Options

1. Recommend the Board of Supervisors make the required findings, recertify the IS/MND, and adopt the proposed Specific Plan.
 2. Recommend the Board of Supervisors not make the required findings and deny the project.
 3. Send the specific plan back to staff for further review/analysis.
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Questions?