

General Plan
Amendment 22-01*
D&S Waste

Board of Supervisors
December 13, 2022

**Accompanying use permit for a solid waste transfer facility has been authorized by the Planning Commission pending action on this GPA*



East:	National Forest – Resource Management (RM)
West:	Private Land – Resource Management (RM)
South:	National Forest/BLM – Resource Management (RM)
North:	National Forest – Resource Management (RM)



GEODE
ENVIRONMENTAL

Parcel Boundary

0 30 60 Meters



Existing Development

- 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

General Plan Amendment

Change the land use designation from Resource Management (RM) to Industrial (I)

Resource Management

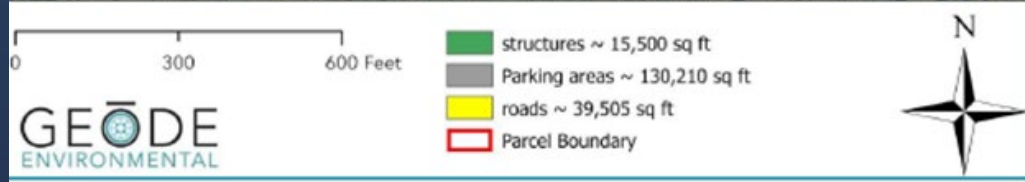
- Single-family dwellings/ADUs
- Accessory structures
- Animals and pets
- Home occupation
- Resource exploratory activities
- Agricultural uses
- Non-commercial composing
- Personal use cannabis cultivation

Industrial

- Any proposed change of use within existing legal structure
- Adult-oriented businesses
- Caretaker's unit
- Heavy-vehicle storage and maintenance

Proposed Development: Use Permit 21-007/D&S Waste

- Permitting the site as a transfer facility to temporarily house municipal solid waste (MSW) for up to 48 hours.
- Construction of an 8,000-s.f. metal waste storage & management warehouse (80' x 100' x 30') to temporarily house MSW, equipment and vehicles.
- Installation of a 12 'x 70' subterranean truck scale.
- Developing gravel approaches to the new building
- Construction of berms shielding both the existing and new project features



General Plan Amendment Findings

1. The proposed change in land use designation is consistent with the text and maps of this General Plan.
2. The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan.
3. The site of the proposed change in land use designation is suitable for any of the land uses permitted within that proposed land use designation.
4. The proposed change in land use designation is reasonable and beneficial at this time.
5. The proposed change in land use designation will not have a substantial adverse effect on surrounding properties.

Noticing

- Land Development Technical Advisory Committee: Nov. 15, 2021 and Nov. 7, 2022
- Tribal consultation letters (SB 18 and AB 52): Feb. 25, 2022
- Public hearing noticing: Nov. 5, 2022 and Dec. 1, 2022
- Status reports monthly to Mono Basin Regional Planning Advisory Committee

Environmental Analysis: Negative Declaration

- No impacts identified
- Raised in public comments and addressed by Planning Commission:
 - Noise
 - Visual Impacts

Condition to Develop Specific Plan

- Current proposed uses acceptable, but concern raised over potential expansion under the Industrial land use designation
- Planning Commission imposed the following condition on the use permit:

Within two years of issuance of the use permit, the County shall initiate a General Plan Amendment to change the land use designation of the parcel to Specific Plan and craft a Specific Plan limiting the uses to those proposed in the subject Use Permit for consideration of approval.

Recommendations

1. Hold the public hearing, receive public testimony, deliberate the project including the associated Negative Declaration environmental document, and make any desired changes.
2. Certify the Negative Declaration and make the findings for General Plan Amendment (GPA) 22-01 as contained in this staff report or with any desired modifications.
3. Adopt Resolution R22-__ to change the land use designation from Resource Management (RM) to Industrial (I) at 7937 Highway 167 in the Mono Basin (APN 013-210-028).
4. Direct staff to initiate a Specific Plan for the property which memorializes the uses described in the Use Permit and restricts other uses within two years, as stated in the Use Permit conditions.