



# Use Permit 21-007 D&S Waste

Planning Commission

November 17, 2022



Data provided by Mono County & ESRI

 Proposed Project Location

### D&S WASTE MONO TRANSFER STATION



GEODE  
ENVIRONMENTAL

 Parcel Boundary

0 30 60 Meters

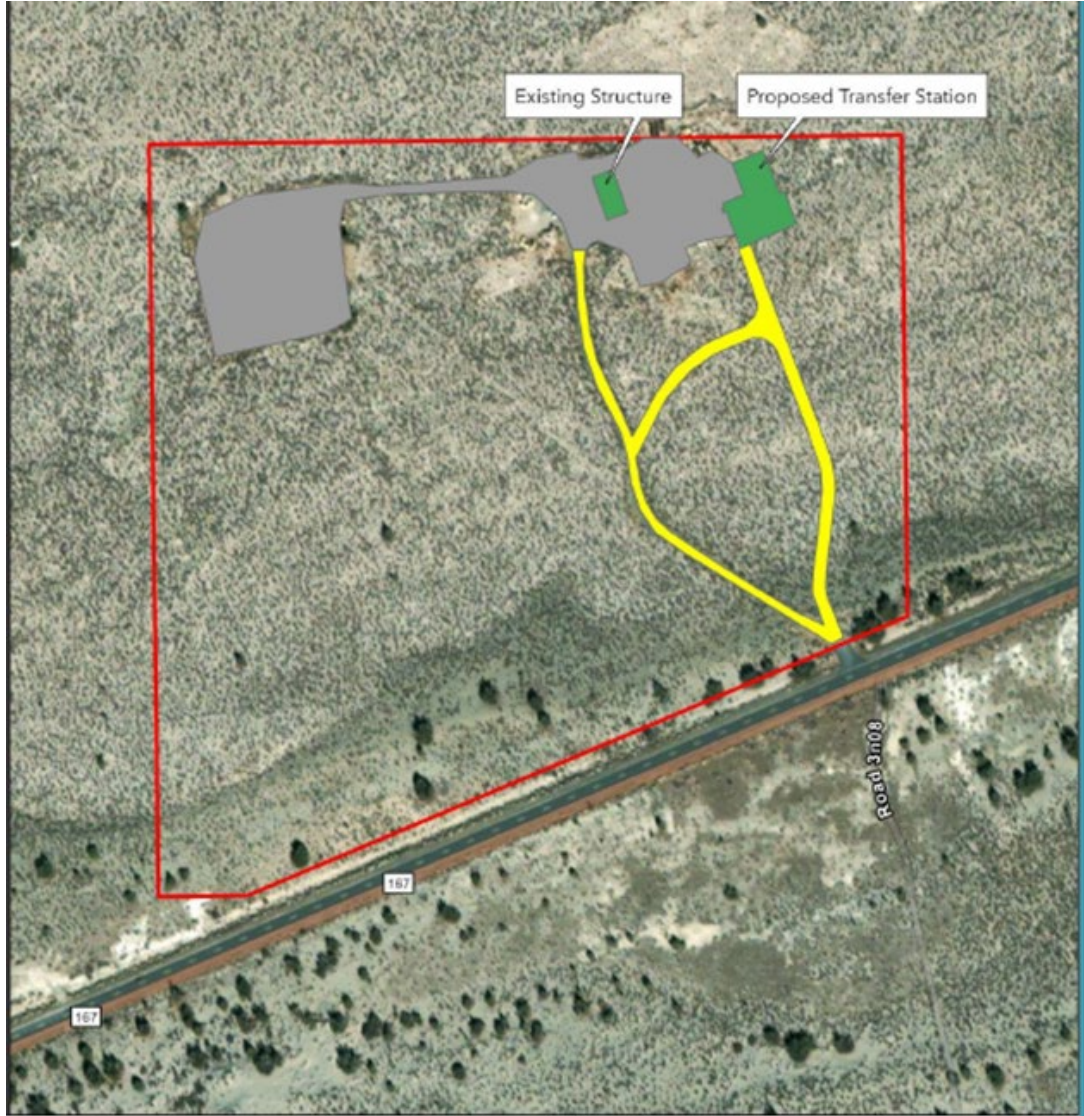


# Existing Development

- 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

# Proposed Development

- 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



0 300 600 Feet

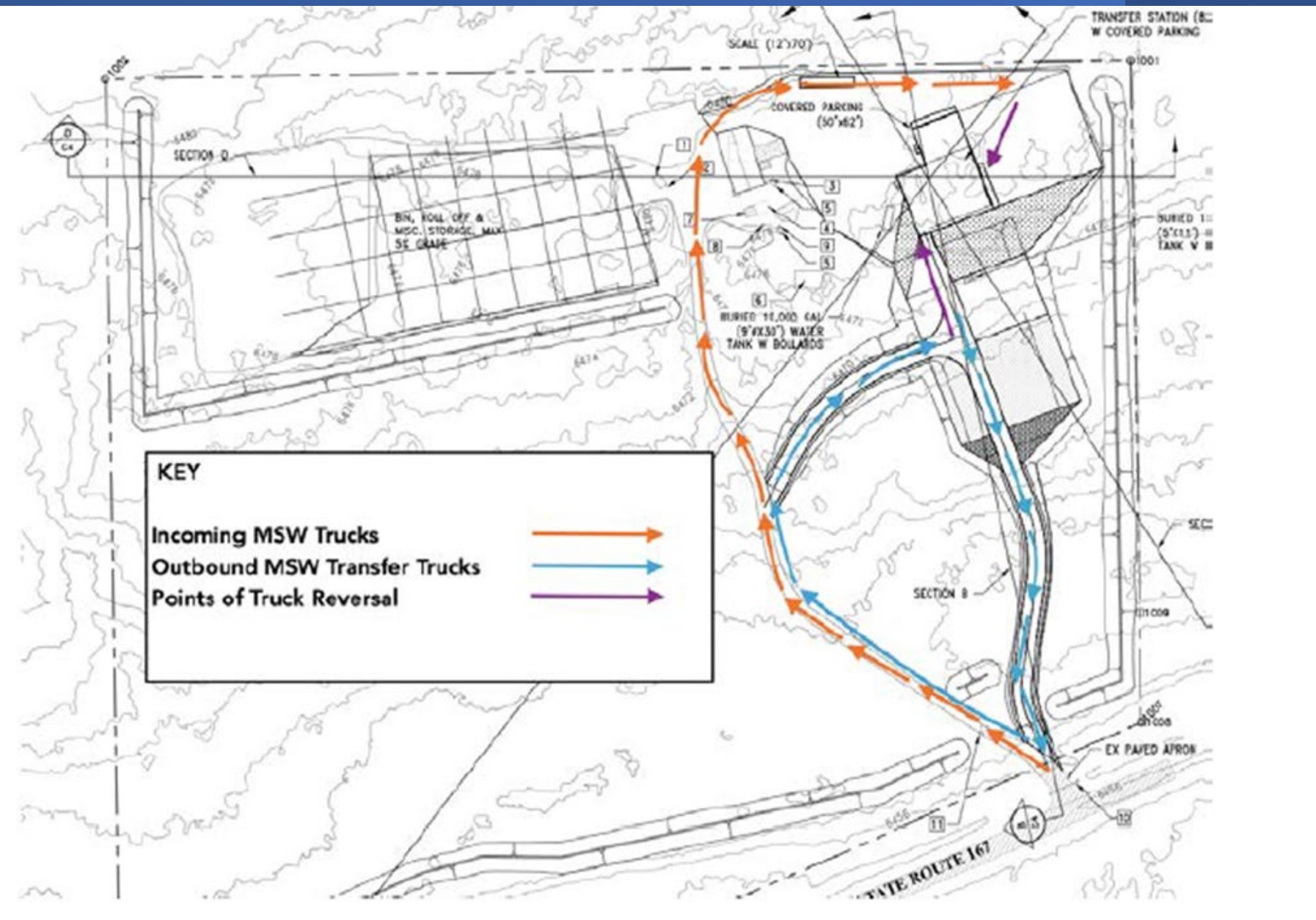
GEODE  
ENVIRONMENTAL

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



# Noise

- Noise was brought up as a concern through public comment
  - Generators will be placed indoors
  - Noise generated from the project will meet County noise standards (measured at the property line)
  - Truck circulation patterns will limit the amount of beeping caused by backing up

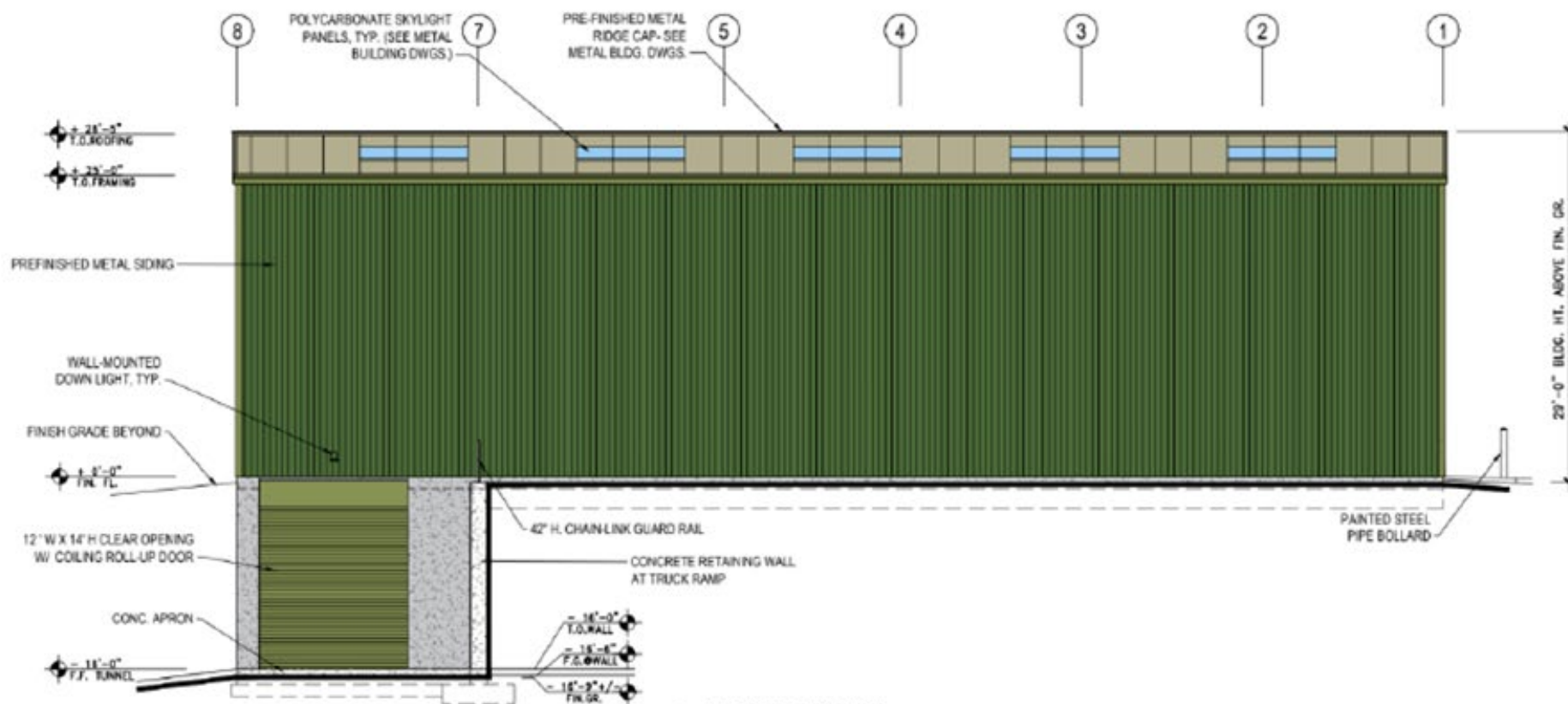




# Visual Impacts

- Berm with native vegetation will reduce impacts
- Project will be compliant with Dark Sky Regulations
- New structures will comply with Design Guidelines (earth-tone colors, non-reflective materials)





### COLOR LEGEND

- BODY: R & M STEEL CO. COLOR KELLY GREEN
- TRIM: R & M STEEL CO. COLOR SAGE GREEN
- ROOF: R & M STEEL CO. COLOR SANDSTONE BEIGE

**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



# Use Permit Findings

- 1. All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping, and other required features because:*

The project meets all requirements under the Industrial land use designation, including lot coverage, site disturbance, setbacks, and parking. The site and proposed configuration are adequate to accommodate required circulation for vehicles.

# Use Permit Findings

*2. The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*

The site is accessed from SR 167. The amount of truck traffic generated will not create a significant impact on the highway. No local or “neighborhood” roads will be used in accessing the site.

# Use Permit Findings

*3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:*

The proposed use will not be detrimental to the public welfare or injurious to property. The Negative Declaration indicates there will be no significant impacts to visuals, noise, biological resources, or any other impact category analyzed under CEQA. Measures are proposed in the Conditions of Approval to address public concern and to issues, particularly regarding sound, visuals, biological resources, and archeological resources. The project is subject to Chapter 23, Dark Sky Regulations, and the Mono County Noise Ordinance.

# Use Permit Findings

*4. The proposed use is consistent with the map and text of the Mono County General Plan because:*

The proposed use is consistent with the Industrial land use designation, once GPA 22-02 is approved. Waste transfer facilities are permitted under Industrial, subject to Use Permit. Approval of the Use Permit is contingent upon approval of the General Plan Amendment to change the land use designation from Resource Management (RM) to Industrial (I).

# Recommendation

It is recommended the Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project including the associated Negative Declaration environmental document, and make any desired changes.
2. For General Plan Amendment (GPA) 22-02, certify the Negative Declaration and make the findings as contained in the Resolution or with any desired modifications, and adopt Resolution R22-12 recommending the Mono County Board of Supervisors approve the GPA and certify the Addendum.
3. For Use Permit 21-007, make the findings in the staff report or with any desired modifications, certify the Negative Declaration, and approve Use Permit 21-007 subject to Conditions of Approval, which requires the approval of GPA 22-02 by the Board of Supervisors.