

Mono County Community Development Department

PO Box 347
Mammoth Lakes CA, 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

PREAPPLICATION REVIEW REQUEST

DATE August 3, 2021

PROJECT NAME D & S Waste Removal, Inc. - Mono Transfer Station

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other _____

REPRESENTATIVE Essra Mostafavi, Geode Environmental on behalf of D & S Waste Removal, Inc.

ADDRESS 684 August Leaves Circle CITY/STATE/ZIP Bishop, CA 93514

TELEPHONE (626) 626.6186 FAX (_____) _____

E-MAIL essra@geodeenvironmental.com ASSESSOR PARCEL # 013-210-028-000
7937 Highway 167, Lee Vining, CA

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

D & S Waste Removal, Inc. (D & S Waste), is proposing to develop a private waste transfer facility located on a 40-acre parcel with a land use designation of Resource Management (RM). D & S Waste is seeking (1) a General Plan Amendment to change the zoning/General Plan land use designation to Industrial (I) and (2) a conditional use permit to operate the waste transfer facility (per Mono County General Plan-Land Use Element, Section 4, pg156).

Please find the CEQA project description attached.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.



DBE | SBE | WBE | CERTIFIED

CEQA PROJECT DESCRIPTION D&S WASTE REMOVAL, INC.

MONO COUNTY-
DEPARTMENT OF COMMUNITY DEVELOPMENT

JULY 2021



Bentley Regehr
Planning Analyst
Mono County Community Development

July 2021

Dear Bentley

Attached is the CEQA project description prepared for our client, D & S Waste Removal Inc. Should you have any questions or need assistance developing the CEQA environmental document and associated technical studies, we welcome you to reach out.

Thank you



Essra Mostafavi, Founder | CEO
626.626.6186
www.geodeenvironmental.com

CEQA PROJECT DESCRIPTION

D & S Waste Removal, Inc. (D & S Waste), is proposing to develop a private waste transfer facility located at 7937 Highway 167, Lee Vining, CA (APN: 013-210-028-000) in Mono County. The proposed action will require a land use reclassification from the current Resource Management (RM) designation to an Industrial (I) designation. This reclassification requires a General Plan Amendment through Mono County, necessitating a California Environmental Quality Act (CEQA) analysis to disclose the potential impacts of the project.

Specific objectives of the proposed project include:

- Permitting the site to be a waste transfer facility
- Construction of a 80' x 100' x 35' metal waste storage and management building for waste storage and to house waste management equipment
- Construction of a bidirectional truck scale to weigh the waste load
- Construction of a an easterly dirt road
- Construction of a berm design-element with local vegetation to ensure preservation of the viewshed

The site is intended to temporarily store a maximum of 20 tons of waste, to be transferred every 12 hours in the summer and every 72 hours in the winter (average 9 tons in 72 hours in winter). Waste brought to the site will originate in Mono County and be transferred to Lockwood, Fallon, and Hawthorn, Nevada. The facility will not be available to the public and will solely be used for temporary storage and transference of waste from D&S Waste's clients, including recycling, municipal solid waste (MSW), and light construction waste, excluding concrete. The building will provide an additional location for the transfer and temporary storage of waste, which serves Mono County, to provide expedited movement of waste quantities.

Historically, the site has been permitted for a metal building and a truck storage facility. D&S Waste has used the site under the current permitted use since acquiring the property in 2007. The 40-acre site is located at Post Mile 8 and accessed by State Route 167, also known as Pole Line Road, 0.5 miles north of Mono Lake. The project is in a rural setting, and the site is composed of sagebrush shrubland.

The project site currently contains the following features (illustrated in Figure C):

- 1800-gallon fuel tank in 1,400 concrete fuel containment basin and 500-gallon fuel tank west of the existing metal building
- Generator on the right side of the existing metal building
- Well, three (3) 500-gallon propane tanks, freeze proof faucet (3'± high), electrical solar panels, and solar panel control boxes south of the existing metal building
- Septic tank & leach field area

The project and its regional vicinity are detailed in Figure A. No residential land uses are located within the immediate vicinity of the project site and the nearest residential site is 0.25 miles from the property line. The project site refers to areas that will be temporarily or permanently impacted by the proposed project, and the project location is illustrated in Figure B.

FIGURE A. PROJECT VICINITY



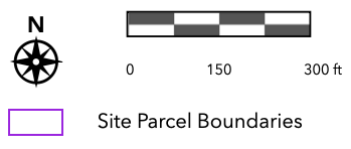
Data provided by Mono County & ESRI

D&S WASTE MONO TRANSFER STATION

FIGURE A - PROJECT VICINITY



FIGURE B. PROJECT LOCATION



Data provided by Mono County & ESRI

D&S WASTE MONO TRANSFER STATION
FIGURE B - PROJECT LOCATION

FIGURE C. DETAILED SITE PLAN



- LEGEND**
- PROPERTY CORNER PER RECORD OF SURVEY 33-11
 - CALLIRANS *W MONUMENT PER RECORD OF SURVEY 33-11
 - OLD DEGRADED BARBED WIRE FENCELINE
 - PAVED ROAD/ APPROACH
 - 1 BUILDING

- KEY NOTES**
- 1 1800 GAL. FUEL TANK IN 1,400 CONCRETE FUEL CONTAINMENT BASIN.
 - 2 500 GAL. FUEL TANK.
 - 3 GENERATOR.
 - 4 WELL.
 - 5 FREEZE PROOF FAUCET- 3" HIGH.
 - 6 SEPTIC TANK & LEACH FIELD AREA.
 - 7 3- 500 GAL. PROPANE TANKS.
 - 8 ELECTRICAL SOLAR PANELS.
 - 9 SOLAR PANEL CONTROL BOXES.
 - 10 18" W CMP: INLET & OUTLET ELEV: 6455'±.
 - 11 METAL PIPE GATE.

BASIS OF BEARINGS: NORTH, AS DETERMINED BY AN NGS OPUS SOLUTION AT CONTROL POINT 1000 USING GPS RECEIVER DATA COLLECTED IN JUNE 4, 2021.

CORS STATIONS USED FOR OPUS SOLUTION:

1. PID 0N0685	37°34'48.91"N	119°00'01.537"W
2. PID AN2502	37°30'13.535"N	119°03'38.187"W
3. PID 0N1465	37°57'28.581"N	118°57'17.200"W

NGS OPUS LATITUDE & LONGITUDE BASE VALUES ARE:
 38°00'18.87865"N
 119°01'25.93810"W

CCS, ZONE III (NAD83)(2002.0000) COORDINATE BASE VALUES IN METERS ARE:
 NORTHING: 2,222,191.37'
 EASTING: 6,986,480.87'
 ORTHO HEIGHT: 6,460.32' (GEOID18 NAVD83)

CONVERGENCE ANGLE: +0°54'13" @ BASE



TOPOGRAPHIC DATA WAS OBTAINED FROM DRONE AERIAL SURVEY AND BY TOPOGRAPHIC FIELD SURVEY BY BEAR ENGINEERING, INC. ON JUNE 4, 2021.

CONTOUR INTERVALS-
 MAJOR- 5'
 MINOR- 1'

REV	DATE	BY	APPD
1			
2			
3			
4			
5			

SITE PLAN
D & S WASTE REMOVAL
MONO COUNTY TRANSFER STATION
HWY 167, MILE POST 8

EASTERN SIERRA ENGINEERING
 CIVIL ENGINEERING & CONSTRUCTION SERVICES
 2500 HWY 99, SUITE 100
 YUBA CITY, CA 95993
 TEL: 530.888.7758 FAX: 530.888.7758

Designed By	JGR
Drawn By	JAM
Approved By	WR
Job No.	21-128
Scale	AS SHOWN
Date	11.13.21
Sheet No.	5