



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT No. 03-170-(5)
CONDITIONAL USE PERMIT No. 03-170-(5)

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE February 24, 2007	

APPLICANT Waste Management of California, Inc.	OWNER Waste Management of California, Inc.	REPRESENTATIVE Mike Williams
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REQUEST
 Conditional Use Permit: To authorize an increase in allowable daily volume of municipal solid waste intake from 1,700 tons per day to 3,000 tons per day with no expansion of the landfill boundaries in the D-2-1 (Desert-Mountain-one acre minimum required area) zone.

LOCATION/ADDRESS 600 East Avenue F Lancaster, CA 93535	ZONED DISTRICT Lancaster
	COMMUNITY Lancaster
	EXISTING ZONING D-2-1 (Desert-Mountain-one acre minimum required area)
ACCESS Located between Division St. and 20 th Street East	

SIZE 276 Acres	EXISTING LAND USE Landfill	SHAPE irregular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING	
North: Vacant, D-2-1	East: Vacant, D-2-1
South: Vacant, D-2-1	West: Vacant, D-2-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Areawide General Plan	N1 (Non-Urban 1)	To .5 DU/AC	See Staff Analysis

ENVIRONMENTAL STATUS
 Environmental Impact Report

DESCRIPTION OF SITE PLAN
 The applicant's site plan depicts a landfill area encompassing a 256-acre refuse disposal footprint and a 20-acre area that is occupied by facilities that are ancillary to the landfill including recycling center with 2.9 acres covered by structures including a ticket office, maintenance buildings, employee facilities, a paint shop, and container repair shop, and groundwater remediation facility. No new improvements or modifications are proposed to the existing facility. Operating hours will be from 5:00 a.m. to 10:00 p.m., Monday – Saturday.

KEY ISSUES

- Consistency with the Antelope Valley Areawide General Plan
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING MEMBERS ABSENT
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor