



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**

<b>PUBLIC HEARING DATE</b> 10/19/2011	<b>AGENDA ITEM</b> TBD
<b>RPC CONSENT DATE</b> N/A	<b>CONTINUE TO</b> TBD

<b>APPLICANT</b> Waste Management of California Inc.	<b>OWNER</b> Waste Management of California Inc.	<b>REPRESENTATIVE</b> None
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**PROJECT DESCRIPTION**  
 To continue the operation of an existing waste disposal facility in the D-2 (Desert-Mountain) zone. In addition, the applicant is also requesting to increase the allowable daily volume of municipal solid waste (MSW) for disposal from 1,700 tons per day (tpd) that is currently permitted to 3,000 tpd. An estimated 1,600 tpd of soil, green/wood waste and recyclable and beneficial use materials are also accepted at the Lancaster Landfill and Recycling Center (LLRC). As part of the proposed project, the LLRC would receive and process up to 500 tpd of additional green/wood waste received at the landfill. This project does not include a horizontal expansion of the permitted landfill footprint.

**REQUIRED ENTITLEMENTS**  
**The applicant, Waste Management of California Inc., is requesting a Conditional Use Permit (CUP) to authorize the continued operation of an existing waste disposal facility in the D-2 (Desert-Mountain) zone. A CUP is required for a waste disposal facility pursuant to Section 22.32.090 of the Los Angeles County Code.**

**LOCATION/ADDRESS**  
 600 East Avenue F

**SITE DESCRIPTION**  
 The site plan depicts a 276 acre existing waste disposal facility with appurtenant uses split into a west expansion waste footprint and an east expansion waste footprint. The west expansion waste footprint contains the entrance to the solid waste facility is accessed from East Avenue F located in the northwest portion of the subject property. This portion of the existing facility contains employee parking, scales, offices, recyclables drop-off area, paint shop, household hazardous waste storage, supply & Concrete/Whitegoods storage pad, a potable water well and storage tank, non-potable water tank, C&D (construction and demolition) transfer area, oil storage, container and repair area, recyclables storage/loading, flare station/condensate holding tank and a gas recovery facility area. Just south of this portion of the subject property is the concrete and asphalt material recycling area, a sedimentation basin and a proposed Reclaimable Anaerobic Composting (RAC) operations area. Along the western portion of the subject property is cargo container storage. The middle portion of the west expansion footprint depicts the landfill itself. The east portion of the west expansion waste footprint contains the green materials storage/processing area, concrete & asphalt material recycling area and the soil stockpile area. No new improvements or modifications are proposed to the existing facility. The east expansion waste footprint contains a proposed additional landfill entrance (via East Avenue F), parking area, recyclable container drop-off, scalehouse and administration building, scales, landfill equipment maintenance area, two sedimentation basins and a waste disposal footprint for future expansion. Surrounding the waste disposal footprint is a 100-foot buffer zone. A 50-foot road easement is shown on the northern portion of the subject property for the future extension of East Avenue F.

<b>ACCESS</b> via East Avenue F	<b>ZONED DISTRICT</b> Lancaster
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<b>ASSESSORS PARCEL NUMBER</b> 3175-003-001	<b>COMMUNITY</b> Unincorporated Lancaster
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<b>SIZE</b> 276 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> None
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	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Existing waste disposal facility with ancillary activities.	D-2-1 (Desert-Mountain - one acre minimum lot size requirement)
North	Vacant land.	D-2-1
East	Vacant land.	D-2-1
South	Vacant land.	D-2-1
West	Vacant land.	D-2-1

<b>GENERAL PLAN/COMMUNITY PLAN</b> Antelope Valley Areawide General Plan	<b>LAND USE DESIGNATION</b> N-1 (Non-Urban 1 – up to 0.5 dwelling units per acre)	<b>MAXIMUM DENSITY</b>
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**ENVIRONMENTAL DETERMINATION**  
 Supplemental Environmental Impact Report (EIR) to the Final EIR adopted May 13, 1998.

**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

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

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