

<h1>Transmittal Checklist</h1>	Hearing Date 10-19-11
	Agenda Item Number 6

Project Number: 03-170-(5)
Case(s): CUP No. 03-170
Contact Person: Rob Glaser

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



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

PUBLIC HEARING DATE 10/19/2011	AGENDA ITEM 6
RPC CONSENT DATE N/A	CONTINUE TO TBD

APPLICANT Waste Management of California Inc.	OWNER Waste Management of California Inc.	REPRESENTATIVE 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.

ACCESS via East Avenue F	ZONED DISTRICT Lancaster
ASSESSORS PARCEL NUMBER 3175-003-001	COMMUNITY Unincorporated Lancaster
SIZE 276 Acres	COMMUNITY STANDARDS DISTRICT None

	EXISTING LAND USE	EXISTING ZONING
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

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

RPC LAST MEETING ACTION SUMMARY

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

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

STAFF ANALYSIS
PROJECT NO. 03-170 – (5)
CONDITIONAL USE PERMIT NO. 03-170

REQUIRED ENTITLEMENTS

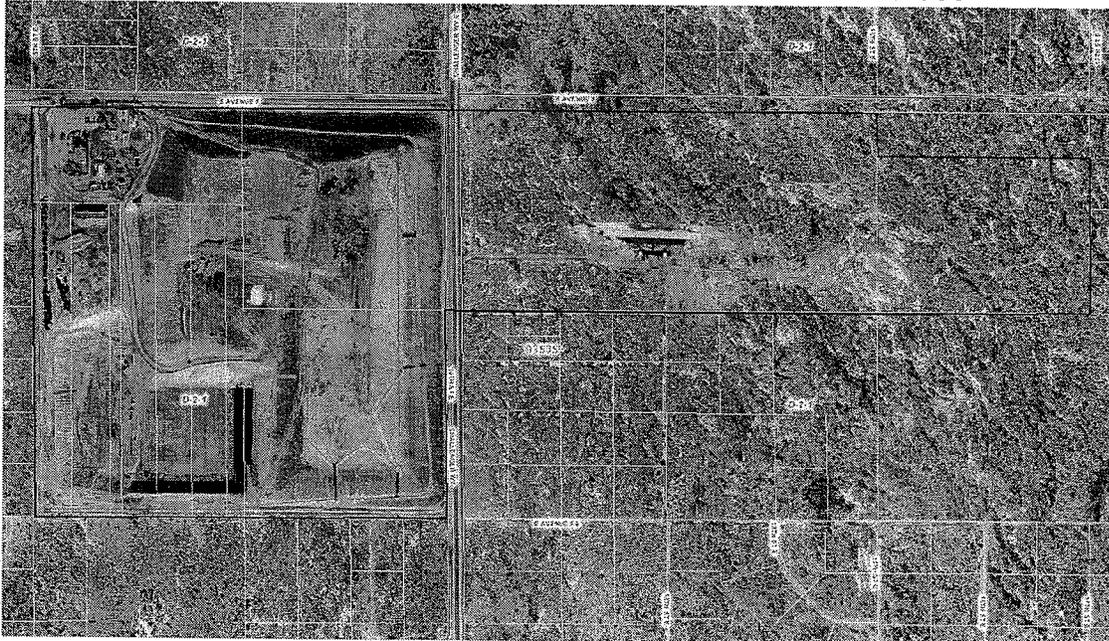
The applicant, Waste Management of California, Inc. (WMI), is requesting a new Conditional Use Permit (CUP) to authorize the continued operation and maintenance of a solid waste disposal facility called the Lancaster Landfill and Recycling Center (LLRC) in the D-2-1 (Desert-Mountain – One Acre Minimum Lot Area) zone. A solid waste disposal facility is defined in Section 22.08.120 as a "land reclamation project," and such a facility located in zone D-2 requires a CUP pursuant to Section 22.32.090 of the Los Angeles County Code. According to Section 22.32.090, the D-2 zone may be used for any use permitted in Zone A-2 (Heavy Agricultural), subject to all the conditions and requirements of Title 22 relating to Zone A-2, or any use permitted in Zone M-1 (Light Manufacturing), subject to all the conditions and requirements of Title 22 relating to M-1, except outdoor advertising signs are prohibited. Section 22.24.150, which sets forth the uses that are allowed in the A-2 Zone with a CUP, includes land reclamation projects, therefore, LLRC is allowed on the subject property with a CUP.

DESCRIPTION OF SUBJECT PROPERTY

Location

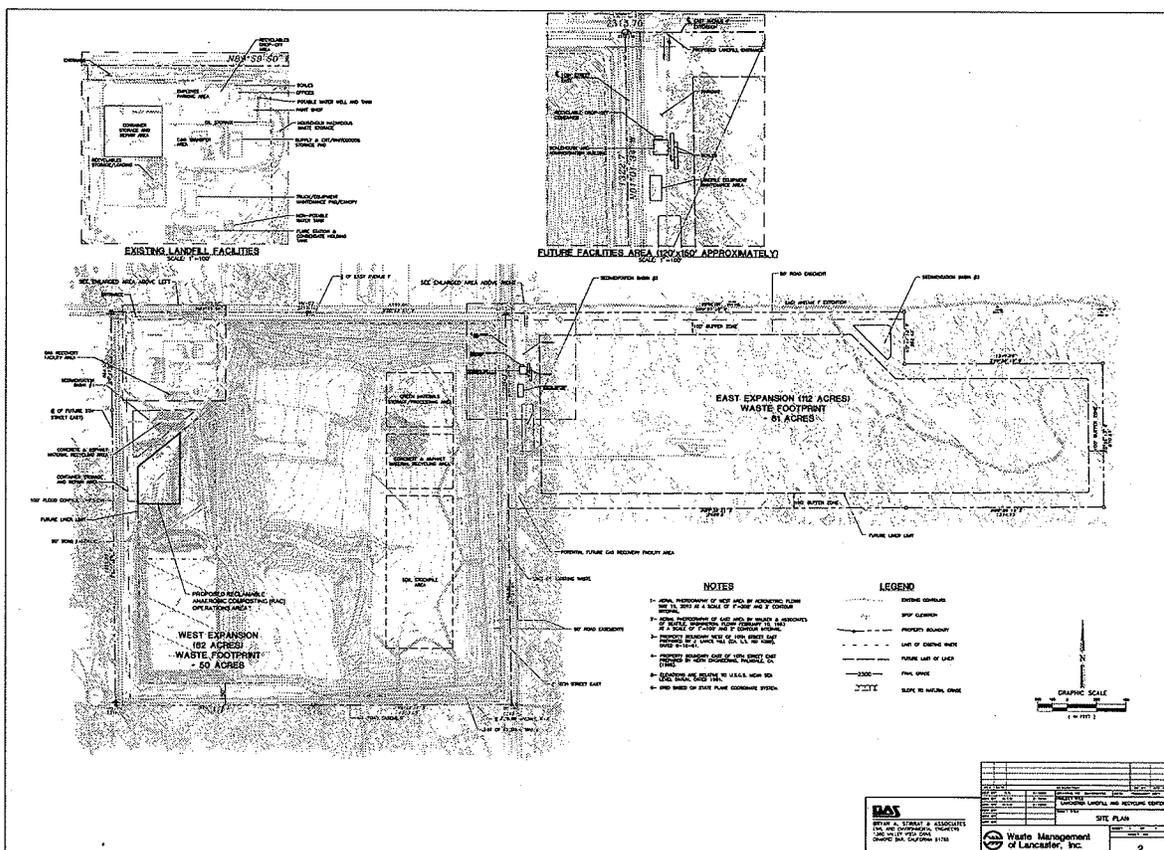
The LLRC is located in the unincorporated area of Lancaster within the Lancaster Zoned District. The entrance to the LLRC is located at 600 East Avenue F, Lancaster CA, 93535. There are twelve (12) parcels associated with this landfill facility and the Assessor Parcel Numbers (APNs) are as follows:

3175-003-001	3175-003-002	3175-003-003
3175-003-004	3175-003-005	3175-003-006
3175-003-007	3175-003-008	3175-003-009
3715-003-010	3175-007-028	3175-008-009



Physical Features (topography/vegetation)

The LLRC is located on 12 rectangular and square shaped parcels, encompassing 276 acres, improved with a landfill and supporting facilities. The topography of the site is relatively flat except for the portion of the site in use for landfill dumping. The subject property's used portion is not landscaped and the unused portion of the site has vegetation type typically found in high desert areas, which includes Joshua Trees, Creosote Bushes and plants that have adapted to survival with minimal amounts of water. The LLRC is composed of the current active area (82 acres), the Western Area (62 acres), the Eastern Area (112 acres), and the 20-acre portion of the property that accommodates the land fill operation facilities.



FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION

Access

Access to Lancaster Landfill and Recycling Center (LLRC) is via East Avenue F, which is a two lane road improved to rural standards and does not include curbs or gutter. The landfill facility accepts transfer trucks from multiple destinations and the major freeway used to gain access to the site is the State Route 14 freeway (SR-14). The haul route used by transfer trucks accessing the LLRC from SR-14 involves such trucks exiting SR-14 at the Avenue H off ramp, traveling eastbound on West Avenue H to Division Street, passing over the Union Pacific railroad and Sierra Highway on an above-grade crossing. The above-grade crossing, which is located in the City of Lancaster, is an improved six-lane road with sidewalks and street lights. The transfer trucks then proceed northbound on Division Street to East Avenue F, and then travel

eastbound on East Avenue F to the LLRC driveway. Truck traffic leaving the LLRC follows the same route in reverse to SR-14.

EXISTING ZONING

Subject Property: The subject properties are zoned D-2-1 (Desert-Mountain – One Acre Minimum Lot Area). This zone allows for uses permitted in A-2 (Heavy Agricultural) or M-1 (Light Manufacturing) subject to all of the conditions and requirements included in those sections.

Surrounding Properties:

North: D-2-1
East: D-2-1
South: D-2-1
West: D-2-1

EXISTING LAND USE

Subject Property: The subject property is improved with an existing waste disposal and recycling facility. The waste disposal facility consists of various ancillary activities relating to the landfill operations.

Surrounding Properties:

North: Vacant land.
East: Vacant land.
South: Vacant land.
West: Vacant land.

SITE PLAN 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 encompasses the western portion of the project site, and includes the entrance to the solid waste facility from East Avenue F, which is 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 and Concrete/Whitegoods storage pad, a potable water well and storage tank, non-potable water tank, construction and demolition waste (C&D) 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, within the west expansion waste footprint, is cargo container storage. The middle portion of the west expansion footprint contains the current landfill disposal footprint. The eastern portion of the west expansion waste footprint contains the green materials storage/processing area, concrete and asphalt material recycling area, and the soil stockpile area.

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.

PROJECT DESCRIPTION

The applicant, Waste Management of California, Inc. (WMI), is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of a waste disposal and recycling facility at the Lancaster Landfill and Recycling Center (LLRC). Several permits have been issued since the landfill was established on the site in 1954. The existing CUP was approved on May 13, 1998, and expires by its own terms on August 1, 2012. The applicant filed the current request for a new CUP to continue landfill operations on the subject property on June 11, 2003. In addition to authorizing the continued operation of the landfill, 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), which is currently allowed under the existing CUP, 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 LLRC and are proposed to continue as part of the proposed project. Also 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. The proposed project does not include an expansion of the permitted landfill footprint. Rather, the increase in the allowable daily volume of MSW at the landfill would be accommodated within the existing disposal area footprint and would result in a reduction in the expected life of the facility. At present, the site intake volume could continue to accept waste until 2035. With implementation of the proposed project, the maximum permitted elevation would be reached by approximately 2021; therefore, the LLRC would close sooner than would be anticipated under existing permit conditions.

If the proposed project to increase the allowable daily intake of MSW is approved for the LLRC, the LLRC's Solid Waste Facilities Permit (SWFP) would also need be revised to reflect such increase in daily intake rates. A revised SWFP from the Los Angeles County Department of Public Health, which is the Local Enforcement Agency (LEA) for the LLRC, would need to be issued in order to allow the LLRC to operate at increased daily capacity.

In addition to the areas within the landfill site that are used to deposit municipal waste, the LLRC also accommodates several ancillary uses, which is described below. Unless otherwise specified, the LLRC does not propose to change the existing uses or facilities as part of the proposed project.

Scales

The scale area, which includes three 70-foot scales, is located in the northwest corner of the LLRC, east of the site entrance to the facility. Two of the scales are attended and encompass approximately 1,400 square feet. In addition, one unattended scale

As waste decomposes in the landfill, the gas that is produced is transported, via the landfill gas piping network, to flare station and condensate hold tank area to be combusted by the flare to reduce emissions to permitted levels in accordance with regulatory requirements. As landfill gas is transported to the flare through the piping network, the gas cools resulting in the generation of condensate. Condensate is stored in this area in a 10,000 gallon aboveground storage tank where it is then injected into the flare and combusted. The flare station, including the condensate holding tank, is also located within a 7,500 square foot area at the facilities area at the northwestern corner of the LLRC.

Offices

Offices that accommodate employees of the landfill are located within a 2,300-square foot area in the northwest corner of the LLRC. The employees utilize the offices to perform various functions, including scale house operations, maintenance, landfill operations, and administration. The offices also include a break room that is used by employees of the landfill.

Household Hazardous Waste Storage

The LLRC also accommodates an area within the site that is dedicated to storing household hazardous waste (HHW). The 1,400-square foot area, which is also located east of the entrance to the site, is used to store household hazardous waste materials found in loads through the load inspection program. The HHW is consolidated and temporarily stored in this area before being transported to an appropriate destination facility for proper treatment and disposal.

Whitegoods (appliances)/Cathode Ray Tube (CRT) Storage

As white goods (e.g., washers, dryers, and refrigerators) and CRT's are dropped off or collected, they are consolidated and transported to the appropriate recycling facility. The LLRC diverts for recycling all white good containing scrap metal value. Two separate recycling operations are conducted in this area located at the facilities area at the northwest corner of the LLRC. This area encompasses approximately 4,700 square feet, including 1,500 square feet that are dedicated to whitegoods storage and 3,200-square for CRT storage.

Truck Equipment Maintenance

A 3,200 square foot truck equipment maintenance area is located in the northwestern corner of the LLRC. Mechanics maintain and repair the heavy equipment utilized in the landfill operations. In addition, collection trucks that break down are also repaired at this facility.

Non-Potable Water Tank

A non-potable water tank is located in the vicinity of the flare station and condensate holding tank. The on-site non-potable well provides water that is stored in the 10,000 gallon tank. The non-potable water is utilized for on-site dust control. The non-potable water tank encompasses an area of approximately 2,000 square feet.

Concrete and Asphalt Material Recycling Area

A 124,000-square foot area within northeastern corner of the LLRC is dedicated to concrete and asphalt material recycling. Concrete and asphalt materials are stockpiled on the site until it is determined to be economically feasible to warrant crushing them into base materials to be used at the landfill or transported off-site and reused. The maximum height of the stockpile for the concrete and asphalt materials is 30 feet.

C & D Transfer Area

The construction and demolition (C&D) transfer area is located south of the landfill entrance in the vicinity of the larger container storage area along 5th Street East. This 11,500 square foot area is used to store mixed construction and demolition debris after it is unloaded from collection vehicles. The C&D materials are consolidated in this area before being loaded into transfer trucks to be transported to processing facilities in the Los Angeles area.

Potable Water Well and Tank

A 1,200 square foot area within the LLRC accommodates a potable water well that supplies water to the existing offices located on the site. The water well and tank are located east of the landfill entrance near the East Avenue F frontage of the landfill.

Green Materials Storage/Processing Area

The green materials storage/processing area is used to stockpile various kinds of green and wood materials that are collected and transported to the LLRC. This area is located near the northeastern corner of the site near East Avenue F and 10th Street East. When sufficient materials have been received, a portable grinder is brought in to grind the material so that it can be utilized for landscaping, biomass fuel, reclaimable anaerobic compost (RAC) feedstock (explained more fully below), or as an alternative energy project, if available. Stockpiles within the 55,000 square foot area are limited to a height of 20 feet.

Soil Stockpile Area

A large soil stockpile area (approximately 550,000 square feet) is located in the southeastern corner of the LLRC near 10th Street East. This area is used to stockpile soil received from customers and/or that resulting from on-site excavation before it is utilized as landfill cover material.

Miscellaneous Features

In addition to the ancillary uses identified above, other features include an unpaved, dirt parking lot, which is located in the vicinity of the office and provides parking for employees. A paint shop and oil storage area are located south of the potable water well and tank in the northeastern corner of the subject property. Although the paint shop was active in 2004, it is currently inactive and may or may not be reactivated. The LLRC was originally conditioned to include an oil storage tank, supplying the refuse collections vehicles that were then located at the LLRC, which would be sited on the area designated in the northwest portion of the property; however, the tank has not been constructed to date.

Future Ancillary Use

Reclaimable Anaerobic Composter (RAC) Operations Area (Proposed)

As indicated on the previous 2011 Aerial Photograph, a proposed RAC operations area that encompasses approximately 140,000 square feet is located south of the westerly concrete and asphalt material recycling area. The RAC was permitted by the LEA with concurrence from the California Department of Resources Recycling and Recovery (CalRecycle), pursuant to 14 CCR 17862(b) as a research and development composting facility on November 6, 2009; however, it is not operational at the present time. LEA approval of the research composting operation allowed the LLRC to exceed 5,000 cubic yards of feedstock, additives, chipped and ground material, and compost on-site at any one time. In addition, the RAC was also conditionally approved by the Lahontan Regional Water Quality Control Board in May 2010. The conditional approval of the RAC required the applicant to develop and implement a monitoring program to evaluate and demonstrate the integrity of the proposed RAC liner system. The Antelope Valley Air Quality Management District (AVAQMD) issued two Authorities to Construct, including one for the RAC pod/vessel complex and one for the biofilter air quality control mechanism. Operation of the RAC would be consistent with the approvals described above.

The RAC is composed of an anaerobic composting pod system for batch treatment of feedstock that includes organics, such as green waste, manure, oil and grease, and food waste. The RAC system that would become operational at the LLRC would consist of in-ground pods that are lined on the bottom and side walls with geosynthetic membranes, and then sealed on top with additional geosynthetic membrane after being fully charged (filled up with feedstock). No special or solid wastes would be handled within the RAC system.

Each pod processes up to 1,000 cubic yards of feedstock in a completely sealed vessel. Rather than converting the compost aerobically to carbon dioxide, as is done through conventional composting, the RAC technique converts the organics to a mixture of approximately 45 percent of carbon dioxide and 55 percent biofuel. As part of a full-scale RAC production model, the resultant biofuel may be processed and utilized as a fuel source through the future gas-to-energy infrastructure within the LLRC. However, as part of the research project, the resultant biofuel would be sent to the existing landfill gas flare where it would be combusted along with other landfill gas in accordance with current regulatory requirements. The biofuel that results from the RAC process is different than landfill gas that typically is generated through the normal landfill decomposition process in that the biofuel from the RAC has a generally higher energy content (as measured in British Thermal Unit (BTU)) and fewer contaminants such as hydrogen sulfide, oxygen, nitrogen, and siloxanes. The higher BTU and the low quantities of contaminant make the RAC biofuel more efficient, cleaner burning, and useful for a variety of applications. In addition, the digestate produced by the RAC has a higher nitrogen and phosphorus value than yard waste compost that is normally generated through typical aerobic composting procedures because of the digested proteins. The increased nutrient content of the digestate makes the material more desirable as a soil amendment giving it a greater market value. The sustained high

temperature of the RAC process also destroys all seeds and provides pathogen reduction to prevent weeds and render safe products.

Because the RAC utilizes materials that are currently destined for the LLRC there will be no additional inflow of tonnage or truck trips as a result of the proposed ancillary use. The total incoming tons and number of trucks will remain the same. The only thing that will change is the distribution of material within incoming trucks. Organics that would normally be contained within the general municipal solid waste (MSW) loads will now be source separated and transported in segmented and transported in segregated loads to the LLRC. The MSW trucks that would normally have taken the organics will now be able to make more stops in order to fill the freed-up volume from the diverted organics. Therefore there will be proportionately less trips made by the general MSW trucks overall, resulting in no net change in truck trips.

The methane concentration of the biogas generated by the digestion process of the RAC is greater than 52 percent which is well above the acceptable rate of 42 percent required for use in a gas to energy facility. Additionally, due to the controlled processes employed at the RAC, the methane content of the bio-gas is expected to be constant and predictable. Because of the controlled source of the feedstock, the hydrogen sulfide content is significantly less than landfill gas resulting in less odors. Siloxane levels will also be significantly less resulting in less wear and tear on system components and lower maintenance costs.

Odors are an intrinsic part of composting operations and can be controlled successfully by employing good system design, operation, and training. The RAC components and operational procedures are designed to minimize emissions that are typical in aerobic composting. The RAC components include completely covered and sealed cells, a bio-filter, a sealed gas management system, a sealed leachate extraction/recirculation system, and various sensors (temperature, oxidation reduction potential, etc.). Therefore, with proper chemistry, covers, education, standards, and bio-filters, the RAC can be managed without odors leaving the landfill property. To that end, the RAC has an Odor Impact Minimization Plan (OIMP) which must be implemented as part of the facility operations. For example, in accordance with the OIMP, an emission/odor control vacuum will be applied to the partially filled cell between charging and routing through a bio-filter. Other measures, including regular on-site monitoring to determine the need for additional odor reduction, are also stipulated in the OIMP.

PROJECT PHASING

Implementation of the proposed project does not include any expansion of the existing facilities and, therefore, does not require development phasing. The applicant is proposing to increase the daily refuse intake from 1,700 tpd to 3,000 tpd. If approved by the County of Los Angeles, it is anticipated that the applicant would increase the daily operations to accept 3,000 tpd immediately upon issuance of the Solid Waste Facilities Permit (SWFP).

Project implementation will not change the base excavation plan (i.e. phasing plan) prepared for the landfill. Based on that plan, the following completion of the existing landfill area, landfill activities would occur in the west expansion footprint (Fill Phases I and II), follow by Fill Phase III that would occur over the top of Fill Phases I and II and the existing landfill area in order to bring the area up to final grades. Fill Phase IV through VIII will occur in the east expansion footprint, beginning in the western limits of that area and proceeding in an easterly direction to the eastern limits of the Eastern Area. The final phase will be Fill Phase IX, which will occur over the top of the Eastern Area prior to closure of the LLRC.

EXISTING PERMIT DESCRIPTION

Under the approved Solid Waste Facilities Permit (SWFP) and Conditional Use Permit (CUP 93-070 – (5) issued on May 13, 1998), the LLRC is currently authorized to accept 1,700 tons per day (tpd) of MSW for disposal. An additional unspecified quantity of soil, green waste, and recyclable and beneficial use materials is also accepted at the LLRC. In addition, the LLRC may accept up to 10 tpd of non-hazardous sludge and other non-hazardous materials, including non-friable asbestos-containing waste, non-hazardous contaminated soils, wood waste, agricultural waste, and other bulky items (i.e., “white goods” such as appliances). Only non-hazardous waste is accepted at the LLRC because of the site’s Class III MSW designation. A calibrated radiation detector is operated at the scales to detect radioactive materials. The permitted disposal area within the LLRC encompasses 209 acres. The maximum approved elevation of the LLRC is 2,400 feet above mean sea level (amsl). Operating hours of the LLRC extend from 5:00 a.m. to 10:00 p.m. Monday through Saturday. The estimated closure date of the LLRC is 2035 based on the current rate of disposal.

ENVIRONMENTAL DETERMINATION

The County adopted an environmental impact report (1997 EIR) in connection with CUP No. 93-070 in May 28, 1998 and approved a Mitigation Monitoring and Reporting Program (1998 MMRP) for the project at that time. In compliance with the California Environmental Quality Act (CEQA), an initial study was prepared by the Department of Regional Planning (Department) in March 17, 2005 in connection with the applicant’s submittal of the application for the requested CUP. Based on the initial study, the Department determined that a Supplemental Environmental Impact Report (SEIR) was the appropriate environmental document for the project.

A Draft SEIR was prepared for the project and circulated for public review from December 29, 2006 to February 14, 2007, which analyzed the environmental impacts for the request to increase the amount of MSW tpd. In December 2008, a Revised Draft SEIR was prepared to analyze the AB 32 Information, which included greenhouse gas emission and global warming. The Revised Draft SEIR was circulated for public review and comment from December 22, 2008 to February 4, 2009. Responses to the comments that were received during the public comment periods were prepared and a Final SEIR was prepared and provided to commenting agencies on October 5, 2011.

Based on the potential impacts that were identified and analyzed in the environmental document, a Mitigation Monitoring and Reporting Program (MMRP) was also prepared for the project. As noted in the MMRP, all mitigation measures prescribed in the 1997 EIR would remain applicable to the current project, unless specifically noted, and are contained or incorporated by reference in the current MMRP for the project.

The MMRP outlines mitigation measures, the timing for the measure, the monitoring action indicating compliance with the mitigation and the monitoring responsible agency. The monitoring categories include geotechnical, flood hazard, fire hazard, noise, water quality/water demand, air quality/odors, biota, cultural and paleontological resources, traffic/circulation, environmental safety, visual quality, and greenhouse gas emissions and global warming.

LEGAL NOTIFICATION

The public was properly notified of the public hearing for this matter, which included the intent to certify the Final Supplemental Impact Report (SEIR) (SCH 1993101036) and adopt a Mitigation Monitoring and Reporting Program (MMRP). Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion, on September 17, 2011 and in the Antelope Valley Press on September 17, 2011. A total of 143 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 1,000-foot radius of the subject property on September 13, 2011. This number also includes notices sent to the local community groups and residents on the Lancaster Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual Sheet and Site Plans were forwarded to the Lancaster County Library at 601 W. Lancaster Blvd. Lancaster, CA 93534, on September 13, 2011. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on September 11, 2011.

ZONING HISTORY / PREVIOUS CASES

Urgency Ordinance No. 6329 – established the D-2-2 (Desert-Mountain – with a 2 acre minimum lot size development standard) zone on the subject property on November 24, 1953.

Ordinance No. 10,043 – established the D-2-1 (Desert-Mountain – with a 1 acre minimum lot size development standard) zone on the subject property on June 16, 1970.

Special Permit Case No. 952 - upon appeal, was approved by the Board of Supervisors on February 16, 1954, establishing the use of the original site as a land reclamation project (sanitary landfill).

Zone Exception Case No. 2693 – approved on December 26, 1956, authorized a “cut and cover dump”.

Zone Exception Case No. 5015 – approved on March 10, 1959, authorized an existing “borrow pit and waste disposal facility” including restricted “garbage” intake.

Zone Exception Case No. 8736 – approved on March 12, 1968, authorized an increased height for the landfill.

Conditional Use Permit No. 444 – approved by the Regional Planning Commission on May 9, 1974, authorized the continued operation of the landfill.

Conditional Use Permit No. 1483 – approved on September 18, 1979, authorizing an expansion of the landfill including an increase in height to 2,357 feet above sea level. This approval set the expiration date of the grant term to November 30, 1989.

Conditional Use Permit No. 88411 – approved on April 5, 1989, extended the term of the grant to January 2, 1995, with no increase in the fill elevation.

Conditional Use Permit No. 89531 – approved on November 28, 1990, authorized the excavation of a “barrow pit”, adjacent to the west of the site, for use to provide cover for the existing landfill. This grant term expired on January 2, 1995.

Conditional Use Permit No. 90494 – approved on October 30, 1991, authorized an expansion of the landfill including increasing height to 2,395 feet above sea level and increasing the incline of the side slopes. This approval extended the grant term to January 2, 2002.

Conditional Use Permit No. 93070 – approved on May 13, 1998, authorized an expansion of the landfill including increasing height to 2,400 feet above sea level and expanding the land area by 62-acres to the west (use of former “borrow pit”) and 112-acres to the east (existing desert and Joshua trees on-site). Also authorized expansion of the rate of intake of solid waste from 1,000 to 1,700 tons per day, a change in operating hours from 6:00 a.m. – 5:00 p.m. to 5:00 a.m. – 8:00 p.m. Monday through Saturday, and acceptance of asbestos and non-hazardous contaminated soils. This approval set the termination of this grant term on August 1, 2012 or upon completion of the approved fill design, as shown on the Exhibit “A”.

STAFF EVALUATION

General Plan Consistency

The Countywide General Plan (General Plan) Land Use Policy map designation for the subject property is Non-Urban (R). The existing operation of a waste disposal and recycling facility along with appurtenant activities is consistent with the intent and policies of the Plan, because the project provides a necessary service for the local and surrounding community's needs.

The General Plan contains policies and goals that are applicable to non-urban development as well as to waste disposal and recycling facilities. Policies link goals and implementing programs into a cohesive framework for the purpose of achieving both civic and private purposes. Policies express a commitment to a course of action on the part of government in cooperation with the private sector to meet the goals of the General Plan. The following policies from the Countywide General Plan support the continued operation of the existing waste disposal and recycling facility:

General Policy No. 59 – Promote the development and use of new and improved water and waste management technology.

- The proposed conditions of approval for this permit encourage the development of waste diversion alternatives, which may include the development of conversion technologies or develop a plan to haul waste by rail to an off-site location. To further encourage the diversion of solid waste, the facility's operation includes a recycling component. Three categories of recyclables (i.e., green/wood waste, cardboard and office paper, and co-mingled recyclables) are collected by curbside collection vehicles in the surrounding community. The curbside green/wood waste material is used on-site to complement other alternative daily cover (ADC) cover materials, while co-mingled recyclables are processed at an off-site recycling facility. Cardboard and office paper is also collected from local businesses for processing at an off-site recycling facility.

Water and Waste Management Policy No. 10 – Accelerate the implementation of advanced technological methods for waste disposal, and expand the countywide capacity of sanitary landfills only as justified by need.

- The proposed conditions of approval include a structured fee program to require a monthly fee payment to be deposited into an interest-bearing Alternative-to-Landfill Technology Trust Fund, created and maintained by the Department of Public Works. The fee will be used to fund countywide disposal capacity planning, to promote the development of Conversion Technology facilities that benefit the Antelope Valley and the County, and to provide for long-term disposal needs of the Antelope Valley.

Water and Waste Management Policy No. 16 – Prohibit the degradation of air quality by requiring the mitigation of emissions from waste disposal sites.

- The following mitigation measure will be in place to prohibit the degradation of air quality from the waste disposal facility. “Following closure of the landfill, the applicant shall continue to operate, maintain, and monitor the landfill gas collection and treatment system as long as the landfill continues to produce landfill gas, or until it is determined by the Antelope Valley Air Quality Management District (AVAQMD) that emissions no longer constitute a considerable contribution to greenhouse gas emissions, whichever comes first.” This mitigation measure will be monitored by the Lead Enforcement Agency (LEA) from the Department of Public Health, AVAQMD, Regional Water Quality Control Board (RWQCB), and the Departments of Public Works and Regional Planning.
- In addition, the facility must create a plan for the reduction of Green House Gases (GHG) and will be subject to review and approval by the AVAQMD. The plan shall include an implementation schedule that demonstrates substantial GHG emission reductions prior to the 2020 deadline, including implementation of “early action” measures that may be implemented within three years of plan approval. The reduction in annual GHG emissions such that emissions are no greater than 10 percent below 2006 levels and meet all regulatory requirements related to GHG control.
- The applicant will be required to comply with the following mitigation measures: continue existing dust suppression measures (watering) on unpaved roads, in borrow areas and at the working face of the landfill; continue to operate landfill gas collection and combustion system in accordance with governing AVAQMD regulations; continue to monitor surface emissions and gas migration; install landfill gas migration probes around the perimeter of the expansion areas; conduct visual inspections of the landfill cover and monitor gas emission in accordance to AVAQMD regulations; and apply daily cover at the working face of the landfill.
- As waste decomposes in the landfill, the gas that is produced is transported, via the landfill gas piping network, to flare station and condensate hold tank area to be combusted by the flare to reduce emissions to permitted levels in accordance with regulatory requirements.

Water and Waste Management Policy No. 17 – Protect public health and prevent pollution of ground water through the use of whatever alternative is necessary.

- The proposed conditions include language for the facility operator to install and maintain containment (liner) systems and leachate collection and removal systems as required by the Regional Water Quality Control Board (RWQCB).

The design of the landfill liners of the landfill must be approved by the RWQCB. The facility operator will be required to install and test all groundwater monitoring wells that are required by the RWQCB and promptly undertake any action directed by RWQCB to prevent or correct potential or actual contamination that may affect groundwater quality.

Water and Waste Management Policy No. 23 – Facilitate the recycling of wastes such as metal, glass, paper and textiles.

- Recyclable waste materials are diverted from landfill disposal for beneficial use whenever possible. Wood waste and green waste recovery is part of the existing operations. Loads of acceptable wood and green wastes are directed to the processing area. The material is cleaned of refuse, stockpiled, and ground into chips on a periodic basis. Wood chips are transported to end users such as electric generating plants and landscape services. Green waste is principally used onsite for landfill cover (to prevent wind and surface water erosion) or soil amendment.
- Construction and demolition (C&D) waste recycling is also part of the existing operations. Loads of inert debris, such as asphalt and concrete, are stockpiled until there is sufficient material for crushing. A mobile crusher processes this material into road base that is used on-site for roads and other construction projects. Loads of mixed construction and demolition waste (i.e., wood, metal, sheet rock, brick, etc.) are also recycled whenever possible. Stockpiled materials are transported to a C&D materials recovery facility located in northern Los Angeles County.
- The landfill allows self-haulers to drop off bulky items at the landfill. These types of waste are principally appliances (also known as “white goods”). Truckloads of white goods are hauled to metal recyclers located within the Los Angeles metropolitan area. Other wooden bulky items are directed to the wood waste area.
- Cardboard and office paper is also collected from local businesses for processing at an off-site recycling facility.

Water and Waste Management Policy No. 24 – Use technology for the conversion of waste to energy.

- The proposed conditions of approval require the permittee to pay a monthly fee to be used to fund countywide disposal capacity planning, to promote the development of Conversion of Technology facilities that benefit the Antelope Valley and the County, and to provide long-term disposal needs to the Antelope Valley. Fifty percent of the fee payment will be deposited by the Director of Public Works into an interest-bearing Conversion Technology Development Trust

Fund, created and maintained by the Department of Public Works and will be used by the Director to research and promote the development of Conversion Technology facilities that will benefit the Antelope Valley and the County. The conversion of waste to energy will be studied as a potential Conversion Technology. The remaining 50 percent of the fee payment will be deposited in an interest bearing account Alternative-to-Landfilling Technology Trust fund, created and maintained by the Department of Public Works and will be used by the Director to fund environmental educational, and quality of life of life programs in the Antelope Valley, and to fund regional planning and countywide disposal planning.

Antelope Valley Areawide General Plan

The Antelope Valley Areawide General Plan (AV Plan) Land Use Policy map designation for the subject property is "N-1" (Non-Urban 1 – up to 0.5 dwelling units per acre) and the existing operation of a waste disposal and recycling facility and appurtenant activities is consistent with the intent and policies of the AV Plan. The project provides a necessary service for the local and surrounding community's needs. The AV Plan allows for non-residential uses in non-urban environs, such as solid and liquid waste disposal sites and other public facility necessary to serve non-urban populations. (Antelope Valley Areawide General Plan, P.VI-1 and 4)

The following general policy statements from the AV Plan support the continued operation of the existing waste disposal and recycling facility and serve as guidelines to support this type of use:

1. "Encourage growth in and adjacent to existing urban, suburban, and rural communities." (AV Plan, Policy No. 6, P. V-1)

The proposed project provides an increased rate of fill to support continued economic and residential growth opportunities within the Antelope Valley and other communities served by the landfill.

2. "Encourage an appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community." (AV Plan, Policy No. 26, P. V-4)

The proposed facility and use are located in a remote area buffered by vacant lands and the use of mitigation measures will minimize impact of the facility to the surrounding community.

3. "Encourage development of services to meet the needs of Antelope Valley residents. Such services should be expanded at a rate commensurate with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be

established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point.” (AV Plan, Policy No. 29, P. V-4)

The proposed project serves both the needs of the growing population of the Antelope Valley and additional increasing demand by small clusters of users of these services located throughout Los Angeles County. Due to increasing population and development density in urbanized areas within Los Angeles County, increased use of private urban transfer stations has emerged requiring final destinations for solid wastes and space for storage and transfer of beneficial use materials. The subject site provides such a destination in addition to serving the local needs. The table below demonstrates the current use of the LLRC. As indicated, approximately one-third of use is appropriated by each of the following: 1) the City of Lancaster, 2) Private transfer companies from the City of Los Angeles, and 3) contracts with other small jurisdictions. An average of 1,234 tons per day of solid waste was logged during the period indicated in the table below.

January 2006 – June 2006
Waste Disposal by Jurisdiction of Origin at Lancaster Landfill
Total Disposed – 222.108 tons

Lancaster Landfill	Tons	% of Total
City of Lancaster	70,907	31.9%
City of Palmdale	1,805	0.8%
County Unincorporated Communities	6,631	3.0%
Subtotal	79,343	35.7%
City of Los Angeles (private)	72,660	32.7%
Other Jurisdictions	70,105	31.6%
Subtotal	142,765	64.3%
Grand Total	222,108	100.0%

Source: Lancaster Landfill Data Chart, Waste Disposed, 2006

4. “Encourage recycling and revitalization of deteriorating urban areas by pursuing appropriate demolition, rebuilding, and/or rehabilitation.” (AV Plan, Policy No. 32, P. V-5)

County land use permits require a minimum of 50 percent recycling of demolition materials. The project provides a location at which such construction and demolition materials can be collected so that they can be put to beneficial use in furtherance of this policy. The subject project includes intake, temporary storage, and outflow of up to a maximum of 2,100 tpd of beneficial use materials such as recycled building materials and other green and wood wastes.

5. "Promote and support efforts by public and provide agencies and citizen groups to provide all residents with the opportunity to satisfy their needs for housing, employment, and physical and social services." (AV Plan, Policy No. 44, P. V-7)

The applicant provides resources supporting environmental education in the local area and has provided services such as the volunteer "Earth Clean Up Day". Other supportive programs the applicant has provided are "Free Dump Day", "Free Waste Tire Collection" events, "Free Household Hazardous Waste / Electronic-Waste" collection days and initiated programs within local communities to stop illegal dumping.

6. "Mitigate where possible undesirable impacts of adjacent land uses (i.e., noise interruption, visual intrusion, and airborne emissions) through utilization of appropriate buffers, building codes and standards" (AV Plan, Policy No. 62, P. V-9); and "Protect significant vegetation such as the Joshua Tree." (AV Plan, Policy No. 69, P. V-9)

The subject project is required to meet strict environmental standards for landfill gas emissions, groundwater impacts, airborne dust and litter, truck traffic and emissions, and landfill closure landscaping (including relocating Joshua trees from the easterly portion of the site onto the finished landfill surface areas). An environmental Mitigation Monitoring and Reporting Program, detailed Conditions of Approval, and a Conditions Implementation Monitoring Plan are components of the project.

7. "Implement roadway improvements coincidental with actual land use development and increasing traffic." (AV Plan, Policy No. 80, P. V-11)

The project would be required to make fair-share contributions for improvements to well-defined truck traffic haul routes and roadways. The permittee will be responsible for the pro-rata costs of improving the pavement structure of the roadway segments along the designated haul route.

8. "It is the express intent of this AV Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map."

Though the project does not include a request of an expansion of land area, the increase in the rate of fill proposed by the project is appropriate and not in conflict with the existing and future land use patterns because the landfill is a regional use that is needed for the Antelope Valley residents.

9. There is no land use designation in the Antelope Valley Areawide Plan and the Countywide General Plan specifically for a landfill. The AV Plan provides that in

considering a waste disposal facility the Regional Planning Commission shall be guided by the “expertise” of agencies such as the County Departments of Public Works and Health Services, Lahontan Regional Water Control Board (LRWCB), and the AVAQMD. “The criteria to be applied by the Regional Planning Commission in considering an application include the regional and local need for the specific waste disposal facility as well as the potential impacts the use will have upon the community. Regional need should not outweigh the impact on the community. Potential hazards should be given greater consideration than the regional need.” (Countywide General Plan, Public Facilities Element, Page VI 27-28)

The proposed project serves local and regional needs. In collaboration with Regional Planning, the expertise of County agencies with solid waste management programs and pertinent State agencies and programs are able to coordinate detailed input for required conditions of approval for this project, along with a conditions implementation and monitoring program, and an MMRP. These planning and regulatory tools insure no significant impacts will occur on the local community and the environment during the operation of the facility.

Countywide Integrated Waste Management Plan

The California Integrated Waste Management Act of 1989, also known as Assembly Bill 939, mandates jurisdictions to meet a diversion goal of 50 percent by 2000 and thereafter. In addition, each county is required to prepare and administer a Countywide Integrated Waste Management Plan. This plan is comprised of the county’s and cities’ solid waste reduction planning documents plus an Integrated Waste Management Plan Summary Plan and a Countywide Siting Element (CSE). Subsequently, the Disposal Reporting System (DRS) was established to estimate the amount of disposal from each jurisdiction and determine if it has met the goals.

For Los Angeles County, the County’s Department of Public Works (Public Works) is responsible for preparing and administering the Los Angeles County Integrated Waste Management Summary Plan (Summary Plan) and CSE. These documents were approved by the County, a majority of the cities within the County containing a majority of the cities’ population, the County Board of Supervisors, and CalRecycle.

The Summary Plan, approved by CalRecycle on June 23, 1999, describes the steps to be taken by local agencies, acting independently and in concert, to achieve the mandated state diversion goal by integrating strategies aimed toward reducing, recycling, diverting and marketing solid waste generated within the County. The SCE, approved by CalRecycle on June 24, 1998, identifies how, for a 15-year planning period, the county and the cities within would address their long-term disposal capacity demand to safely handle solid waste generated in the county that cannot be reduced, recycled or composted.

Zoning Ordinance and Development Standards Compliance

The subject property is zoned Desert-Mountain (D-2). The D-2 zone may be used for any use permitted in Zone A-2 (Heavy Agricultural), subject to all the conditions and requirements of Title 22 relating to Zone A-2 or any use permitted in Zone M-1 (Light Manufacturing), subject to all the conditions and requirements of Title 22 relating to M-1, except outdoor advertising signs are prohibited. The waste disposal facility use is permitted with a CUP in Zone A-2 pursuant to Section 22.24.150 of the Los Angeles County Code, since the facility is consistent with the definition for a “land reclamation project”. A “land reclamation project” means a project established to restore otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil and other unwanted materials. A “land reclamation project” shall include a dump or waste disposal facility, which best describes the operation at the LLRC.

Neighborhood Impact/Land Use Compatibility

The LLRC is an existing waste disposal facility that is located on 12 rectangular and square shaped parcels, encompassing 276 acres. The facility is adequately buffered by vacant land to the north, south, east and west of the site. The surrounding zoning around the subject property is zoned D-2 (Desert-Mountain), which discourages residential uses in the vicinity of the LLRC, since the D-2 zone allows light manufacturing uses and heavy agricultural uses. There is a 150 foot buffer zone surrounding the west expansion waste footprint and a 100 foot buffer zone surrounding the east expansion waste footprint. The buffer zone prohibits the landfill operation to expand to the facility property line.

The hours of operation for the LLRC to receive solid waste and beneficial use material will be from 5:00 a.m. (scales open) to 8:00 p.m. (scales closed). The facility entrance gate opens at 5:00 a.m., Monday through Saturday, to allow onsite queuing of vehicles only and preparations of the facility for operations. No off-site queuing is allowed. The facility and all its operations are closed on Sundays. The facility operations, such as site preparation and maintenance activities, waste processing, and the application of cover material will be conducted only between the hours of 5:00 a.m. and 10:00 p.m., Monday through Saturday. This operation restriction will not apply to the facility activities that require continuous operation, such as landfill gas control. Equipment maintenance activities at the facility will be conducted between the hours of 5:00 a.m. to 10:00 p.m., Monday through Saturday. No diesel vehicle will be allowed to be started before 5:00 am. at the facility. The time restrictions on the operation of the facility will minimize impacts to the outlying neighborhoods.

The applicant’s request for the increase amount of daily volume of municipal solid waste for disposal from 1,700 tpd, as allowed under the existing CUP, to 3,000 tpd has caused concern among local residents in regards to traffic and road improvements. The applicant will also be required to provide and implement a program to minimize or avoid the queuing of trucks at the LLRC entrance on Avenue F and other adjacent streets due to waste delivery or landfill activities, which will alleviate local street traffic issues in the morning surrounding the facility. The applicant will also be required to use a waste disposal haul route for the waste disposal trucks, which will concentrate traffic to a

specific route in order to alleviate traffic on the surrounding local streets. The haul route shall be as follows:

- Truck traffic to the Landfill from SR-14 shall be restricted to the following route: (a) exit SR-14 at the Avenue H off ramp, (b) travel eastbound on Avenue H to Division Street, (c) travel northbound on Division Street to Avenue F, and (d) travel eastbound on Avenue F to the Landfill Driveway. Unless necessitated by road closure or other detour plan implemented by the local jurisdictions, at no time shall any truck movement under the Permittee's control to the Landfill from SR-14 take place on any other route.
- Truck traffic to SR-14 from the Landfill shall be restricted to the following route: (a) travel westbound on Avenue F from the Landfill Driveway to Division Street, (b) travel southbound on Division Street to Avenue H, (c) travel westbound on Avenue H to the SR-14, and (d) enter SR-14 at the Avenue H on-ramp. Unless necessitated by road closure or other detour plan implemented by the local jurisdictions, at no time shall any truck movement under the Permittee's control to SR-14 from the Landfill take place on any other route.

The proposed conditions of approval also require the applicant to maintain and improve roads damaged from the heavy waste disposal trucks.

Due to the nature of the high desert corridor, often times the Antelope Valley desert region has high speed winds flowing through the area from the high and low pressure atmospheric conditions. These winds cause dusty conditions. The applicant will be required to adopt a fugitive dust program that uses the most effective available methods and technology to avert fugitive dust emissions. The applicant will also be required to adopt and implement operational practices to mitigate air quality impacts including vehicular air quality impacts at the facility, as required by the AVAQMD. In addition, the applicant will be required to adopt a program that uses the most effective methods and technology to prevent waste that has entered the facility under the applicant's control from escaping the facility in the form of litter.

Due to the nature of a waste disposal facility generating noxious odors, the applicant will be required to provide a cover for the disposal area to reduce the smell generated by the facility. A landscape plan will be required to show size, type and location of all plants, trees, and watering facilities for the re-vegetation of the landfill itself.

The applicant is required to implement several programs that they will fund to benefit Antelope Valley residents to offset the effects of the facility on the region. A "Community Benefit and Environmental Education Trust Fund" (Condition No. 104) will be used for environmental, educational, and quality of life programs as well as possibly providing regional public facilities in the Antelope Valley. An annual fee will be paid to the Department of Parks and Recreation (Condition No. 101) to be used for acquiring or developing natural habitat and parkland within the County. A fee will be imposed for the funding of transportation improvements in the Antelope Valley (Condition No. 102). The applicant will fund 4 collection events per year for the collection of household hazardous waste and Electronic wastes, including computers (Condition No. 105). The

applicant will be required to fully fund the siting, operation, and staffing of a new permanent environmental collection center at the Facility or other location in the unincorporated area of the Antelope Valley (substantially similar in design to the Antelope Valley Environmental Collection Center in Palmdale)(Condition No. 105b). Neighborhood planning studies will be conducted to determine issues resulting from the operation of the waste disposal facility when appropriate (Condition No.103). In addition, the Antelope Valley Illegal Dumping Task Force (Condition No. 98) will be funded, as well as funding provided towards illegal dumping prevention programs. The applicant will continue to offer two (2) free dump days each year which has been offered in the past (Condition No. 112).

Groundwater protection is necessary to protect public health and prevent ground water contamination. The applicant will be required to install and maintain a containment (liner) systems and leachate collection and removal systems as required by the Regional Water Quality Control Board for groundwater protection.

As part of an ongoing effort to create a sustainable regional community within the Antelope Valley, alternative to landfill technology needs be explored by the LLRC. This technology would be capable of processing residual municipal solid waste, transformation, or other emerging technologies, in lieu of landfill disposal. Conversion technology, which transforms waste to energy, is encouraged by the Countywide General Plan and the Countywide Integrated Waste Management Plan, and use of conversion technology will assist in minimizing the need for new landfill facilities. If conversion technologies are infeasible then other alternatives such as waste by rail need be explored by the LLRC for future waste disposal, since the region does not have much opportunity for a new landfill facility.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof statement relating to the CUP with the applicant's responses, is attached. Staff is of the opinion that the applicant has met the Burden of Proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Department of Public Works, Environmental Programs Division, in consultation with the Department of Health Services, Environmental Programs Division, Solid Waste Management Section, the Fire Department, and Regional Planning, were consulted to provide detailed inputs on federal, state, and local regulations and in accordance with guiding policies of the Antelope Valley Areawide General Plan. The Department of Public Works Environmental Program Division was the lead agency from Public Works and all recommendations are included in the Mitigation Monitoring and Reporting Program (MMRP) and in the draft conditions of approval. The comments and recommendation from Fire Department on the letter dated September 19, 2011, were included in the draft conditions of approval. The comments from Department of Public Health letter dated September 21, 2011, were incorporated in the MMRP and in the draft conditions of approval.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

In response to requests for comments on the EIR, the Regional Water Quality Control Board (RWQCB) in its letter dated January 22, 2003, made comments authorizing decommissioning of the groundwater extraction system required by the RWQCB in the previous CUP No. 93-070. The system was installed to mitigate potential contaminants in groundwater near the original unlined landfill site. A Pilot Test Study authorized by the RWQCB allowed the groundwater extraction system to be turned off in March 2002. For the remainder of 2002, separate sampling events were performed in which the concentrations of volatile organic compounds have remained the same or decreased compared to when the extraction system was in operation. In light of these results, RWQCB staff authorized abandonment of the extraction wells with the condition that four specific wells would be sampled for testing once per year and that the well-extraction system would not be disassembled in the event future ground water quality worsens and requires further mitigations. A condition of approval addressing the RWQCB's concerns is included the proposed conditions for the project.

CITY OF LANCASTER

The City of Lancaster submitted a letter dated February 4, 2011, supporting the proposed haul route on West Avenue H as the most appropriate route for truck traffic using the landfill facility due to its existing pavement integrity and design. Most of West Avenue H is located within the Lancaster city limits and is improved with four eastbound lanes and three westbound lanes and is grade-separated at Sierra Highway. This grade separation also take traffic over the railroad right-of-way east of Sierra Highway and was constructed as a safety measure to alleviate the impediment of east/west movement. West Avenue H also has a full interchange with SR-14 freeway.

PUBLIC COMMENTS

Association of Rural Town Councils (ARTC)

Regional Planning, Public Works, and staff from the Fifth Supervisorial District attended the Association of Rural Town Council's meeting on January 25, 2007. The meeting agenda included significant time for the applicant's presentation and member consideration and comments regarding the LLRC CUP request. The Chairman of the Association opened the discussion with some background on Southern California landfills and related ARTC context.

A representative of Waste Management of California, Inc. presented the primary elements of the applicant's request, followed by an open question and answer session.

Regional Planning staff made comments about the hearing process and provided contact information for public communications pertaining to the proposed project.

Primary concerns expressed by those attending included questions about the basis for determining local-serving and regional-serving priorities, and questions about the impacts of increased truck traffic on local roads and highways.

Following the meeting, the President of the ARTC provided a comment letter in opposition to the project and cited contacts with all 13 of the Rural Town Councils indicating unanimous opposition to the increased rate of fill requested. Primary concern was cited regarding the accelerated time frame for shortening the life of the landfill resulting in a rapid increase in costs to local residents for shipping out trash due to potentially shortened life of the project.

OTHER PUBLIC COMMENTS

The previous staff report from the February 27, 2007 public hearing makes reference to comments received by 10:00 a.m. Thursday, February 15, 2007. Comments after that time have been included in the public record and will be provided to the Commission.

Support for the Request

The Chairman of the Board of the Mojave Environmental Educational Consortium (MEEC) sent a letter dated February 12, 2007, indicating MEEC's endorsement of the subject request. The letter cites support of the applicant's ability to fund environmental education resources for the community. Other comments cited the applicant's other contributions to the community and the provision of quality services.

Opposition to the Request

Eight letters had been received in opposition to the project at the time of the previous staff report in 2007. Comments included opposition to importing of trash from other jurisdictions not located in the Antelope Valley, resulting in a shorten lifespan of the landfill. Concerns were expressed regarding increased truck traffic, lack of an adequate plan for ultimate closure of the facility, and costs that local residents will incur when it is necessary to send waste to other jurisdictions when the landfill closes.

Email dated October 4, 2011

Larry Sommerfield forwarded correspondence about how the Landfill operation will affect the quality of life, the value of property and traffic congestion on the SR-14 freeway for all persons surrounding the landfill facility.

No other public comments have been received at this time.

PUBLIC HEARINGS

February 24, 2007 – Initial RPC Public Hearing – Continued to November 14, 2007

November 14, 2007 – Continued to January 16, 2008

January 16, 2008 – Continued to March 19, 2008

March 19, 2008 – Taken off calendar.

Noticed on September 17, 2011 for the October 19, 2011 Public Hearing

PUBLIC OUTREACH - TOWN HALL MEETING - July 21, 2011

Regional Planning, Public Works (Environmental Programs Division) and the applicant hosted an evening Town Hall Meeting on July 21, 2011, at the Lancaster Regional Library. The meeting was held to update the community on the status of the project, to provide the public with information about the October 2011 public hearing, and to

provide a forum to receive community input. Notice of the meeting was provided by mail to all residents within a 1,000-foot radius of the project site, the interest groups on the Lancaster Zoned District courtesy list, and all the testifiers from the 2007 public hearing. In addition, Wayne Agro from the Association of Rural Town Councils was notified via email a few days before the meeting, and that notification was distributed to all the Town Councils located in the Antelope Valley.

The meeting had about 15 attendees from the local area present during discussion and about 15 participants from the County of Los Angeles, the applicant, and the applicant's environmental consultants. The concerns that were brought up at the meeting were as follows:

- The landfill hours of operation is not conducive to local residents on the weekends. The local resident was concerned about not being able to drop off a load of trash within the late afternoon hours of the weekend, which then lead to illegal dumping in the surrounding neighborhood.
- Representatives from a small community called "Leisure Lake" located along West Avenue E between the 14 Freeway and 20th St. West expressed concern about the LLRC. This community is approximately 5 miles northwest of the LLRC. The concern from this community is the smell of the landfill when passing by and whether the EIR has addressed their comments.
- There was a small group of individuals concerned with the trash truck haul route utilizing West Avenue G, which seemed to be damaged from the use of trash trucks. The preferable haul route is West Avenue H, which goes through and maintained by the City of Lancaster. This route utilizes an above-grade crossing, which is safer for truck travel. In addition, the City of Lancaster submitted a letter dated February 4, 2011 supporting the use of West Avenue H.
- The local residents were concerned about the increase in truck traffic along the 14-freeway during peak hour travel time.
- One individual was in opposition of the landfill continuing operation. He purchased property adjacent to the landfill facility which was and still is zoned D-2 (Desert-Mountain), which he assumed was a residential zone classification. Some background information about this particular area surrounding the landfill facility includes:
 - Property had a zone change from M-3 (Unclassified) to D-2-2 (Desert-Mountain - Two Acre Minimum Lot Size Requirement) on November, 24 1953.
 - The Lancaster Landfill obtained Special Permit No. 952 on February 16, 1954, establishing the use of the original site as a land reclamation project (sanitary landfill).
 - The individual's family purchased a property adjacent to the Landfill Facility in 1955.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

Department of Regional Planning Zoning Enforcement:

A deposit of \$4,000 shall be placed in a performance fund draw-down account that shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. All inspections shall be announced, since the facility requires assistance to enter the premises. A copy of the conditions of approval for this grant will be required to be kept on site at all times.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. The proposed project meets zoning requirements and is consistent with the goals and polices set forth in the Antelope Valley Areawide General Plan and the Countywide General Plan. The existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, and by other public or private service facilities as are required. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety or general welfare. The project provides a needed service and is considered a regional use. The project as proposed and conditions includes significant community benefits such as the community benefit fund, acquiring or developing natural habitat and parkland within the County, transportation improvement fund, a new Antelope Valley Environmental Collection Center for household hazardous wastes and electronic waste, an Antelope Valley Illegal Dumping Task Force, and two free dump days.

Staff recommends approval of Conditional Use Permit No. 03-170 as proposed by the application at 3,000 tpd., subject to the attached draft findings and conditions.

SUGGESTED APPROVAL MOTIONS

Is the following:

"I MOVE THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING CERTIFY THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT SCH NO. 1993101036."

"I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE CONDITIONAL USE PERMIT CASE NO. 03-170 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL."

Prepared by Rob Glaser, Principal Regional Planning Assistant
Reviewed by Mark Child, Assistant Administrator

Attachments:
Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs
Site Plan
Land Use Map

**DRAFT FINDINGS AND ORDER OF THE
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. 03-170 – (5)
CONDITIONAL USE PERMIT NO. 03-170
HEARING DATE: October 19, 2010**

REQUEST: The applicant is requesting a CUP for the continued operation and maintenance of a waste disposal and recycling facility at the Lancaster Landfill and Recycling Center (LLRC) and to increase the allowable daily volume of municipal solid waste (MSW) for disposal from 1,700 tons per day (tpd) to 3,000 tpd. And an additional 500 tpd. green/wood waste. The LLRC's operation involves several ancillary activities including household hazardous waste storage, paint shop, concrete/whitegood storage, construction and demolition waste transfer area, oil storage, container storage, repair areas, recyclable storage, flare station and a gas recovery system.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

To be inserted

Findings

1. The applicant, Waste Management of California, Inc., is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing solid waste disposal facility at the Lancaster Landfill and Recycling Center (LLRC) with an increase in the allowable daily tonnage to supersede the previously approved Conditional Use Permit 93-070-(5) ("Existing CUP").
2. The increase of the allowable daily tonnage of municipal solid waste the applicant is requesting authorization is from 1,700 to 3,000 tons per day and allow acceptance of 2,100 tons per day of inert debris and beneficial use materials, for a combined maximum total of 5,100 tons per day, Monday through Saturday. The maximum permitted elevation of the landfill will continue to be 2,400 feet above mean sea level. No other modifications are proposed at the LLRC, which will continue to be operated as a Class III facility.
3. The subject property is located at 600 East Avenue F, Lancaster CA, 93535, within the unincorporated area of Lancaster and within the Lancaster Zoned District. There are twelve (12) parcels associated with this landfill facility consisting of 276 acres, within which 209 acres is approved for disposal activity. The Assessor Parcel Numbers (APNs) are as follows:

3175-003-001	3175-003-002	3175-003-003
3175-003-004	3175-003-005	3175-003-006
3175-003-007	3175-003-008	3175-003-009
3715-003-010	3175-007-028	3175-008-009

4. The subject property and environs are Zoned D-2-1 (Desert – Mountain – One Acre minimum lot size), a zone which permits a wide range of activities including, with certain restrictions, light manufacturing and heavy agricultural uses. A waste disposal facility requires a CUP in the D-2 zone pursuant to Section 22.32.090 of the Los Angeles County Zoning Code and is further defined in Section 22.24.150. The surrounding properties to the north, south, east and west are all zoned D-2-1.
5. The existing land use on the subject property is an existing operational solid waste disposal facility, known as the Lancaster Landfill and Recycling Center. The applicant also conducts certain ancillary activities on the subject property and adjacent land, as further described in the staff report. The landfill is situated on essentially level, desert terrain. All fill is currently at or above the elevation of the surrounding terrain. The surrounding land uses to the north, south, east and west are vacant land.
6. The existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, and by other public or private service facilities as are required. Access to Lancaster Landfill and Recycling Center (LLRC) is via East Avenue F. No other public infrastructure is required, therefore, the existing site is adequately approved for the needs of the project.
7. Urgency Ordinance No. 6329 – established the D-2-2 (Desert-Mountain – with a 2 acre minimum lot size development standard) zone on the subject property on November 24, 1953.
8. Ordinance No. 10,043 – established the D-2-1 (Desert-Mountain – with a 1 acre minimum lot size development standard) zone on the subject property on June 16, 1970.
9. Special Permit Case No. 952 - upon appeal, was approved by the Board of Supervisors on February 16, 1954, establishing the use of the original site as a land reclamation project (sanitary landfill).
10. Zone Exception Case No. 2693 – approved on December 26, 1956, authorized a “cut and cover dump”.
11. Zone Exception Case No. 5015 – approved on March 10, 1959, authorized an existing “borrow pit and waste disposal facility” including restricted “garbage” intake.
12. Zone Exception Case No. 8736 – approved on March 12, 1968, authorized an increased height for the landfill.

13. Conditional Use Permit No. 444 – approved by the Regional Planning Commission on May 9, 1974, authorized the continued operation of the landfill.
14. Conditional Use Permit No. 1483 – approved on September 18, 1979, authorizing an expansion of the landfill including an increase in height to 2,357 feet above sea level. This approval set the expiration date of the grant term to November 30, 1989.
15. Conditional Use Permit No. 88411 – approved on April 5, 1989, extended the term of the grant to January 2, 1995, with no increase in the fill elevation.
16. Conditional Use Permit No. 89531 – approved on November 28, 1990, authorized the excavation of a “barrow pit”, adjacent to the west of the site, for use to provide cover for the existing landfill. This grant term expired on January 2, 1995.
17. Conditional Use Permit No. 90494 – approved on October 30, 1991, authorized an expansion of the landfill including increasing height to 2,395 feet above sea level and increasing the incline of the side slopes. This approval extended the grant term to January 2, 2002.
18. Conditional Use Permit No. 93070 – approved on May 13, 1998, authorized an expansion of the landfill including increasing height to 2,400 feet above sea level and expanding the land area by 62-acres to the west (use of former “borrow pit”) and 112-acres to the east (existing desert and Joshua trees on-site). Also authorized expansion of the rate of intake of solid waste from 1,000 to 1,700 tons per day, a change in operating hours from 6:00 a.m. – 5:00 p.m. to 5:00 a.m. – 8:00 p.m. Monday through Saturday, and acceptance of asbestos and non-hazardous contaminated soils. This approval set the termination of this grant term on August 1, 2012 or upon completion of the approved fill design, as shown on the Exhibit “A”.
19. The Lancaster Landfill was developed as an operating Class III landfill, which only accepts non-hazardous municipal solid waste. Incoming waste consists of those imported in transfer trailer trucks operated by the applicant and other waste haulers, together with waste from within the City of Lancaster and surrounding unincorporated communities of the Antelope Valley.
20. The operator of the Lancaster Landfill also operates a waste hauling business. Facilities at the landfill connected with this business include:
 - The operator's local business offices;
 - Truck maintenance and storage;
 - Storage of dumpsters, other containers and portable toilets.

These ancillary activities were approved in Conditional Use Permit 88411 with the provision that they be removed, if the landfill closes, within two years of the date of closure.

21. The Countywide General Plan (Plan) Land Use Policy map designation for the subject property is Non-Urban (R) and the existing development of the waste disposal and recycling facility is consistent with the intent and policies of the Plan, since this development provides a necessary service for the local and surrounding community's needs. The following policies from the Countywide General Plan support the continued operation of the existing waste disposal and recycling facility:

General Policy No. 59 – Promote the development and use of new and improved water and waste management technology.

- The proposed conditions of approval for this permit encourage the development of waste diversion alternatives, which may include the development of conversion technologies or develop a plan to haul waste by rail to an off-site location. To further encourage the diversion of solid waste, the facility's operation includes a recycling component. Three categories of recyclables (i.e., green/wood waste, cardboard and office paper, and co-mingled recyclables) are collected by curbside collection vehicles in the surrounding community. The curbside green/wood waste material is used on-site to complement other alternative daily cover (ADC) cover materials, while co-mingled recyclables are processed at an off-site recycling facility. Cardboard and office paper is also collected from local businesses for processing at an off-site recycling facility.

Water and Waste Management Policy No. 10 – Accelerate the implementation of advanced technological methods for waste disposal, and expand the countywide capacity of sanitary landfills only as justified by need.

- The proposed conditions of approval include a structured fee program to require a monthly fee payment to be deposited into an interest-bearing Alternative-to-Landfill Technology Trust Fund, created and maintained by the Department of Public Works. The fee will be used to fund countywide disposal capacity planning, to promote the development of Conversion Technology facilities that benefit the Antelope Valley and the County, and to provide for long-term disposal needs of the Antelope Valley.

Water and Waste Management Policy No. 16 – Prohibit the degradation of air quality by requiring the mitigation of emissions from waste disposal sites.

- The following mitigation measure will be in place to prohibit the degradation of air quality from the waste disposal facility. "Following closure of the landfill, the applicant shall continue to operate, maintain, and monitor the landfill gas collection and treatment system as long as the landfill continues to produce landfill gas, or until it is determined by the Antelope Valley Air Quality Management District (AVAQMD) that emissions no longer constitute a considerable contribution to greenhouse gas emissions, whichever comes first." This mitigation measure will be monitored by the Lead Enforcement Agency (LEA) from the Department of Public Health, AVAQMD, Regional Water Quality Control Board (RWQCB), and the Departments of Public Works and Regional Planning.
- In addition, the facility must create a plan for the reduction of Green House Gases (GHG) and will be subject to review and approval by the AVAQMD. The plan shall include an implementation schedule that demonstrates substantial GHG emission reductions prior to the 2020 deadline, including implementation of "early action" measures that may be implemented within three years of plan approval. The reduction in annual GHG emissions such that emissions are no greater than 10 percent below 2006 levels and meet all regulatory requirements related to GHG control.
- The applicant will be required to comply with the following mitigation measures: continue existing dust suppression measures (watering) on unpaved roads, in borrow areas and at the working face of the landfill; continue to operate landfill gas collection and combustion system in accordance with governing AVAQMD regulations; continue to monitor surface emissions and gas migration; install landfill gas migration probes around the perimeter of the expansion areas; conduct visual inspections of the landfill cover and monitor gas emission in accordance to AVAQMD regulations; and apply daily cover at the working face of the landfill.
- As waste decomposes in the landfill, the gas that is produced is transported, via the landfill gas piping network, to flare station and condensate hold tank area to be combusted by the flare to reduce emissions to permitted levels in accordance with regulatory requirements.

Water and Waste Management Policy No. 17 – Protect public health and prevent pollution of ground water through the use of whatever alternative is necessary.

- The proposed conditions include language for the facility operator to install and maintain containment (liner) systems and leachate collection and removal systems as required by the Regional Water Quality Control Board (RWQCB). The design of the landfill liners of the landfill must be approved by the RWQCB. The facility operator will be required to install and test all groundwater monitoring wells that are required by the RWQCB and promptly undertake any action directed by RWQCB to prevent or

correct potential or actual contamination that may affect groundwater quality.

Water and Waste Management Policy No. 23 – Facilitate the recycling of wastes such as metal, glass, paper and textiles.

- Recyclable waste materials are diverted from landfill disposal for beneficial use whenever possible. Wood waste and green waste recovery is part of the existing operations. Loads of acceptable wood and green wastes are directed to the processing area. The material is cleaned of refuse, stockpiled, and ground into chips on a periodic basis. Wood chips are transported to end users such as electric generating plants and landscape services. Green waste is principally used onsite for landfill cover (to prevent wind and surface water erosion) or soil amendment.
- Construction and demolition (C&D) waste recycling is also part of the existing operations. Loads of inert debris, such as asphalt and concrete, are stockpiled until there is sufficient material for crushing. A mobile crusher processes this material into road base that is used on-site for roads and other construction projects. Loads of mixed construction and demolition waste (i.e., wood, metal, sheet rock, brick, etc.) are also recycled whenever possible. Stockpiled materials are transported to a C&D materials recovery facility located in northern Los Angeles County.
- The landfill allows self-haulers to drop off bulky items at the landfill. These types of waste are principally appliances (also known as “white goods”). Truckloads of white goods are hauled to metal recyclers located within the Los Angeles metropolitan area. Other wooden bulky items are directed to the wood waste area.
- Cardboard and office paper is also collected from local businesses for processing at an off-site recycling facility.

Water and Waste Management Policy No. 24 – Use technology for the conversion of waste to energy.

- The proposed conditions of approval require the permittee to pay a monthly fee to be used to fund countywide disposal capacity planning, to promote the development of Conversion of Technology facilities that benefit the Antelope Valley and the County, and to provide long-term disposal needs to the Antelope Valley. Fifty percent of the fee payment will be deposited by the Director of Public Works into an interest-bearing Conversion Technology Development Trust Fund, created and maintained by the Department of Public Works and will be used by the Director to research and promote the development of Conversion Technology facilities that will benefit the Antelope Valley and the County. The

conversion of waste to energy will be studied as a potential Conversion Technology. The remaining 50 percent of the fee payment will be deposited in an interest bearing account Alternative-to-Landfilling Technology Trust fund, created and maintained by the Department of Public Works and will be used by the Director to fund environmental educational, and quality of life of life programs in the Antelope Valley, and to fund regional planning and countywide disposal planning.

22. The Antelope Valley Areawide General Plan (AV Plan) Land Use Policy map designation for the subject property is "N-1" (Non-Urban 1 – up to 0.5 dwelling units per acre) and the existing development of the waste disposal and recycling facility is consistent with the intent and policies of the Plan, since this existing development provides a necessary service for the local and surrounding community's needs. The AV Plan allows for non-residential uses in non-urban environs, such as solid and liquid waste disposal sites... and other public facility necessary to serve non-urban populations." The following general policy statements from the AV Plan support the continued operation of the existing waste disposal and recycling facility and serve as guidelines to support this type of development:
- a. "Encourage growth in and adjacent to existing urban, suburban, and rural communities." (AV Plan, Policy No. 6, P. V-1)
 - The proposed project provides an increased rate of fill to support continued economic and residential growth opportunities within the Antelope Valley and other communities served by the landfill.
 - b. "Encourage an appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community." (AV Plan, Policy No. 26, P. V-4)
 - The proposed facility and use are located in a remote area buffered by vacant lands and the use of mitigation measures will minimize impact of the facility to the surrounding community.
 - c. "Encourage development of services to meet the needs of Antelope Valley residents. Such services should be expanded at a rate commensurate with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point." (AV Plan, Policy No. 29, P. V-4)

- The proposed project serves both the needs of the growing population of the Antelope Valley and additional increasing demand by small clusters of users of these services located throughout Los Angeles County. Due to increasing population and development density in urbanized areas within Los Angeles County, increased use of private urban transfer stations has emerged requiring final destinations for solid wastes and space for storage and transfer of beneficial use materials. The subject site provides such a destination in addition to serving the local needs. The table below demonstrates the current use of the LLRC. As indicated, approximately one-third of use is appropriated by each of the following: 1) the City of Lancaster, 2) Private transfer companies from the City of Los Angeles, and 3) contracts with other small jurisdictions.
- d. "Encourage recycling and revitalization of deteriorating urban areas by pursuing appropriate demolition, rebuilding, and/or rehabilitation." (AV Plan, Policy No. 32, P. V-5)
- County land use permits require a minimum of 50 percent recycling of demolition materials. The project provides a location at which such construction and demolition materials can be collected so that they can be put to beneficial use in furtherance of this policy. The subject project includes intake, temporary storage, and outflow of up to a maximum of 2,100 tpd of beneficial use materials such as recycled building materials and other green and wood wastes.
- e. "Promote and support efforts by public and provide agencies and citizen groups to provide all residents with the opportunity to satisfy their needs for housing, employment, and physical and social services." (AV Plan, Policy No. 44, P. V-7)
- The applicant provides resources supporting environmental education in the local area and has provided services such as the volunteer "Earth Clean Up Day". Other supportive programs the applicant has provided are "Free Dump Day", "Free Waste Tire Collection" events, "Free Household Hazardous Waste / Electronic-Waste" collection days and initiated programs within local communities to stop illegal dumping.
- f. "Mitigate where possible undesirable impacts of adjacent land uses (i.e., noise interruption, visual intrusion, and airborne emissions) through utilization of appropriate buffers, building codes and standards" (AV Plan, Policy No. 62, P. V-9); and "Protect significant vegetation such as the Joshua Tree." (AV Plan, Policy No. 69, P. V-9)
- The subject project is required to meet strict environmental standards for landfill gas emissions, groundwater impacts, airborne dust and litter, truck traffic and emissions, and landfill closure landscaping (including relocating

Joshua trees from the easterly portion of the site onto the finished landfill surface areas). An environmental Mitigation Monitoring and Reporting Program, detailed Conditions of Approval, and a Conditions Implementation Monitoring Plan are components of the project.

- g. "Implement roadway improvements coincidental with actual land use development and increasing traffic." (AV Plan, Policy No. 80, P. V-11)
- The project would be required to make fair-share contributions for improvements to well-defined truck traffic haul routes and roadways. The permittee will be responsible for the pro-rata costs of improving the pavement structure of the roadway segments along the designated haul route.
- h. "It is the express intent of this AV Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map."
- Though the project does not include a request of an expansion of land area, the increase in the rate of fill proposed by the project is appropriate and not in conflict with the existing and future land use patterns because the landfill is a regional use that is needed for the Antelope Valley residents.
- g. There is no land use designation in the Antelope Valley Areawide Plan and the Countywide General Plan specifically for a landfill. The AV Plan provides that in considering a waste disposal facility the Regional Planning Commission shall be guided by the "expertise" of agencies such as the County Departments of Public Works and Health Services, Lahontan Regional Water Control Board (LRWCB), and the AVAQMD. "The criteria to be applied by the Regional Planning Commission in considering an application include the regional and local need for the specific waste disposal facility as well as the potential impacts the use will have upon the community. Regional need should not outweigh the impact on the community. Potential hazards should be given greater consideration than the regional need." (Countywide General Plan, Public Facilities Element, Page VI 27-28)
- The proposed project serves local and regional needs. In collaboration with Regional Planning, the expertise of County agencies with solid waste management programs and pertinent State agencies and programs are able to coordinate detailed input for required conditions of approval for this project, along with a conditions implementation and monitoring program, and an MMRP. These planning and regulatory tools insure no significant

impacts will occur on the local community and the environment during the operation of the facility.

23. The subject property is zoned Desert-Mountain (D-2). The D-2 zone may be used for any use permitted in Zone A-2 (Heavy Agricultural), subject to all the conditions and requirements of Title 22 relating to Zone A-2 or any use permitted in Zone M-1 (Light Manufacturing), subject to all the conditions and requirements of Title 22 relating to M-1, except outdoor advertising signs are prohibited. The waste disposal facility use is permitted with a CUP in Zone A-2 pursuant to Section 22.24.150 of the Los Angeles County Code, since the facility is consistent with the definition for a "land reclamation project". A "land reclamation project" means a project established to restore otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil and other unwanted materials. A "land reclamation project" shall include a dump or waste disposal facility, which best describes the operation at the LLRC.
24. The project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety or general welfare. Allowing the Lancaster Landfill and Recycling Center (LLRC) to continue operation as an existing waste disposal facility with an increase to daily allowable volume of waste, which is adequately buffered by vacant land to the north, south, east and west of the site will continue to offer waste disposal services to accommodate the generation of waste. The surrounding zoning around the subject property is zoned D-2 (Desert-Mountain), which discourages residential uses in the vicinity of the LLRC, since the D-2 zone allows light manufacturing uses and heavy agricultural uses. There is a 150 foot buffer zone surrounding the west expansion waste footprint and a 100 foot buffer zone surrounding the east expansion waste footprint. The buffer zone prohibits the landfill operation to expand to the facility property line.
25. The hours of operation for the LLRC to receive solid waste and beneficial use material will be from 5:00 a.m. (scales open) to 8:00 p.m. (scales closed). The facility entrance gate opens at 5:00 a.m., Monday through Saturday, to allow onsite queuing of vehicles only and preparations of the facility for operations. No off-site queuing is allowed. The facility and all its operations are closed on Sundays. The facility operations, such as site preparation and maintenance activities, waste processing, and the application of cover material will be conducted only between the hours of 5:00 a.m. and 10:00 p.m., Monday through Saturday. This operation restriction will not apply to the facility activities that require continuous operation, such as landfill gas control. Equipment maintenance activities at the facility will be conducted between the hours of 5:00 a.m. to 10:00 p.m., Monday through Saturday. No diesel vehicle will be allowed to be started before 5:00 am. at the facility. The time restrictions on the operation of the facility will minimize impacts to the outlying neighborhoods.

26. The applicant's request for the increase amount of daily volume of municipal solid waste for disposal from 1,700 tpd, as allowed under the existing CUP, to 3,000 tpd has caused concern among local residents in regards to traffic and road improvements. The applicant will also be required to provide and implement a program to minimize or avoid the queuing of trucks at the LLRC entrance on Avenue F and other adjacent streets due to waste delivery or landfill activities, which will alleviate local street traffic issues in the morning surrounding the facility. The applicant will also be required to use a waste disposal haul route for the waste disposal trucks, which will concentrate traffic to a specific route in order to alleviate traffic on the surrounding local streets. The haul route shall be as follows:

- Truck traffic to the Landfill from SR-14 shall be restricted to the following route: (a) exit SR-14 at the Avenue H off ramp, (b) travel eastbound on Avenue H to Division Street, (c) travel northbound on Division Street to Avenue F, and (d) travel eastbound on Avenue F to the Landfill Driveway. Unless necessitated by road closure or other detour plan implemented by the local jurisdictions, at no time shall any truck movement under the Permittee's control to the Landfill from SR-14 take place on any other route.
- Truck traffic to SR-14 from the Landfill shall be restricted to the following route: (a) travel westbound on Avenue F from the Landfill Driveway to Division Street, (b) travel southbound on Division Street to Avenue H, (c) travel westbound on Avenue H to the SR-14, and (d) enter SR-14 at the Avenue H on-ramp. Unless necessitated by road closure or other detour plan implemented by the local jurisdictions, at no time shall any truck movement under the Permittee's control to SR-14 from the Landfill take place on any other route.

The proposed conditions of approval also require the applicant to maintain and improve roads damaged from the heavy waste disposal trucks.

27. Due to the nature of the high desert corridor, often times the Antelope Valley desert region has high speed winds flowing through the area from the high and low pressure atmospheric conditions. These winds cause dusty conditions. The applicant will be required to adopt a fugitive dust program that uses the most effective available methods and technology to avert fugitive dust emissions. The applicant will also be required to adopt and implement operational practices to mitigate air quality impacts including vehicular air quality impacts at the facility, as required by the AVAQMD. In addition, the applicant will be required to adopt a program that uses the most effective methods and technology to prevent waste that has entered the facility under the applicant's control from escaping the facility in the form of litter.

28. Due to the nature of a waste disposal facility generating noxious odors, the applicant will be required to provide a cover for the disposal area to reduce the smell generated by the facility. A landscape plan will be required to show size,

type and location of all plants, trees, and watering facilities for the re-vegetation of the landfill itself.

29. The applicant is required to implement several programs that they will fund to benefit Antelope Valley residents to offset the effects of the facility on the region. A "Community Benefit and Environmental Education Trust Fund" (Condition No. 104) will be used for environmental, educational, and quality of life programs as well as possibly providing regional public facilities in the Antelope Valley. An annual fee will be paid to the Department of Parks and Recreation (Condition No. 101) to be used for acquiring or developing natural habitat and parkland within the County. A fee will be imposed for the funding of transportation improvements in the Antelope Valley (Condition No. 102). The applicant will fund 4 collection events per year for the collection of household hazardous waste and Electronic wastes, including computers (Condition No. 105). The applicant will be required to fully fund the siting, operation, and staffing of a new permanent environmental collection center at the Facility or other location in the unincorporated area of the Antelope Valley (substantially similar in design to the Antelope Valley Environmental Collection Center in Palmdale)(Condition No. 105b). Neighborhood planning studies will be conducted to determine issues resulting from the operation of the waste disposal facility when appropriate (Condition No.103). In addition, the Antelope Valley Illegal Dumping Task Force (Condition No. 98) will be funded, as well as funding provided towards illegal dumping prevention programs. The applicant will continue to offer two (2) free dump days each year which has been offered in the past (Condition No. 112).
30. Groundwater protection is necessary to protect public health and prevent ground water contamination. The applicant will be required to install and maintain a containment (liner) systems and leachate collection and removal systems as required by the Regional Water Quality Control Board for groundwater protection.
31. As part of an ongoing effort to create a sustainable regional community within the Antelope Valley, alternative to landfill technology needs be explored by the LLRC. This technology would be capable of processing residual municipal solid waste, transformation, or other emerging technologies, in lieu of landfill disposal. Conversion technology, which transforms waste to energy, is encouraged by the Countywide General Plan and the Countywide Integrated Waste Management Plan, and use of conversion technology will assist in minimizing the need for new landfill facilities. If conversion technologies are infeasible then other alternatives such as waste by rail need be explored by the LLRC for future waste disposal, since the region does not have much opportunity for a new landfill facility.
32. The existing site is adequate in size and shape to accommodate the yard, walls, fences, parking and loading facilities and other development features required for the continued operation and increase in the daily volumes of waste for the project.

33. A Draft SEIR was prepared for the project and circulated for public review from December 29, 2006 to February 14, 2007, which analyzed the environmental impacts for the request to increase the amount of MSW tpd. In December 2008, a Revised Draft SEIR was prepared to analyze the AB 32 Information, which included greenhouse gas emission and global warming. The Revised Draft SEIR was circulated for public review and comment from December 22, 2008 to February 4, 2009. Responses to the comments that were received during the public comment periods were prepared and a Final SEIR was prepared and provided to commenting agencies on October 5, 2011.
34. Based on the potential impacts that were identified and analyzed in the environmental document, a Mitigation Monitoring and Reporting Program (MMRP) was also prepared for the project. As noted in the MMRP, all mitigation measures prescribed in the 1997 EIR would remain applicable to the current project, unless specifically noted, and are contained or incorporated by reference in the current MMRP for the project.
35. The MMRP outlines mitigation measures, the timing for the measure, the monitoring action indicating compliance with the mitigation and the monitoring responsible agency. The monitoring categories include geotechnical, flood hazard, fire hazard, noise, water quality/water demand, air quality/odors, biota, cultural and paleontological resources, traffic/circulation, environmental safety, visual quality, and greenhouse gas emissions and global warming.
36. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
37. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 30 years.
38. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the existing use is consistent with the adopted general plan for the area;

- B. That the requested use at the location proposed, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

The information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.040 of the County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission certify the Supplemental Environmental Impact Report (SCH No. 1993101036) and adopt the Mitigation Monitoring and Reporting Program.
 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 03-170 is **approved** subject to the attached conditions.
- c: Regional Planning Commission, Zoning Enforcement, Building and Safety

PROJECT DESCRIPTION

The project is to allow the continued operation and maintenance of a waste disposal and recycling facility at the Lancaster Landfill and Recycling Center (LLRC) and to increase the allowable daily volume of municipal solid waste (MSW) for disposal from 1,700 tons per day (tpd) to 3,000 tpd. and an additional 500 tpd. green/wood waste. The LLRC's operation involves several ancillary activities including household hazardous waste storage, paint shop, concrete/whitegood storage, construction and demolition waste transfer area, oil storage, container storage, repair areas, recyclable storage, flare station and a gas recovery system. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Definitions: Unless otherwise apparent from the context, the following definitions shall apply to these Conditions of Approval ("Conditions"), and to the attached Implementation and Monitoring Program ("IMP"), adopted concurrently with this grant:
 - a. "Alternative-to-Landfilling Technology" shall mean a technology capable of processing post-recycled or Residual Waste, transformation, or other emerging technologies, in lieu of land disposal.
 - b. "Ancillary Facilities" shall mean the facilities authorized by this grant that are directly related to the operation and maintenance of the Landfill, and shall not include the facilities related to any other enterprise operated by the Permittee or any other person or entity, unless otherwise specifically authorized by this grant.
 - c. "Antelope Valley" shall mean the area of the County of Los Angeles shown on the Land Use Policy Map of the Antelope Valley Areawide General Plan, dated December 4, 1986, as may be amended or revised on file at the Department, except those areas within the Angeles National Forest south of the City of Palmdale's southerly boundary.
 - d. "AVAQMD" shall mean the Antelope Valley Air Quality Management District.
 - e. "Board" shall mean the Los Angeles County Board of Supervisors.
 - f. "Beneficial Use Materials" shall mean: (1) Solid Waste that has been source-separated or otherwise processed and put to a beneficial use at the Facility, or separated or otherwise diverted from the waste stream and exported from the Facility, for purposes

of recycling or reuse, and shall include, but not be limited to, green waste, wood waste, asphalt, concrete, or dirt; (2) Clean Dirt imported to cover and prepare interim and final fill slopes for planting and for berms; or 3) all ADC material types as permitted by this grant.

- g. "CARB" shall mean California Air Resources Board.
- h. "CEO" shall mean the Los Angeles County Chief Executive Office.
- i. "CalRecycle" shall mean the State of California Department of Resources Recycling and Recovery or its successor agency.
- j. "Class III (non-hazardous) Landfill" shall mean a disposal facility that accepts Solid Waste for land disposal pursuant to applicable federal and state laws and regulations.
- k. "Clean Dirt" shall mean uncontaminated soil used for coverage of the Landfill face, buttressing the Landfill and the construction of access roads, berms, and other beneficial uses at the Facility.
- l. "Closure" shall mean the process during which the Facility, or portion thereof, is no longer receiving Solid Waste and/or Beneficial Use Materials for disposal or processing and is undergoing all operations necessary to prepare the Facility, or portion thereof, for Post-Closure Maintenance in accordance with a CIWMB approved plan for Closure or partial final closure. Said plan shall be concurred by the TAC, as defined in this grant.
- m. "Closure Date" shall mean "Termination Date," as defined in this grant.
- n. "Commission" shall mean the Los Angeles County Regional Planning Commission.
- o. "Construction and Demolition Debris" shall mean material, other than hazardous waste, radioactive waste, or medical waste, that is generated by or results from construction or demolition-related activities including, but not limited to: construction, deconstruction, demolition, excavation, land cleaning, landscaping, reconstruction, remodeling, renovation, repair, and site clean-up. Construction and Demolition Debris includes, but is not limited to: asphalt, concrete, brick, lumber, gypsum wallboard, cardboard and other associated packaging, roofing material, ceramic tile, carpeting, plastic pipe, steel, rock, soil, gravel, tree stumps, and other vegetative matter.

- p. "Conversion Technologies" shall mean the various state-of-the-art technologies capable of converting post-recycled or Residual Waste, including solid waste materials currently available to the landfill, into useful products, green fuels, and renewable energy through non-combustion thermal, chemical, or biological processes.
- q. "County" shall mean the County of Los Angeles.
- r. "County Code" shall mean the Los Angeles County Code.
- s. "CPI" shall mean Consumer Price Index for all urban consumers and shall be adjusted to increase by 2 percent on July 1 of each year.
- t. "Date of Final Approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
- u. "Department" shall mean the Los Angeles County Department of Regional Planning.
- v. "Department of Public Works" shall mean the Los Angeles County Department of Public Works.
- w. "Director" shall mean the Director of the Department of Regional Planning.
- x. "Disposal" shall mean the final disposition of Solid Waste onto land, into the atmosphere, or into the waters of the State of California. Disposal includes the management of Solid Waste through the Landfill process at the Facility.
- y. "Disposal Area" shall mean the "Landfill" as defined in this grant.
- z. "DPH" shall mean the Los Angeles County Department of Public Health. Any review, approval, or enforcement activities would be performed by DPH acting as the Los Angeles County Department of Public Health-Solid Waste Management Program or the County LEA as appropriate. DPH is currently designated as the County LEA by the Board pursuant to the provisions of Division 30 of the California Public Resources Code to permit and inspect Solid Waste disposal facilities and to enforce State regulations and permits governing these facilities.
- aa. "Effective Date" shall mean the date of the Permittee's use of this grant as defined in Condition No. 1.

- bb. "Electronic Waste" shall mean all discarded consumer or business electronic equipment or devices. Electronic waste includes materials specified in the California Code of Regulations, Title 22, Division 4.5, Chapter 23, Article 1 (commencing with Section 66273.3), and any amendments thereto.
- cc. "Environmental Protection and Control Systems" shall mean any surface water and ground water-quality monitoring/control systems, landfill gas monitoring/control systems, landscaping and irrigation systems, drainage and grading facilities, Closure activities, Post-Closure Maintenance activities, foreseeable corrective actions, and other routine operation or maintenance facilities or activities.
- dd. "Exempt Material" shall mean "Beneficial Use Materials," as defined in this grant.
- ee. "Facility" shall mean the entirety of the subject property, including all areas where Landfill and non-Landfill activities occur.
- ff. "Final Cover" shall mean the cover material required for Closure of the Landfill and all Post-Closure Maintenance required by this grant.
- gg. "Footprint" shall mean the horizontal boundaries of the Landfill at ground level, as depicted on the attached Exhibit "A".
- hh. "Inert Debris" shall mean Solid Waste and/or recyclable materials that are source-separated or separated for recycling, reuse, or resale that do not contain: (1) hazardous waste, as defined in California Code of Regulations, Title 22, Section 66261.3; or (2) soluble pollutants at concentrations in excess of state water quality objectives; and (3) do not contain significant quantities of decomposable waste. Inert Debris shall not contain more than 1 percent (by weight) putrescible waste. Inert Debris may be commingled with rock and/or soil.
- ii. "Landfill" shall mean the portion of the subject property where Solid Waste is to be permanently placed, compacted, and then buried under daily, interim and Final Cover, all pursuant to applicable requirements of federal, state, and local laws and regulations. No portion of the Landfill shall extend beyond the "Limits of Fill," as defined in this grant, and no allowance for settlement of fill shall be used in determining the final elevations or design contours of the Landfill. "Landfill" does not include temporary storage areas, Final Cover, and Ancillary Facilities authorized by this grant.

- jj. "Limits of Fill" shall mean the horizontal boundaries and vertical boundaries (as identified by contours) of the Landfill, as depicted on the attached Exhibit "A".
- kk. "Materials Recovery Facility" shall mean a facility that separates solid waste into recyclable materials and Residual Waste.
- ll. "MMRP" shall mean Mitigation Monitoring and Reporting Program.
- mm. "Permittee" shall include the applicant, owner of property, any successors in interest, and any other person, corporation, or entity making use of this grant.
- nn. "Post-Closure Maintenance" shall mean the activities undertaken at the Facility after the Closure Date to maintain the integrity of the Environmental Protection and Control Systems and the Landfill containment features, and to monitor compliance with applicable performance standards to protect public health, safety, and the environment. The containment features, whether natural or artificially designed and installed, shall be used to prevent and/or restrict the release of waste constituents onto land, into the atmosphere, and/or into the waters of the State of California, including waste constituents mobilized as a component of leachate or landfill gas.
- oo. "Post-Closure Maintenance Period" shall mean the period after Closure of the Landfill when the Solid Waste disposed of during the Landfill's operation could still pose a threat to public health, safety, or the environment.
- pp. "Post-Closure Maintenance Plan" shall mean the preliminary, partially final, or final plan or plans, as applicable, approved by the CIWMB and concurred by the TAC for implementation of all Post-Closure Maintenance at the Facility.
- qq. "Project" shall mean the activities of the landfill whose ultimate development is depicted on Exhibit "A" of this grant. The Project includes the landfill, its Ancillary Facilities and activities as approved by this grant, including, but not limited to, waste diversion facilities, offices and other employee facilities, a leachate management facility, material storage areas, and Closure and Post-Closure Maintenance activities.
- rr. "Residual Waste" shall mean the materials remaining after removal of recyclable materials from the Solid Waste stream.

- ss. "RWQCB" shall mean the Regional Water Quality Control Board, Lahontan Region.
- tt. "Site Plan" shall mean the plan depicting all or a portion of the subject property, including any Ancillary Facilities approved by the Director of the Department. "Site Plan" shall include what is referred to in this grant as Exhibit "A".
- uu. "Solid Waste" shall mean all putrescible and non-putrescible solid and semi-solid wastes, such as garbage, refuse, rubbish, paper, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. "Solid Waste" excludes Beneficial Use Materials.
- vv. "SWFP" shall mean a Solid Waste Facilities Permit.
- ww. "Stockpile Area" shall have the same meaning as "Temporary Storage Area," as defined in this grant.
- xx. "Stockpile" shall mean temporarily stored materials.
- yy. "TAC" shall mean the Los Angeles County Technical Advisory Committee established pursuant to Part XII of the IMP.
- zz. "Temporary Storage Area" shall mean an area of the Landfill where certain materials, approved by the Department of Public Works, may be placed for storage for up to 180 calendar days, unless a longer period is approved by the Department of Public Works, so long as such temporary storage does not constitute Disposal, as defined in this grant. No putrescible materials, except Inert Debris and Construction and Demolition Debris not containing significant quantities of decomposable materials and more than 1 percent (by weight) putrescible waste, shall be placed in a Temporary Storage Area for more than 7 calendar days.
- aaa. "Termination Date" shall mean the date upon which the Facility shall cease receiving Solid Waste and/or Beneficial Use Materials for disposal or processing.
- bbb. "Trash" shall have the same meaning as "Solid Waste," as defined in this grant.

ccc. "Working Face" shall mean the working surface of the Landfill upon which Solid Waste is deposited during the Landfill operation prior to the placement of cover material.

Unless otherwise expressly provided in this grant, applicable federal, state, or local definitions shall apply to the terms used in this grant. Also, whenever a definition or other provision of this grant refers to a particular statute, code, regulation, ordinance, or other regulatory enactment, that definition or other provision shall include, for the life of this grant, any amendments made to the pertinent statute, code, regulation, ordinance, or other regulatory enactment.

2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property (if other than the Permittee), have filed at the office of the Department their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 14, 10 and Condition No. 107. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees brought by any third party to attack, set aside, void, or annul this permit approval, or any related discretionary approval, whether legislative or quasi-judicial, which action is brought within the applicable time period of California Government Code Section 65009 or other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding, and the County shall fully cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County for damages resulting from water, air, or soil contamination, health impacts, or loss of property value during the operation, or Closure or Post-Closure Maintenance of the Facility.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 days of the filing make an initial deposit with the Department of \$5,000.00 from which actual costs and expenses shall be billed and deducted for the purpose of

defraying the costs or expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Permittee or the Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by court of competent jurisdiction, the permit shall be void, and the privileges granted hereunder shall lapse.
7. Prior to the Effective Date of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the subject property during the term of this grant, the Permittee or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, the Permittee shall provide an official copy of the recorded conditions to the Director of the Department.
8. This grant shall expire unless it is used within one year from the Date of Final Approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. This grant shall be considered used upon the receipt of Solid Waste at the Facility and disposal activities any day after Approval Date and Permittee has completed the requirements of Condition No. 2.
9. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant, and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of this grant. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the

subject property is in accordance with the approved site plan on file. The Permittee shall also comply with all permits, approvals, or findings issued by other government agencies or departments, including, but not limited to, the permits, approvals, and/or findings issued by:

- a. The CalRecycle;
 - b. The County LEA/Los Angeles County Department of Public Health;
 - c. The Los Angeles County Department of Public Works;
 - d. The Los Angeles County Solid Waste Management Committee/Integrated Waste Management Task Force;
 - e. The CARB;
 - f. The RWQCB;
 - g. The AVAQMD;
 - h. The California Department of Fish and Game;
 - i. The United States Army Corps of Engineers; and
 - j. The California Department of Health Services.
10. Within 3 days of the Date of Final Approval of this grant, the Permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently of \$2,914.25 (\$2,839.25 for an Environmental Impact Report plus \$75.00 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
11. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program (MMP), which are incorporated by this reference as if set forth fully herein.
12. The Permittee shall comply with the Implementation and Monitoring Program (IMP), which is attached hereto and incorporated herein by this reference.

13. Within 30 days of the Date of Final Approval, the Permittee shall record a covenant and agreement, which attaches the MMP and the IMP and agrees to comply with the mitigation measures imposed by the Supplemental Environmental Impact Report for this project and the provisions of the IMP, in the office of the Recorder. Prior to recordation, the Permittee shall submit a draft copy of the covenant and agreement to the Department for review and approval. As a means of ensuring the effectiveness of the mitigation measures and IMP measures, the Permittee shall submit annual mitigation monitoring reports to the Department for approval, or as required, with a copy of such reports to the Department of Public Works. The report shall describe the status of the Permittee's compliance with the required measures.
14. Within 30 days of the Date of Final Approval of this grant, the Permittee shall deposit an initial sum of \$6,000.00 with the Department in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measure have been implemented and completed. Any balance remaining in the mitigation monitoring account upon completion of all measures and completion of the need for further monitoring or review by the Department shall be returned to the Permittee.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor pursuant to Section 22.60.340 of the County Code. Notice is further given that the Regional Planning Commission (Commission) or a Hearing Officer may, after conducting a public hearing in accordance with Section 22.56.1780, et seq. of the County Code, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

In addition to, or in lieu of, the provisions just described, the Permittee shall be subject to a penalty for violating any provision of this grant in an amount determined by the Director of the Department, not to exceed \$1,000 per day per violation. For this purpose, the Permittee shall deposit the sum of \$30,000 in an interest-bearing trust fund with the Department within 30 days after the Effective Date to establish a draw-down account. The Permittee shall be sent a written notice of any such violation with the associated penalty, and if the noticed violation has not been remedied within 30 days from the date of the notice, to the satisfaction of the Director of the Department, the stated penalty, in the written notice shall be deducted from the draw-down account. If the stated violation is

corrected within 30 days from the date of the notice, no amount shall be deducted from the draw-down account. Notwithstanding the previous sentence, if the stated violation is corrected within 30 days from the date of the notice but said violation recurs any time within a 6 month period, the stated penalty will be automatically deducted from the draw-down account upon such recurrence and the Permittee will be notified of such deduction. If the deposit is ever depleted by 50 percent of the initial deposit amount (\$15,000), the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit (\$30,000) within 10 business days of notification of the depletion. There shall be no limit to the number of supplemental deposits that may be required during the life of this grant. The balance remaining in the draw-down account, including interest, shall be returned to the Permittee upon the Director of Public Works' determination that the Landfill is no longer a threat to public health, safety, and the environment.

If the Permittee is dissatisfied with any notice of violation as described in the preceding paragraph, the Permittee may appeal the notice of violation to a Hearing Officer pursuant to Section 22.60.390(C)(1) of the County Code within 15 days of receipt by the Permittee of the notice of violation. The Hearing Officer shall consider such appeal and shall take one of the following actions regarding the appeal:

- a. Affirm the notice of violation;
- b. Refer the matter back to the Director for further zoning enforcement review with or without instructions; or
- c. Set the matter for public hearing before the Hearing Officer pursuant to Section 22.60.170, et seq., of the County Code, where applicable.

The decision of the Hearing Officer on the appeal under (A) (where no public hearing is held) and (C) (after the public hearing is held) shall be final and shall not be subject to further administrative appeal. If the Hearing Officer refers the matter back to the Director under (B), once the Director reconsiders the matter and renders a new decision, the appellate process described in the preceding paragraph shall apply to the new decision.

16. All requirements of Title 22 of the County Code and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved Site Plan or Exhibit "A", or on a revised Exhibit "A" approved by the Director of the Department.

17. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by the Department. These shall include any of the above that do not directly relate to the business being operated at the Facility or that do not provide pertinent information about the Facility. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

The Permittee shall also establish and maintain a graffiti deterrent program for approval by the Department of Public Works with a copy to the Graffiti Abatement Section of the Department of Public Works.

PROJECT SPECIFIC CONDITIONS

GENERAL PROVISIONS

18. Upon the Effective Date, this grant shall supersede Conditional Use Permit ("CUP") 93-070-(5) and shall authorize the continued operation of a Class III (non-hazardous) landfill on the subject property. The maximum tonnage capacity to be received at the Facility shall be as follows:

a. **Daily Tonnage Capacity**

This grant authorizes the maximum amount of Solid Waste, including Special Waste, that may be deposited in the Landfill for Disposal to increase from 1,700 tons per day to 3,000 tons per day, and the amount of Inert Debris and Beneficial Use Materials accepted to increase from 1,600 tons per day to 2,100 tons per day, for a combined maximum total of 5,100 tons per day, Monday through Saturday.

b. **Special Waste**

The daily tonnage limit of sewage sludge and bio-solids that may be deposited in the Landfill for disposal shall not exceed 10 tons per day, six working days per week. The Director of the Department of Public Works, at its sole discretion, may terminate the receipt and disposal of sewage sludge and bio-solids at the Landfill if it is determined by the Department of Public Works that these materials

may pose a threat to public health and safety, the environment, or the general welfare of County residents.

19. The Board may increase the maximum daily amounts of Solid Waste allowed by Condition No. 18 if, upon the joint recommendation of the DPH and the Department of Public Works, the Board determines that an increase is necessary to appropriately manage the overall County waste stream for the protection of public health and safety, including at the time of a declared disaster or national emergency. Notwithstanding the preceding sentence, there shall not be allowed more than 313 total days during the life of this grant where the maximum daily tonnage amount exceeds the limits set forth in Condition No. 18, excluding any days where the tonnage capacity was exceeded due to a declared disaster or national emergency.
20. The County reserves the right to exercise its police power to protect the public health, safety, and general welfare of County residents by managing the Countywide waste stream, including preventing predatory pricing. The Permittee shall not adopt waste disposal practices/policies at the Facility which discriminate against self-haulers, waste haulers, and other solid waste enterprises delivering waste originating in the unincorporated County areas of the Antelope Valley.
21. This grant shall also authorize the following Ancillary Facilities and activities at the Facility, as shown on the approved Exhibit "A", subject to the conditions of this grant:
 - a. Office and employee facilities directly related to the Landfill, excluding offices or other facilities related to any other enterprise operated by the Permittee or other person or entity employed by the Permittee or acting on its behalf;
 - b. Operations related to the placement and disposal of Solid Waste;
 - c. Paint booth for equipment and containers;
 - d. A caretaker residence or mobile home (excluding RVs);
 - e. Leachate collection and management facilities;
 - f. Facilities necessary for the collection, utilization, and distribution of Landfill gases, as required and/or approved by the Department of Public Works, the DPH, or the AVAQMD;
 - g. Facilities necessary for the maintenance of machinery and equipment used at the Landfill, excluding Solid Waste collection

equipment and vehicles, and equipment or machinery used by the Permittee in other enterprises;

- h. On-site waste diversion and recycling activities consistent in scale and purpose with the agreement entered into pursuant to Condition No. 37 of this grant;
- i. Facilities necessary for Environmental Protection and Control Systems, including flare stations, storage tanks, sedimentation basins, and drainage devices;
- j. Storage and repair of bins utilized for Landfill activities;
- k. Household hazardous waste consolidation area; and

In the event that revisions to the approved Site Plan, including the approved Exhibit "A," consistent with the intent of this grant and the scope of the supporting environmental documentation are proposed, such revised Site Plan shall be submitted to the Department of Public Works for review and pre-approval, and to the Director of the Department for final approval, with copies filed with the Department of Public Works and the DPH. For the life of this grant there shall be no revisions to the approved Exhibit "A" that change the Limits of Fill, and no Site Plan shall be approved that will change the Limits of Fill.

- 22. The Final Cover of the Landfill shall not exceed the existing permitted elevation of 2,400 feet above mean sea level, and the Footprint shall not exceed the existing permitted disposal area of 276 acres. No portion of the Landfill shall extend beyond the Limits of Fill as shown on the approved Exhibit "A." The existing Landfill consists of the following as shown on the approved Exhibit "A": center (102 acres, currently completely filled); existing west fill area (62 acres, currently partially filled); and existing east fill area (112 acres, currently unfilled), together with certain ancillary and related activities, as enumerated herein, subject to the restrictions contained in this grant.
- 23. The Permittee shall not sever, sell, or convey any portion or the entirety of property for which this CUP is granted without first notifying the Department, with a copy to the Department of Public Works, at least 90 days in advance. Any future receiver of the subject property shall be required to acknowledge and accept all conditions of this grant prior to finalization of any conveyance.
- 24. The Permittee shall keep all required permits in full force and effect, and shall fully comply with all requirements thereof. Failure of the Permittee to provide any information requested by County staff regarding any such

required permit shall constitute a violation of this grant, and shall be subject to any and all penalties described in Condition No. 15.

25. To the extent permitted by law, the DPH or the Department shall have the authority to order the immediate cessation of Landfill operations or other activities at the Facility if the DPH determines that such cessation is necessary to protect public health, safety, welfare, and/or the environment. Such cessation shall continue until such time as the DPH determines that the conditions leading to the cessation have been eliminated or reduced to such a level that there no longer exists an unacceptable threat to the health, safety, and/or welfare of the County's residents and the environment.
26. Nothing in these conditions shall be construed to require the Permittee to engage in any act that is in violation of any state or federal statute or regulation.

INSURANCE REQUIREMENTS

27. Prior to the Effective Date, and thereafter on an annual basis, the Permittee shall provide evidence of insurance coverage to the Department of Public Works that meets County requirements as required and approved by the CEO and that satisfies all the requirements set forth in this Condition No. 27. Such coverage shall be maintained throughout the term of this grant and until such time as all Post-Closure Maintenance requirements are met by the Permittee and certified by the appropriate local, state and federal agencies. Such insurance coverage shall include, but not be limited to, the following: general liability, automobile liability and pollution liability, clean-up cost insurance coverage, and an endorsement for "Sudden and Accidental" contamination or pollution. Such coverage shall be in an amount sufficient to meet all applicable state, federal, and local requirements, with no special limitations.
28. To ensure that the Permittee has sufficient funds at Closure to provide for the continued payment of insurance premiums for the period described in Condition No. 27 of this grant, the Permittee shall, within 60 months prior to the anticipated Closure Date, and annually thereafter, provide financial assurance satisfactory to the Department of Public Works that meets County requirements as approved by the CEO showing its ability to maintain all insurance coverage and indemnification requirements of Condition Nos. 27 and 29 of this grant. Such financial assurance shall be in the form of a trust fund or other financial instrument acceptable to the County. The Department of Public Works shall administer the trust fund,

and all interest earned or accrued by the fund shall remain in the fund to keep pace with the cost of inflation.

29. To ensure that the Permittee has sufficient funds for the Landfill's Closure and/or the Post-Closure Maintenance and maintenance of the Environmental Protection and Control System, the Permittee shall, within 60 months of the anticipated Closure Date, and annually thereafter, provide financial assurance satisfactory to the Department of Public Works that meets County requirements as approved by the CEO that it is financially able to carry out these functions in perpetuity or until the Landfill no longer is a threat to public health and safety as determined by the Director of the Department of Public Works. The Director's determination shall be based on an engineering study prepared by an independent consultant selected by the Department of Public Works. The Permittee shall pay all costs associated with the independent consultant and the study within 30 days of receiving the invoice for the consultant's services. Such financial assurance shall be in the form of a trust fund or other financial instrument acceptable to the Department of Public Works. Payment to the fund shall be annually and the Department of Public Works shall administer the fund, and all interest earned or accrued by the fund shall remain in the fund to keep pace with the cost of inflation. The Director of Public Works may consider, at its sole discretion, the financial assurance mechanism required under State law and regulation in meeting the intent of this Condition No. 29.

TERMINATION REQUIREMENTS

30. The Termination Date shall be either date that the Landfill reaches its Limits of Fill as depicted on Exhibit "A," or on October 19, 2041, whichever occurs first.
31. Upon the Termination Date, the Facility shall no longer receive Solid Waste and/or Beneficial Use Materials for disposal or processing; however, the Permittee shall be authorized to continue operation of any and all facilities of the Landfill as are necessary to complete: (1) the mitigation measures required by this grant; (2) the Closure and Post-Closure Maintenance required by federal, state, and local agencies; and (3) all monitoring and maintenance of the Environmental Protection and Control Systems required by Condition No. 72. No later than 6 months after the Termination Date, all Landfill facilities not required for the above-mentioned functions shall be removed from the subject property unless they are allowed as a matter of right by the zoning regulations then in effect.

OPERATING HOURS

32. The Facility shall be subject to the following operating hours:
- a. The Facility may receive Solid Waste and Beneficial Use Materials only between the hours of 5 a.m. (scales open) to 8 p.m. (scales closed). The Facility entrance gate may be open at 5 a.m., Monday through Saturday, to allow on-site queuing only and preparations of the Facility for operations. No offsite queuing is allowed.
 - b. The Facility and all of its operations shall be closed on Sundays.
 - c. Facility operations, such as site preparation and maintenance activities, waste processing, and the application of cover, may be conducted only between the hours of 5 a.m. and 10 p.m., Monday through Saturday. This operating restriction shall not apply to Facility activities that require continuous operation, such as gas control.
 - d. Equipment maintenance activities at the Facility may be conducted only between the hours of 5 a.m. and 10 p.m., Monday through Saturday.
 - e. No diesel vehicle shall be started at the Facility before 5 a.m.
 - f. Notwithstanding anything to the contrary in this Condition No. 32, emergency operations, mitigation measures necessary to avoid adverse environmental impacts, and equipment repairs, which cannot be accomplished within the hours set forth in this Condition, may occur at any time if approved via written electronic authorization by the DPH. A copy of this authorization shall be provided to the Director of the Department.
 - g. Notwithstanding the forgoing, Solid Waste and Beneficial Use Materials may be received at other times than those just described, except on Sundays, if the DPH determines that extended hours are necessary for the preservation of public health and safety.

MAXIMIZING FACILITY CAPACITY

33. All fill sequencing plans for Landfill operations to maximize Landfill capacity shall first be reviewed and approved by the Department of Public Works, and must be technically, environmentally, and economically feasible. The Permittee shall submit a set of sequencing plans to the Department of Public Works for review and approval within 90 days after the Effective Date. Any subsequent changes to the approved sequencing plans must be approved by the Department of Public Works prior to implementation. The plans approved by the Department of Public Works

shall not be in conflict with those contained in the latest State-approved Joint Technical Document for the Facility.

34. Within 180 days after the Effective Date, or a longer period if approved by the Department of Public Works, the Permittee shall adopt appropriate measures to ensure that the method to determine that the amount of Solid Waste received and/or disposed at the Landfill is accurate. These measures shall include, but not be limited to: (1) requiring all solid waste haulers and other customers of the Permittee to submit accurate waste origin data; (2) implementing a system to verify the accuracy of the data submitted; (3) implementing a system to verify that Solid Waste reported as having originated in County unincorporated area actually has such origination; (4) adopting education and outreach programs for solid waste haulers and other customers of the Permittee regarding the need for accurate waste origin data; and (5) creating strong disincentives, including imposing penalties, for solid waste haulers and other customers of the Permittee for non-cooperation with these measures, or for repeatedly providing false information regarding waste origin data to the Permittee.

The waste origin verification and reporting program shall be developed by the Permittee for review and approval by the Department of Public Works. The Permittee shall submit the data from this program on a monthly basis to the Department of Public Works for review. Based on the initial results from this program, the Department of Public Works may require the Permittee to modify the program or to develop or implement additional monitoring or enforcement programs to ensure that the intent of this Condition No. 34 is satisfied.

35. The Permittee shall operate the Facility in a manner that maximizes the amount of Solid Waste that can be disposed of in the Landfill, by, at a minimum:
- a. Implementing waste compaction methods to equal or exceed the compaction rates of comparable privately-operated landfills in Los Angeles County;
 - b. Investigating and implementing methods to divert or reduce intake of high volume, low-density materials that are incapable of being readily compacted;
 - c. Investigating and implementing methods to reduce the volume of daily cover required at the Landfill as allowed by the appropriate regulatory agencies;
 - d. Utilizing waste materials received and processed at the Facility, such as processed green material, as an alternative to daily,

intermediate, and Final Cover, to the extent such usage is deemed technically feasible and proper by the appropriate regulatory agencies. Notwithstanding the preceding sentence, automobile shredder waste, cement kiln dust, dredge spoils, foundry sands, processed exploration waste, production waste, shredded tires, and foam shall not be used as daily, intermediate, or Final Cover at the Landfill;

- e. To the extent economically and practically feasible, Construction and Demolition Debris shall not be disposed, but rather be separated, recycled, and made available for reuse, consistent with the goals of the California Integrated Waste Management Act of 1989.
 - f. Investigating and implementing methods to recycle manure.
 - g. All Solid Waste accepted at the Facility that originates from outside the Antelope Valley, including the metropolitan area of Los Angeles County, must be pre-processed or undergo front-end recovery methods to remove all Beneficial Use Materials and Construction and Demolition Debris from the waste stream prior to transport to the Facility to the maximum extent practicable, as determined by the Department of Public Works. As part of its annual report to the TAC required by the IMP, the Permittee shall submit documentation detailing the results of this requirement. The report must at a minimum include the types, quantity, and amount of all Beneficial Use Materials and Construction and Demolition Debris recovered from the waste stream. Notwithstanding the foregoing, Solid Waste originating from residential areas with a 3-bin curbside collection system or transported by transfer trailer trucks or end dump trailers is exempt from this requirement.
36. To the extent feasible, the Permittee shall minimize the disposal of Solid Waste into the Landfill that is required to be diverted or recycled under the County's Source Reduction and Recycling Element of the Countywide Integrated Waste Management Plan, adopted pursuant to Division 30 of the California Public Resources Code, and/or the Waste Plan Conformance Agreement, approved by the Board on October 11, 2005, as these documents and agreements may be amended.
37. Within 180 days after the Effective Date, and thereafter as is necessary, the Waste Plan Conformance Agreement referred to in Condition No. 36 shall be amended and approved to be consistent with applicable County waste management plans. The Director of Public Works shall be authorized to execute all amendments to the Waste Plan Conformance Agreement on behalf of the County. The Agreement shall continue to

provide for: (1) the control of and accounting for the Solid Waste entering into, and for recycled or diverted material leaving, the Facility; (2) the implementation and enforcement of programs intended to maximize the utilization of available fill capacity as set forth in Condition No. 35; and (3) the implementation of waste diversion and recycling programs in accordance with applicable County waste management plans.

38. The Permittee shall continue to assist the County in diversion efforts, including:
- a. Utilizing green waste as alternative daily cover at the Landfill, as deemed technically feasible by the appropriate regulatory agencies.
 - b. Using a portion of the Facility to transfer loads of commingled recyclables to sorting facilities.
 - c. To the extent feasible, recovering scrap metal and other materials from loads of waste received at the Facility.
 - d. Recycling and reusing Construction and Demolition Debris received at the Facility.
 - e. Composting shredded wood waste and organics at the Landfill including but not limited to Reclaimable Anaerobic Composting (RAC), provided such composting project is approved by the Director of the Department of Public Works and is consistent with the intent of this permit.
 - f. Stockpiling and grinding of wood/green material for use as mulch, boiler fuel, or feedstock for an alternative energy project, provided such energy project is approved by the Director of the Department of Public Works and is consistent with the intent of this permit.
 - g. Stockpiling and grinding of concrete/asphalt material for use as base, road material, and/or decking material.
 - h. Development of Conversion Technologies to divert waste from disposal, provided such Technology project is approved by the Director of the Department of Public Works and is consistent with the intent of this permit.
 - i. Consolidation of electronic waste.
 - j. Consolidation of white goods.

- k. Implementing a comprehensive public awareness and education program informing Antelope Valley residents of the Facility's recycling activities/programs. The program must be submitted to the Department of Public Works for review and approval within 90 days after the Effective Date.

PROHIBITED MATERIALS

39. The following types of waste shall constitute prohibited waste and shall not be received nor disposed of at the Facility: incinerator ash; radioactive material; hazardous waste, as defined in Title 22, Section 66261.3 of the California Code of Regulations; medical waste, as defined in Section 117690 of the California Health & Safety Code; liquid waste, as defined in Title 27, Section 20164 of the California Code of Regulations; waste that contains soluble pollutants in concentrations that exceed applicable water quality objectives; and waste that can cause degradation of waters in the State, as determined by the RWQCB. The Permittee shall implement a comprehensive Waste Load Checking Program, approved by the DPH (the County LEA as of the Effective Date), to preclude disposal of prohibited waste at the Landfill. The program shall comply with this Condition No. 39, Part IV of the IMP, and any other requirements of the DPH, the State Department of Health Services, the State Department of Toxic Substances Control, and the RWQCB.
40. Notices regarding the disposal restrictions of prohibited waste at the Facility and the procedures for dealing with prohibited waste shall be provided to waste haulers and private users on a routine basis. These notices shall be printed in English and Spanish and shall be posted at prominent locations at the Facility indicating that anyone intentionally or negligently bringing prohibited waste to the Facility shall be prosecuted to the fullest extent allowed by law.
41. In the event that material suspected or known to be prohibited waste is discovered at the Facility, the Permittee shall:
 - a. Obtain driver's name, company name, address, and any other information as appropriate, and vehicle license number.
 - b. Immediately notify all appropriate state and County agencies, as required by federal, state, and local law and regulations;
 - c. If, unknowingly, such prohibited material is accepted at the Facility and after further review it is determined that it cannot immediately be removed by a licensed hauler, store the material at an appropriate site approved by the DPH and the RWQCB until it is

disposed of in accordance with applicable state and local regulations;

- d. Maintain a record of the prohibited waste to be part of the Permittee's annual report required under the IMP, and to include, at a minimum, the following information:
 - i. A description, nature, and quantity of the prohibited waste;
 - ii. The name and address of the source of the prohibited waste, if known;
 - iii. The quantity of total prohibited waste involved;
 - iv. The specific handling procedures used; and
 - v. A certification of the authenticity of the information provided.

Nothing in this Condition No. 41 shall be construed to permit the Permittee to operate the Facility in any way so as to constitute a Hazardous Waste Disposal Facility, as defined under state law.

GRADING/DRAINAGE

42. The final grades shall be developed and maintained as depicted in the Final Environmental Impact Report, Section 1, Figure 2, dated December 1997, and certified by the Regional Planning Commission in connection with the approval of Conditional Use Permit No. 93-070-(5), or any subsequent approved amendments or replacements to this figure. Except as otherwise provided in this Condition No. 42, areas outside of the Limits of Fill shall not be graded or similarly disturbed to create additional Landfill area, except that additional grading may be approved by the Department of Public Works if the Department of Public Works determines, based on engineering studies provided by the Permittee and independently evaluated by Public Works, that such additional grading or disturbance is necessary for slope stability or drainage purposes. Such a determination by the Department of Public Works shall be documented in accordance with Part I of the IMP, and the Permittee shall submit a revised Site Plan for review and approval by the Director of Public Works to show the additional grading and/or disturbance. A copy of the approved revised Site Plan shall be filed with the Director of the Department, the Department of Public Works, and the DPH. For the life of this grant, there shall be no revisions to the approved Exhibit "A," that will change the Limits of Fill, and no Site Plan shall be approved that will change the Limits of Fill.

43. Notwithstanding anything to the contrary in this grant, no approval shall be granted to the Permittee that will modify the authorized Limits of Fill.
44. The Permittee shall comply with all grading requirements of the Department of Public Works and the County Code. In addition, the Permittee shall obtain prior approval from the Department of Public Works for all grading that is outside the Landfill footprint and all grading within the Landfill footprint that could impact off-site property, including, but not limited to, grading in connection with cell development, stockpiling, or excavation for borrow and cover materials.
45. The Permittee shall install and/or maintain appropriate drainage structures at the Facility to comply with all drainage requirements of the Department of Public Works, the RWQCB, and any other appropriate regulatory agency. Except as otherwise specifically provided by the Department of Public Works, all drainage structures, including sedimentation basins, shall be designed and constructed to meet all applicable drainage and grading requirements of the Department of Public Works, and all design and construction plans for these structures must have prior approval from the Department of Public Works. Notwithstanding the foregoing, temporary drainage structures designed for day-to-day Facility operations may not need prior approval from the Department of Public Works. In all cases, the Landfill and its drainage structures shall be designed so as to cause surface water to be diverted away from disposal areas. All design modifications shall have the prior approval from the Department of Public Works.
46. All development pursuant to this grant shall conform to the requirements of the Department of Public Works.

GROUNDWATER PROTECTION

47. The Permittee shall install and maintain containment (liner) systems and leachate collection and removal systems as required by the RWQCB. The design of Landfill liners of the Landfill shall be as approved by the RWQCB.
48. The Permittee shall install and test any and all groundwater monitoring wells that are required by the RWQCB and shall promptly undertake any action directed by the RWQCB to prevent or correct potential or actual contamination that may affect groundwater quality, or water conveyance or water storage facilities. All testing and remedial actions required by the RWQCB to detect, prevent, and/or correct groundwater contamination shall be completed or guaranteed to be completed to the satisfaction of the RWQCB with notice to the Department of Public Works.

49. The project shall be limited to a maximum use of 60 acre-feet per year (afy) of groundwater for operation of the project during the duration of this grant. The Permittee shall not pump or use any additional groundwater from the subject property that exceeds 60 afy. The Permittee shall record monthly water usage and report such usage on an annual basis to the Department of Public Works, with a copy to the Department. If additional water is required for project operations, the Permittee shall utilize recycled water, which is currently available from the City of Lancaster via the purple pipe that runs along Avenue F, to serve the LLRC. In the event that the Permittee requires the use of piped recycled water, the Permittee shall obtain the necessary permits to connect to such recycled water, construct any necessary access, and connect to the piped recycled water.
50. In the event groundwater use is restricted in the future pursuant to Court Order or Judgment, the permittee shall purchase water from County-authorized water purveyors, including County-authorized recycled water purveyors for non-potable uses, or authorized State Water Project contractors, and shall otherwise conform to the rules, regulations, and restrictions set forth in any applicable Court Order or Judgment, including those rules, regulations, and restrictions that would require the permittee to pay assessments, if any.

COVER AND REVEGETATION

51. The Permittee shall comply with the following cover and re-vegetation requirements at the Landfill:
- a. Three copies of a landscape plan shall be submitted to and approved by the Director of the Department within 180 days after the Effective Date. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
 - b. An annual monitoring report shall be prepared by an independent, qualified biologist and submitted to the Director of the Department providing status and progress of the provisions in this Condition No. 51. The monitoring report may be submitted as part of the annual report required pursuant to Part X of the IMP.
 - c. The Permittee shall employ an expert or experts, including an independent, qualified biologist, to satisfy this Condition No. 51. Soil sampling and laboratory analysis shall be conducted in all areas that are required to be re-vegetated before any re-vegetation occurs to identify chemical or physical soil properties that may

adversely affect plant growth or establishment. Soil amendments and fertilizer recommendations shall be applied and plant materials selected, based on the above-referenced testing procedures and results. To the extent possible, as determined by the Director of the Department, plant types shall blend with species indigenous to the area, be drought tolerant, and be capable of successful growth.

- d. The Permittee shall apply a temporary vegetation cover on any slope or other Landfill area that is projected to be inactive for a period greater than 180 days, as set forth in the IMP. The Permittee shall identify such slope or area in the annual monitoring report described in subsection (b) above, and include an interim reclamation and re-vegetation plan as well as the timing of the proposed work for review and approval by the Director of the Department.
 - e. Except as otherwise provided in this Condition No. 51, all final fill slopes shall be reclaimed and re-vegetated in lifts substantially in conformance with Mitigation Monitoring Program.
 - f. Notwithstanding the foregoing provisions of this Condition No. 51, the Permittee shall comply with the requirements of State regulations, the Department, and the TAC, so long as the Limits of Fill are not exceeded, if in consultation with the Department of Public Works, the Department determines that a different re-vegetation design or plan:
 - i. would better protect public health and safety;
 - ii. would enable re-vegetation of the final slopes at least as well as described in subsection (e), above; and/or
 - iii. would be required because the minimum standards adopted by the CalRecycle have been amended.
 - g. All Joshua trees to be impacted by development of the Project shall be preserved and transplanted at the existing Facility with best management practices known prior to the commencement of grading operations.
52. The Permittee shall operate the Facility so as to conserve water by, at a minimum, adopting the following measures:
- a. Ensuring that all water wells used for the Landfill shall draw from the local watershed, if such usage is approved by the appropriate agencies.

- b. Investigating the feasibility of treating collected leachate on-site for reuse in the Landfill and, if feasible and the appropriate agencies approve, implementing a program to use such water.
- c. Using soil sealant, pavement, and/or other control measures for dust control wherever feasible, in preference to water; and
- d. Using drought-tolerant plants to re-vegetate the Landfill slopes and other disturbed areas to the extent feasible, as determined by the Director of the Department.

AIR QUALITY

- 53. As required by the AVAQMD, the Permittee shall adopt and implement operational practices to mitigate air quality impacts including vehicular air quality impacts at the Facility.
- 54. To the extent technically, environmentally, and economically feasible, the Permittee shall use landfill gas for energy generation at the Facility or other beneficial uses, rather than flaring, and shall obtain all applicable local, state, and/or federal approvals for any such use. Notwithstanding the forgoing, the Permittee shall be exempt from this Condition No. 54 if, as a part of its annual report required by Part X of the IMP, the Permittee determines that any such activity or project is infeasible.
- 55. The Permittee shall also install and maintain a landfill gas collection system that complies with AVAQMD requirements and uses best available control technology to prevent the lateral migration of gases to off-site properties to the satisfaction of the Department of Public Works, the DPH, and AVAQMD.
- 56. In addition to the other requirements of this Condition No. 56, landfill gas flares shall be installed in a manner that does not result in any significant adverse aesthetic impacts, as determined by the Department and AVAQMD, and the flames shall be totally contained within the stacks. Flame arrestors shall be provided to the satisfaction of the County Fire Department.
- 57. The Permittee shall provide access to a back-up generator for emergency use within 48 hours in case of a prolonged power outage at the Facility to prevent the migration/emission of landfill gas, unless such a use is otherwise prohibited by AVAQMD due to air quality concerns.
- 58. Upon receipt of a total of 4 independent air quality complaints by any combination of the Permittee, AVAQMD, DPH, Department of Public Works, or the Department in any given year, the Permittee shall submit a

response to the Department of Public Works within 30 calendar days providing an explanation of each complaint and steps taken to address them. The Department of Public Works shall evaluate the response and may require the Permittee to thereafter conduct air quality monitoring at the Facility and its surrounding areas. In addition, the TAC may select an independent air quality consultant to conduct testing of Landfill dust and diesel particulates surrounding the perimeter of the Facility, at a frequency to be determined by the Director of the Department Public Works in consultation with the air quality consultant. The cost of the consultant and the tests shall be borne entirely by the Permittee. The consultant report shall be provided to the Director of the Department of Public Works, the TAC, and the Permittee within 15 calendar days after completion of the tests. The Director of the Department of Public Works, with the advice of the TAC, may reduce the frequency of the consultant testing, or discontinue it altogether, if the Director finds that the test results are invalid or lack beneficial value. Notwithstanding the preceding sentence, the Director, with the advice of the TAC, may increase the frequency of the consultant testing if the Director finds the frequency insufficient.

59. If any of the test results of Condition No. 58 exceed the emission levels established by the EIR and/or the AVAQMD, the Permittee shall submit a corrective action plan to the TAC within 15 days after receipt of the report to set forth a schedule for remedial action. The TAC shall consider the corrective action plan within 30 calendar days of its receipt and provide notice to the Permittee if such plan has been approved. If the TAC does not approve the corrective action plan, the Director of the Department may impose additional or different measures to reduce air quality impacts at the Facility. These additional measures may include, but not be limited to, requirements that the Permittee: (1) pave additional unpaved roads at the Facility; (2) water and apply soil sealant to additional Working Face areas; (3) relocate Working Face areas to designated locations during windy conditions; (4) monitor sensitive sites throughout the community; and/or (5) close the Facility during extreme wind conditions. The Permittee may appeal the Director's decision in accordance with the appeal provisions in Condition No. 15 for an appeal of a notice of violation.
60. Within 180 days after the Effective Date, all equipment, diesel fleet vehicles, and transfer trucks that are owned or operated by the Permittee, its subsidiaries, or affiliated enterprises, and that utilize the Facility, shall be CARB compliant.

As part of its annual report to the TAC required by the IMP, the Permittee shall submit documentation of its compliance with this Condition No. 60, including, but not limited to, Title 13, California Code of Regulations, Section 2020, et seq. regarding Diesel Particulate Matter Control Measures.

61. The Permittee shall be subject to the following requirements regarding alternative fuel vehicles and equipment:
- a. For the purpose of complying with this Condition No. 61, alternative fuel vehicles shall utilize alternative fuels that are consistent with recommendations or regulations of CARB and AVAQMD, which may include, but is not limited to electricity, natural gas (liquefied natural gas or compressed natural gas), biogas, biodiesel, synthetic diesel, or renewable diesel.
 - b. Within the first year after the Effective Date, the Permittee shall submit an alternative fuel vehicle implementation plan to the TAC for review and approval. The plan shall contain information on available and proposed alternative fuel technologies, a comparison of their air emissions reduction levels at the Facility, including greenhouse gas emissions, a timeline demonstrating the Permittee's best-faith efforts to comply with this Condition No. 61, as well as any other information deemed necessary by the TAC to approve the plan.
 - c. The Permittee shall convert into alternative fuel vehicles all light-duty vehicles operating at the Facility, solid waste collection trucks, and transfer trucks that utilize the Facility and are owned by, operated by, or under contract with the Permittee, its subsidiaries, or affiliated enterprises, according to the following phase-in schedule:
 - i. Within 4 years after the Effective Date, at least 50 percent of all aforementioned vehicles shall be alternative fuel vehicles.
 - ii. Within 7 years after the Effective Date, at least 75 percent of all aforementioned vehicles shall be alternative fuel vehicles.
 - iii. Within 10 years after the Effective Date, 100 percent of all aforementioned vehicles shall be alternative fuel vehicles.
 - d. Within the first year after the Effective Date, unless a later date is approved by the TAC, the Permittee shall consult with the AVAQMD and design and implement at least 1 heavy-duty, alternative fuel off-road equipment pilot program, to the extent deemed technically and economically feasible by the TAC. The pilot program shall be certified by a major original equipment manufacturer such as, but not limited to, Caterpillar, John Deere, or Volvo.

- e. As part of its annual report to the TAC required by the IMP, the Permittee shall submit an on-going evaluation of its compliance with each component of this Condition No. 61.

DUST

62. Within 180 day of the effective date, the Permittee shall adopt a fugitive dust program that uses the most effective available methods and technology to avert fugitive dust emissions. The fugitive dust program shall be submitted to the Department of Public Works for review and approval. In addition to the re-vegetation measures in Condition No. 51, the program shall include, at a minimum, a requirement that:
 - a. The Permittee shall not engage in any excavation, grading, or other Landfill activity during high wind conditions, or when high wind conditions are reasonably expected to occur, as determined by the DPH, where such excavation or operation will result in significant emissions of fugitive dust affecting areas not under the Permittee's control;
 - b. The Working Face areas of the Landfill shall be limited to small contained areas of approximately one acre or less. During periods of the year when high wind conditions may be expected, the Working Face areas shall each be located in an area of minimal wind exposure, or be closed, if closure is deemed necessary by the DPH;
 - c. Except when there is sufficient rain or moisture to prevent dust, daily cover, haul roads, and grading locations shall be watered as required by State Minimum Standards or more frequently, when conditions dictate for dust control. Soil sealant may be required in addition to water;
 - d. Except when there is sufficient rain or moisture to prevent dust, all active Working Face and soil Stockpile Areas shall be watered daily, unless wind conditions dictate otherwise;
 - e. If determined necessary by the DPH, the Permittee shall, on any day preceding a day when the Facility is closed to Solid Waste receipt, apply soil sealant to any previously active Working Face, haul roads, or soil Stockpile Area that has not already been sealed or re-vegetated;
 - f. Inactive areas of exposed dirt that have been sealed shall be regularly monitored to determine the need for additional sealing and to prevent unauthorized access that might disturb the sealant. If

additional sealing treatment is required, the Permittee shall promptly apply such treatment to assure full control of the soil particles;

- g. All primary access roads to any permanent facility in the Landfill shall be paved;
- h. To minimize the length of dirt roads, paved access roads to fill areas shall be extended as new fill areas are opened. Winter deck access roads shall be paved or surfaced with recycled asphalt, aggregate materials, or soil stabilization products to minimize the quantity of untreated dirt;
- i. All paved roads in regular use shall be regularly cleaned to remove dirt left by trucks or other vehicles;
- j. Except when there is sufficient rain or moisture to prevent dust, all dirt roads in regular use shall be watered at least once daily on operating days and more often if required by the DPH or the Department of Public Works, or otherwise treated to control dust emissions;
- k. Loads of Solid Waste capable of producing significant dust shall be watered during the Landfill process. If such practice is deemed unacceptable to the RWQCB, the Permittee shall develop alternative methods to minimize dust generation during the Landfill process and obtain approval of the method from the Department of Public Works within 90 days of the RWQCB's determination;
- l. In addition to any fire flow requirements of the County Fire Department, the Permittee shall maintain a supply of water for dust control in the active Working Face areas to ensure compliance with State Minimum Standards;
- m. The Permittee shall install and maintain devices on-site, as approved by the AVAQMD, to monitor wind speed and direction, and shall retain qualified personnel who can read and interpret data from these devices, can obtain and use information on predicted wind conditions, and can assist in the Facility's operations related to this information; and
- n. The Permittee shall submit a quarterly report to the Department of Public Works identifying: (1) all fugitive dust and odor complaints from local residents that the Permittee has received for that quarter regarding the Facility; (2) all notices of violation issued by the AVAQMD or the DPH; and (3) all measures undertaken by the

Permittee to address these complaints and/or correct the violations. The Department of Public Works and the DPH shall each have the authority to require the Permittee to implement additional corrective measures for complaints of this nature when such measures are deemed necessary to protect public health and safety.

TRAFFIC AND ROAD IMPROVEMENT

63. Within 90 days after the Effective Date, the Permittee shall submit for review and approval by the Department of Public Works a plan that establishes a program to reduce unnecessary truck trips to the Facility. The program shall include, but not be limited to, the following elements:
- a. A plan to schedule regular Facility users, such as commercial and municipal haulers, to avoid having these users arrive at the Facility and be diverted to other landfills;
 - b. A plan to reserve Landfill capacity until 2 p.m. Monday through Friday during normal operating conditions, for small commercial and private users; and
 - c. A plan to discourage Landfill customers from delivering loads with less than one ton to the Facility.
64. Within 90 days after the Effective Date, the Permittee shall implement a program to include, at a minimum, measures to minimize or avoid the queuing of trucks at the Facility entrance on Avenue F and any other adjacent streets due to waste delivery or landfilling activities at all times. The program shall be reviewed and approved by the Director of the Department of Public Works. A report on the effectiveness of the program shall be submitted as part of the annual report required pursuant to Part X of the IMP.
65. Upon the Effective Date, the Permittee shall have obtained approval from the Department of Public Works and commence implementation of a detailed ingress and egress schedule for all trucks accessing the Facility, in accordance with the following conditions:
- a. The Permittee shall not dispatch more than 10 southbound transfer trucks per hour transporting all material types from the Facility to the Los Angeles metro area between the hours of 6:00 am to 8:00 am, Monday through Friday.
 - b. The Permittee shall not dispatch more than 10 northbound transfer trucks per hour transporting all materials types from the Los

Angeles metro area to the Facility between the hours of 4:00 pm to 7:00 pm.

66. Within 90 days after the Effective Date, the Permittee shall provide to the Director of Public Works for review and approval a set of schedules for commencement of the "Lancaster Landfill Street Improvement Project." The street improvements identified in the "Lancaster Landfill Street Improvement Project" shall be in accordance with the following:
- a. The Permittee shall be responsible for the following Right-of-Way and Street Improvement Requirements:
 - i. Make an offer of future right of way 32 feet from centerline (westerly property line) on 5th Street East. Provide a non-exclusive easement over the future right-of-way for access purposes. Contact Department of Public Works, Survey/Mapping and Property Management Division, Engineering Section, for requirements and procedures at (626) 458-7106. Fee deposit is required for processing of documents.
 - ii. Provide a drainage statement/letter as part of the offer of future right-of-way.
 - iii. Dedicate or offer to the County slope and drainage easements along 5th Street East as applicable to the satisfaction of the Department of Public Works. Site grading shall be compatible with the future street.
 - iv. Provide property line return radius of 13 feet at the intersection of Avenue F and 5th Street East plus additional right-of-way for corner cut-off to the satisfaction of the Department of Public Works.
 - v. Avenue F has been removed as a major highway from the County Highway Plan. However, the street shall be retained as an industrial collector with right-of-way and improvements commensurate with either a secondary highway rural section (86-feet) or typical industrial collector section as determined appropriate by the Department of Public Works. The Permittee may pursue vacation of excess right-of-way by filing an application and paying appropriate fees.
 - vi. Construct improvements on Avenue F (along the property frontage) commensurate with the secondary highway rural section and submit detailed signing and striping plan to the

satisfaction of the Department of Public Works. A review fee is required.

- vii. A drainage concept/hydrology report may be required to address drainage requirements along Avenue F or other public roadways to be improved, where deemed necessary by the Department of Public Works, the Permittee shall submit such report for approval and comply with the terms of the report to the satisfaction of the Department of Public Works.
- viii. A drainage/grading plan may be required for the construction of Avenue F east of Challenger Way (10th Street East). Such plan shall meet the requirements of the Department of Public Works.
- ix. Driveway locations are subject to review and approval by the Department of Public Works.
- x. Comply with the requirements of the Street Lighting Section of Traffic and Lighting Division where the installations of street lights are required. Prior to approval of any street improvement plan, submit a street lighting plan to the satisfaction of the Department of Public Works. Any proposed street lights that are not within the existing lighting maintenance district will need to be annexed to the district before street lighting plans can be approved.
- xi. A review fee is required for review of all plans and engineering reports.
- xii. Acquire street plan approval from the Department of Public Works or direct check status before obtaining grading permit.
- xiii. Within 90 days or as otherwise determined by the Department of Public Works, after the approval of the "Lancaster Landfill Street Improvement Project", execute an Agreement to Improvement for the street improvements identified in this Condition No. 66 Subsection (a).
- xiv. Within 360 days after the Effective Date of this grant, the Permittee shall pay its fair share to fully improve, the pavement and thickening of the base/sub base to sustain the entire truck traffic loading of the project operation and any increase in project operation on the following streets or as required to the satisfaction of the Department of Public

Works: (1) Challenger Way (10th Street East) between Avenue F and Avenue H; (2) Avenue F between Division Street and Challenger Way (10th Street East); (3) Division Street between Avenue F and Avenue H; and (4) Avenue H between Division Street and Challenger Way (10th Street East). If Avenue F between Sierra Highway and Division Street is constructed, the project applicant shall also be responsible to improve Avenue F between 100 feet west of the southbound SR-14 on/off ramps and Sierra Highway. The Director of Public works, at his/her sole discretion, may grant an extension of time not to exceed an additional 360 days if the Permittee demonstrates good faith effort toward construction and completion of this Condition 66 Subsection (xiv).

- b. The designated haul route shall be as follows:

Truck traffic to the Landfill from SR-14 shall be restricted to the following route: (a) exit SR-14 at the Avenue H off ramp, (b) travel eastbound on Avenue H to Division Street, (c) travel northbound on Division Street to Avenue F, and (d) travel eastbound on Avenue F to the Landfill Driveway. Unless necessitated by road closure or other detour plan implemented by the local jurisdictions, at no time shall any truck movement under the Permittee's control to the Landfill from SR-14 take place on any other route.

Truck traffic to SR-14 from the Landfill shall be restricted to the following route: (a) travel westbound on Avenue F from the Landfill Driveway to Division Street, (b) travel southbound on Division Street to Avenue H, (c) travel westbound on Avenue H to the SR-14, and (d) enter SR-14 at the Avenue H on-ramp. Unless necessitated by road closure or other detour plan implemented by the local jurisdictions, at no time shall any truck movement under the Permittee's control to SR-14 from the Landfill take place on any other route.

- c. Once every 5 years beginning on the Effective Date of this grant and continuing for the duration of this grant, the Permittee shall update the Roadway Section Analysis, dated April 19, 2007, to include a pavement section evaluation of the designated haul route (Avenue H from SR-14 to Division Street, Division Street from Avenue H to Avenue F, and Avenue F from Division Street to the Facility entrance), as well as all truck counts and traffic index calculation sheets. The findings of the revised Roadway Section Analysis shall be provided to the Department of Public Works and the City of Lancaster for review and approval. The Permittee shall

be responsible for the pro-rata costs of improving the pavement structure of the roadway segments along the designated haul route per the recommendations in the revised Roadway Section Analysis. Upon construction of any necessary improvements to the pavement structure, the Permittee shall conduct baseline deflection testing in accordance with California Test method 356 and submit the results to the Department of Public Works for review and approval.

- d. Once every 5 years beginning on the Effective Date of this grant and continuing for the duration of this grant, the Permittee shall conduct machine-generated truck counts at the project site entrance on three consecutive days (Tuesday through Thursday) during weeks void of national holidays. The truck counts shall be conducted by an independent count company in accordance with generally accepted traffic counting procedures. The Permittee shall also calculate the 10-year Design Traffic Indices along the designated haul route (Avenue H from SR-14 to Division Street, Division Street from Avenue H to Avenue F, and Avenue F from Division Street to the Facility entrance), based on the truck counts and submit them to the Department of Public Works for review and approval. Lastly, the Permittee shall perform deflection tests along the designated haul route in accordance with California Test Method 356 and submit the results to the Department of Public Works for review and approval. If the retested 80 percentile deflection exceeds 32 percent of the tolerable deflection, the Permittee shall pay its fair share to fully remediate the pavement structure. The Permittee shall submit to the Department of Public Works the proposed method of remediation and schedule for commencement of the improvement for review and approval.

LITTER CONTROL AND RECOVERY

67. The Permittee shall adopt a program that uses the most effective methods and technology to prevent waste that has entered an area under the Permittee's control from escaping the area in the form of litter. Notwithstanding any other provision of this Condition No. 67, or of this grant, the Permittee shall cease accepting incoming waste during high wind conditions if, despite the methods and technology used, waste cannot be confined to areas under the Permittee's control.
68. Within 30 days after the Effective Date, the Permittee shall submit a litter control program to the DPH and Department of Public Works for review and approval. The program shall include the following requirements, unless the DPH requires otherwise:

- a. Facility personnel shall continuously patrol the access road to the Facility scales during the Facility's hours of operation and remove any litter found during the patrol;
 - b. Loads of Solid Waste that are improperly covered or contained and that may create significant litter shall be immediately detained, and if practicable, correctly covered or contained prior to proceeding to the Working Face. If such a remedial measure cannot be taken, the load shall proceed to the Working Face under escort;
 - c. All debris found on or along the entrance to the Facility and/or Working Face access roads shall be immediately removed; and
 - d. At every active Working Face area, the Permittee shall install a primary portable litter fence of adequate height to control litter, and also a secondary fence 4 feet in height behind the primary fence when wind conditions dictate the need for a secondary fence. The Permittee shall employ Best Management Practices to control litter. On windy days, and when the fences are not sufficient, the Working Face shall be located within areas of minimal wind exposure or shall be closed, if so required by the DPH. The DPH, in coordination with the Department of Public Works, may require additional measures deemed necessary to effectively control litter, including, but not limited, requiring the Permittee to cease accepting all incoming waste during high wind conditions.
- 69.** Within 90 days after the Effective Date, the Permittee shall develop methods and/or procedures to prevent from or minimize vehicles carrying dirt and/or debris that may be dislodged onto local streets and highways and submit the methods and/or procedures for approval to the satisfaction of the Department of Public Works.
- 70.** In addition to the requirements described in Condition Nos. 67 and 68, the Permittee shall develop and maintain a litter recovery program to the satisfaction of the Department of Public Works and the DPH designed to recover off-site litter from uncovered or improperly covered or contained loads traveling to the Facility or otherwise emanating from the Facility, including conducting regular inspections of the main haul route (Avenue H from SR-14 to Division Street, Division Street from Avenue H to Avenue F, and Avenue F from Division Street to the Facility entrance) and the surrounding area bound by Avenue E to the north, Avenue H to the south, 5th Street West to the west, and 25th Street East to the east. Based upon the inspection, the Permittee shall collect and remove all wind-blown Trash or litter encountered in the specified area. The Permittee shall maintain a log of the inspections, provide the log upon request to the DPH and the Department of Public Works, and include a copy of the log in the

annual report required pursuant to Part X of the IMP. At the request of the Permittee, the Department of Public Works, at its sole discretion, may adjust the boundary of the specified area to improve the effectiveness of the litter recovery program.

71. Within 30 days after the Effective Date, the Permittee shall submit a vehicle tarping program at the Facility for approval by the Department of Public Works, to discourage untarped vehicles from using the Facility. All vehicles loaded with Solid Waste or any other material that creates the potential for litter shall, to the greatest extent possible, be tarped when entering and leaving the Facility, and no such vehicle shall be allowed to enter the Facility until the driver has been informed of the tarping requirements and has been asked to have his/her load covered. In addition to any other penalty set forth in this grant, repeat violators of this Condition No. 71 shall be subject to the penalties described in the vehicle tarping program and may be permanently prohibited from using the Facility.

OTHER PERMITS/REQUIREMENTS

72. The Permittee shall monitor and maintain the Facility's Environmental Protection and Control Systems in perpetuity, or until such time as the Director of Public Works, based on generally accepted engineering practice, determines that the routine maintenance and foreseeable corrective action that may be necessary during and after the Post-Closure Maintenance Period has been fully satisfied, and the Solid Waste disposed of in the Landfill no longer constitutes a threat to public health and safety, or to the environment.
73. The Permittee shall take all necessary measures to ensure that noise emissions from the Facility at all residential receptors are within the acceptable limits of the Los Angeles County Noise Ordinance, as contained in Chapter 12.08 of the County Code.
74. The Permittee shall implement effective vector control measures at the Facility pursuant to State standards, as directed by the DPH.
75. The Permittee shall conduct protocol trapping to determine presence or absence of Mohave ground squirrel and desert tortoise prior to any earth-disturbance activities in the remaining landfill footprint that has not been disturbed by the landfill operations. If required, the Permittee shall obtain a California Incidental Take Permit for Mohave Ground Squirrel and/or desert tortoise from the California Department of Fish and Game.

- 76.** The Permittee shall conduct protocol trapping to determine presence or absence of Mohave ground squirrel and desert tortoise prior to any earth disturbance activities in the remaining landfill footprint that has not been disturbed by the landfill operations. If required, the Permittee shall obtain a California Incidental Take Permit for Mohave Ground Squirrel and/or desert tortoise from the California Department of Fish and Game.
- 77.** Any future circulation scenario outside the current haul routes shall avoid areas of high biological diversity. Prior to utilization of a new haul routes, the Permittee shall submit the proposed haul route with all supporting information/report/survey of biological resources in the vicinity of the proposed haul route, the Permittee shall submit the proposed haul route with all supporting information/reports/surveys of biological resources in the vicinity of the proposed haul route to the Department for review and approval. The Department shall consult with the Director of Public Works regarding any changes to the current haul route.
- 78.** For fire protection purposes, the Permittee shall maintain on-site fire response capabilities, construct access roads, and provide water tanks, water mains, fire hydrants, and fire flows, to the satisfaction of the County Fire Department including, but not limited to the following:
- a. A Class II Standpipe System shall be provided and located within 200 feet of landfilling operations and shall have sufficient 1 1/2-inch hose with a variable-fog nozzle to reach all portions of such operations. The use of water tender trucks may be permitted in lieu of a Class II Standpipe System provided each is equipped with 2 1/2-inch outlets for County Fire Department's use.
 - b. Approved access roads no less than 20 feet in width clear to the sky shall be provided and maintained at all times around the landfilling areas to provide access for firefighting equipment. Weeds, grass, and combustible vegetation shall be removed for a distance of 10 feet on both sides of all access roads used by solid waste trucks or the public. All access within the landfill site shall be in accordance and compliance with the County Fire Code and standards.
- 79.** All development pursuant to this grant must be kept in full compliance with County Fire Department Regulation 10. Construction plans for access roads shall be submitted to the County Fire Department for review and approval.
- 80.** All on-site fuel storage tanks shall be installed and necessary containment and air quality controls for the tanks provided, in accordance with the

requirements of the County Fire Department, the Department of Public Works, the RWQCB, and the AVAQMD.

- 81.** The Permittee shall develop and implement a program to identify and conserve all significant archaeological and paleontological materials found at the Facility pursuant to Part VII of the IMP. If the Permittee finds any evidence of aboriginal habitation or fossils during earthmoving activities, Landfill operations shall immediately cease in that immediate area, and the evidence and area shall be preserved until a qualified archaeologist or paleontologist, as appropriate, makes a determination as to the significance of the evidence. The Department will review and approve this program, if the determination indicates that the archaeological or paleontological resources are significant, the resources shall be recovered to the extent practicable prior to resuming Landfill operations in that immediate area of the Landfill.
- 82.** The Permittee shall develop and obtain approval from the Department of Public Works for a Standard Urban Storm Water Mitigation Plan for the Facility's activities, unless the Department of Public Works determines that such plan is unnecessary.
- 83.** The Permittee shall be prohibited from initiating any activity for which an Industrial Waste Disposal Permit and/or Underground Storage Tanks Permit is required at the Facility before the required or revised permit is obtained from the Department of Public Works. The activities covered by this Condition No. 83 include, but are not limited to, the installation, modification, or removal of any underground storage tank and/or industrial waste control facility. For purposes of this Condition No. 83, an industrial waste control facility includes its permanent structures for treating post-development storm water runoff.
- 84.** The Permittee shall at all operating times, Monday through Saturday, maintain adequate on-site staff, with appropriate training and experience for the operation of the Facility. The staff's qualifications and level of experience shall be subject to approval of the DPH, which may, in its discretion, establish minimum training requirements for designated positions at the Facility. At least one on-site senior level staff member shall be familiar with or have access to an electronic or hard copy of this grant.
- 85.** The Permittee shall at all times, 24 hours a day, 7 days a week, provide at least one emergency contact person, with sufficient expertise to assess the need for remedial action regarding operation-related accidents, and with the requisite authority and means to assemble the necessary resources to take such remedial action. The individual must be able to be

reached on a continuous basis through the telephone number or e-mail address posted at the Facility entry gate.

- 86.** Within 180 days after the Effective Date, the Permittee shall obtain from the Los Angeles County Solid Waste Management Committee/Integrated Waste Management Task Force a "Finding of Conformance" determination, or its alternative mechanism, that the proposed project and its expansions are consistent with the Los Angeles County Countywide Siting Element.

Upon the Effective Date, the membership of the Alternative Technology Advisory Subcommittee of the Task Force shall be increased to include a representative of the Permittee and an environmental representative designated by the Fifth Supervisorial District to represent the Antelope Valley. Notwithstanding the preceding sentence, the membership of the Alternative Technology Advisory Subcommittee may be adjusted at the sole discretion of the Director of the Department of Public Works, acting as the Chair of the Task Force, as necessary upon the recommendation of the Task Force.

- 87.** All employee, guest, and truck parking shall be developed and maintained as set forth in Part 11, Chapter 22.52 of the County Code.
- 88.** All salvage material (except materials, such as asphalt, which are to be used for landfill operations), dumpsters, containers, construction materials, and disabled trucks and equipment shall be consolidated into one or more areas that are screened by fences or other means from public streets and adjacent private lands not owned by the Permittee, in accordance with the provisions of Part 7, Chapter 22.52 of the County Code.
- 89.** The perimeter of the Landfill and adjacent borrow pit site shall be enclosed by fencing to inhibit unauthorized entry. Except as may otherwise be specified by the DPH, the fencing shall conform to the detail shown on the approved Exhibit "A."
- 90.** The Permittee shall maintain a landscape strip along the frontage of the ancillary facilities area on Avenue F, a minimum of 10 feet in width, substantially as shown on the plan on file entitled "Plot Plan frontage landscape and Signs" and dated October, 1990.
- 91.** Business signs shall be as permitted by Part 10, Chapter 22.52 of the County Code for Zone C-1, except that no portion of any such sign may extend more than 15 feet above the ground and the total sign area shall be based upon a street or building frontage of 100 feet.

- 92.** Within 10 years after the Effective Date, and every 10 years thereafter, the Department of Public Works, in consultation with the Department and the Permittee, shall select an independent engineering/planning consultant(s) to conduct a comprehensive study analyzing various alternatives to serve the long-term Solid Waste Disposal needs of the Antelope Valley. The purpose of the study is to ensure uninterrupted solid waste disposal services to the residents and businesses in the Antelope Valley, keeping disposal fees low and stable, making existing facilities as efficient as possible, and ensuring that facilities keep pace with population growth and changing technologies in the solid waste industry. The study should include a comprehensive analyses (including a sensitivity and cost-to-benefit analysis) of all aspects of this endeavor, including but not limited to, the economic, environmental, and technical feasibility of the following alternatives/issues:
- a. Evaluating rail and truck transport options for solid waste export out of the Antelope Valley, including the necessary infrastructure (in and out of the Antelope Valley) to realize these options.
 - b. Demonstrating how any proposed waste-by-rail option ties into the existing or future county waste-by-rail system.
 - c. Developing Conversion Technology facilities in the Antelope Valley.
 - d. Planning a future transfer station system in the Antelope Valley.
 - e. Reviewing public/private ownership options.
 - f. Analyzing financing, staffing, and rate impacts.
 - g. Defining and establishing the facility siting processes.
 - h. Establishing a means of involving interested parties in the planning process.
 - i. Any other alternatives and issues deemed appropriate by the Department of Public Works and/or the Department.

The costs of the study shall be equally shared by the Permittee and the Department of Public Works, Environmental Programs Division, but in no event shall the cost to the Permittee exceed \$50,000 per study. The Permittee shall make the payment within 30 days of receiving the invoice for the consultant's services. The study shall be completed within 18 months of the independent engineering/planning consultant(s) selection. The study's findings and recommendations shall be submitted to the TAC for review and comment. Upon addressing all TAC's comments to the

satisfaction of TAC, the independent engineering/planning consultant(s) shall submit the study to the Commission, the Department, the Department of Public Works, the Permittee, and all other interested parties. The Permittee shall submit a detailed response to the study's findings and recommendations, including which recommendations it plans to pursue. The Permittee shall make a good-faith effort to implement all recommendations to carry out the purpose of this Condition No. 92 to the satisfaction of the Director of the Department of Public Works.

- 93.** The Permittee shall implement and comply with the following seismic monitoring requirements:
- a. Complete installation of an on-site accelerometer system to measure earthquake/seismic ground motions within 180 days after the Effective Date. The system design, including but not limited to, locations of sensors, shall be reviewed and approved by the Department of Public Works. A set of as-built plans signed and sealed by a California Registered Civil Engineer, or other registered professional approved by the Department of Public Works, shall be provided to the Local Enforcement Agency and the Department of Public Works.
 - b. Following a major earthquake/seismic ground motion of magnitude 5.0 or greater, as recorded by the closest ground-motion monitoring device as maintained by the California Division of Mines and Geology, thoroughly survey the Facility for primary and secondary surface expressions of seismic activity (such as surface ruptures, landslides, change in spring flows, liquefaction, etc.). Submit a damage assessment report on the results of the survey to the Department of Public Works and the DPH for review. The assessment report shall describe and discuss all features, including damage to the site and infrastructure caused by the earthquake and measures that will be taken to mitigate the impact to the satisfaction of the Department of Public Works.
- 94.** The Permittee shall accept all Solid Waste, Inert Debris, and Beneficial Use Materials generated and delivered to the Facility by all waste haulers and customers operating in the Unincorporated County Areas of Antelope Valley. The Permittee shall submit to the Department of Public Works an annual report on the origin of Solid Waste, Inert Debris, and Beneficial Use Materials accepted at the Facility by jurisdiction of origin. The annual report shall also contain information on all waste haulers (including those owned or operated by the Permittee, its subsidiaries, or affiliated enterprises) and self-haul customers utilizing the Facility, whether (and why) any waste haulers and self-haul customers were turned away from the Facility, and the tipping fee charged for all waste haulers and self-haul

customers. The Permittee shall not engage in predatory pricing that may discourage other private waste haulers and self-haul customers from utilizing the Facility.

PERMITTEE FEES

- 95.** The requirement that the Permittee pay the fees set forth in Condition Nos. 96 through 106, inclusive, shall not begin until the Effective Date. Prior to that date, any and all fees required by CUP 93-070-(5) shall remain in full force and effect. The following fees are cumulative and are in addition to any other fee or payment required by this grant.
- 96.** All financial records shall be preserved for a period of 3 years and shall be available for inspection by the DPH, the Department of Public Works, the Department, and the Treasurer and Tax Collector during normal business hours, and shall be forwarded to such agencies upon request.
- 97.** The Permittee shall pay to the office of the Los Angeles County Treasurer and Tax Collector a quarterly fee equal to 10 percent of the sum of the following, net any amount the Permittee pays to the County pursuant to Section 4.63, et seq., of the County Code:
- a. The net tipping fees collected at the Facility as described below in this Condition No. 97. For purposes of this Condition No. 97, "net tipping fee" shall mean the total fees collected, less any taxes imposed by a federal, state, or local agency that is included in the fee charged by the Permittee at the Facility entrance. "Total fees collected" shall be calculated as the total gross receipts collected by the Permittee; and
 - b. The revenue generated from the sale of Landfill gas at the Facility, less any federal, state, or local fees or taxes included in such revenue.
- 98.** The Permittee shall pay on a monthly basis to the Department of Public Works a fee of 25 cents per ton of Solid Waste disposed of at the Landfill. The fee shall be adjusted annually for any increase in the CPI. This fee shall be used for the implementation and enhancement of waste reduction and diversion programs, including but not limited to, conducting waste tire collection events, in County unincorporated areas.
- 99.** The Permittee shall provide an annual funding of \$25,000 to the Antelope Valley Illegal Dumping Task Force for implementing and enhancing illegal dumping prevention programs in County unincorporated areas, in the manner determined by the Antelope Valley Illegal Dumping Task Force and concurred by the Fifth Supervisorial District. By January 10 of each

year, the Permittee shall deposit the fund in an interest-bearing account to be maintained by the Department of Public Works for the Antelope Valley Illegal Dumping Task Force. The fee shall be adjusted annually for any increase in the CPI.

Additionally, the Permittee shall pay on a monthly basis to the Department of Public Works a fee of 10 cents per ton of Solid Waste disposed of at the Landfill. The fee shall be adjusted annually for any increase in the CPI. This fee shall be used at the sole discretion of the Director of Public works for administration, implementation, and enhancement of illegal dumping prevention programs and disaster debris removal activities in County unincorporated areas, including providing waste disposal and collection service vouchers to assist residents in clean-up activities.

- 100.** For the life of this grant or as otherwise provided in Condition No. 101 of this grant, the Permittee shall pay on a monthly basis to the Department of Public Works a fee for every ton of Solid Waste originating outside the Antelope Valley and disposed of at the Landfill during the preceding month, according to the following rates:

Disposal Quantity (Tons/Day)	Fee
0-499	\$2.00 per ton
500-999	\$4.00 per ton
1,000-1,499	\$5.00 per ton
1,500-1,999	\$6.00 per ton
2,000-3,000	\$8.00 per ton

The fee shall be used to fund countywide disposal capacity planning, to promote the development of Conversion Technology facilities that benefit the Antelope Valley and the County, and to provide for the long-term disposal needs of the Antelope Valley.

The fee applicable for every ton of Solid Waste originating outside the Antelope Valley shall be determined using the above tiered-structured table and by dividing the total incoming waste from outside the Antelope Valley by the number of delivery days. For example, if the monthly total is 14,000 tons and number of delivery days is 20, then the average quantity is 700 TPD, and the fee is the sum of $(\$2 \times 499) + (\$4 \times 201) = \$1,802$ x number of delivery days. The fee shall be adjusted annually for any increase in the CPI.

Fifty percent of each monthly fee payment shall be deposited by the Director of the Department of Public Works into an interest-bearing Conversion Technology Development (CTD) Trust Fund, created and

maintained by the Department of Public Works, and shall be used by the Director of the Department of Public Works to research and promote the development of Conversion Technology facilities that benefit the Antelope Valley and the County.

The remaining 50 percent of the monthly fee payments shall be deposited into an interest-bearing Alternative-to-Landfilling Technology Trust Fund, created and maintained by the Department of Public Works, and shall be used by the Director of the Department of Public Works to fund environmental, educational, and quality of life programs in the Antelope Valley, and to fund regional planning and countywide disposal capacity planning. Notwithstanding the foregoing, however, if the Permittee notifies the Director of the Department of Public Works that it will seek to develop a Conversion Technology Facility that meets the requirements of Condition No. 101 of this grant, then for as long as the Director of the Department of Public Works determines that the Permittee is actively and in good faith designing, constructing, and seeking the necessary permits to develop such a facility, but not to exceed 5 years from the effective date of this grant, the funds on deposit in the Alternative-to-Landfilling Technology Trust Fund shall be used by the Director of the Department of Public Works to reimburse the Permittee for its permitting expenditures (such as design, permitting, consultants, environmental document preparation) that are verified by the Department of Public Works as necessary and directly related to the permitting and development of a Conversion Technology Facility that meets the requirements of Condition No. 101 of this grant.

The Permittee shall submit its requests for reimbursement, with supporting documentation, by June 30 of each year, and the Department of Public Works shall verify the expenses and make reimbursement by October 1 of every year the Permittee is actively and in good faith designing, constructing, and seeking the necessary permits to develop a Conversion Technology Facility that meets the requirements of Condition No. 100 of this grant. In no event shall the period of reimbursement exceed 5 years or the amount of the annual reimbursement exceed 50 percent of the amount deposited by the Permittee in the preceding calendar year. At the end of 5 years or such earlier time that the Director of the Department of Public Works, in consultation with the Director of the Department, determines (1) based on the quarterly reports provided by the Permittee that the Permittee is not actively and in good faith designing, constructing, and seeking the necessary permits to develop a Conversion Technology Facility that meets the requirements of Condition No. 101 of this grant; (2) that a Conversion Technology Facility is not anticipated to be successfully developed in accordance with the requirements of Condition No. 101 of this grant; or (3) that the Permittee has not fully satisfied the requirements of Condition No. 101 of this grant, the reimbursements shall terminate.

In the event the Director of the Department of Public Works, in consultation with the Director of the Department, determines that the Permittee has fully satisfied the requirement of Condition No. 101 of this grant, the fee requirement of this Condition No. 100 shall thereafter terminate.

- 101.** In the event the Permittee elects to construct and operate a commercial-scale Conversion Technology facility in the vicinity of the Facility or other location in the unincorporated County areas of the Antelope Valley as approved by the Director of the Department of Public Works, the Permittee may seek to provide the facility in lieu of paying the fee required by Condition No. 100 of this grant. "Construct and operate" shall mean fully funding and successfully completing the siting, design, permitting, and constructing a facility for the conversion of a minimum of 750 tons per day of Solid Waste into useful products, fuels, and/or energy through non-combustion thermal, chemical, or biological processes. The Permittee shall be responsible for obtaining all necessary permits and approvals required to construct and operate the facility. The facility must be fully permitted, operational, and capable of receiving at least 50 percent of the permitted daily tonnage on the 5th anniversary of the Effective Date and fully operational by the 6th anniversary of the Effective Date. The Permittee must provide access to the Department of Public Works and its independent consultant(s) to all areas of the facility during all phases of the development and must respond to information requests, including operating and performance data, from the Department of Public Works in a timely manner. The Permittee shall provide tours of the facility to the public at the request of Department of Public Works.

Upon the Effective Date of this grant, the Permittee shall submit to the Department of Public Works for review and comment quarterly reports, providing detailed status of the selection of the type of Conversion Technology and progress of the development. Within one year after the Effective Date, the Permittee must submit a proposal for the type, location, and preliminary design of the Conversion Technology facility for review and approval by the Director of the Department of Public Works in consultation with the Director of the Department. As part of the proposal, the Permittee shall submit a detailed project milestone schedule, including at a minimum, a scheduled completion date for permit approvals, financing, 30 percent, 60 percent, and 90 percent design levels, construction completion, start-up, acceptance testing, and beginning of commercial operations. Within 6 months of receipt of the proposal, the Department of Public Works shall notify the Permittee of the findings of its review and determination as to whether a Conversion Technology Facility is or is not anticipated to be successfully developed in accordance with the requirement of this Condition No. 101.

When the Conversion Technology Facility is fully permitted, developed and in operation, the Permittee shall submit to the Director of the Department of Public Works for review and comment an annual report providing detailed status of the operation, permits, and regulatory compliance of the Conversion Technology facility, including quantities and origins of feedstock, quantities of output, design life, and performance efficiency. In this event the Director of the Department of Public Works, in consultation with the Director of the Department, shall make a determination that the Permittee has fully satisfied the requirement of Condition No. 101 of this grant, the fee requirement of Condition No. 100 shall thereafter terminate.

In the event that a Conversion Technology facility is not anticipated to be successfully developed by the 5th anniversary of the Effective Date, the Permittee may submit a request for a one-year time extension to the Director of the Department of Public Works, no later than 3 months prior to the 5th anniversary of the Effective Date. The extension may be granted at the sole discretion of the Director of the Department of Public Works, if the Permittee demonstrates, to the satisfaction of the Director of the Department of Public Works, that good faith efforts were made towards developing the facility, and shows that circumstances related to the facility's permitting process and other events outside of the Permittee's influence and control prevented the facility from being fully permitted and operational. Similarly, a one-year time extension may also be granted up to 2 additional times, at the request of the Permittee. Such additional requests shall each be received no later than 3 months prior to the anniversary of the Effective Date after the 6th and 7th years. The total duration of the time extension(s) shall not exceed 3 years.

Notwithstanding the preceding paragraphs, if the Permittee demonstrates, to the satisfaction of the Director of the Department of Public Works, that development of a Conversion Technology Facility is not feasible, the Permittee may submit for consideration an Alternative-to-Landfilling Technology proposal to divert post-recycled residual waste from landfill disposal. Any Alternative-to-Landfilling Technology proposal must be submitted within one year after the Effective Date, and may be accepted or rejected at the sole discretion of the Director of the Department of Public Works after reviewing the information provided by the Permittee demonstrating a Conversion Technology facility goal is not feasible.

- 102.** By March 31 of each year, the Permittee shall pay to the County Department of Parks and Recreation an annual fee of 50 cents per ton of Solid Waste disposed of at the Landfill during the preceding calendar year. The fee shall be adjusted annually for any increase in the CPI. This annual payment shall be deposited into an interest bearing trust fund

established to acquire and/or develop natural habitat and parkland within the County. Monies from this trust fund shall only be used for projects or programs that benefit the Antelope Valley. The Department of Parks and Recreation shall administer the trust fund, and all monies in the trust fund, including accrued interest, shall be spent by the Department of Parks and Recreation in a manner consistent with applicable Department of Parks and Recreation requirements and policies for the Antelope Valley region.

- 103.** By March 31 of each year, the Permittee shall pay to the Department of Public Works an annual fee of 50 cents per ton of Solid Waste disposed of at the Landfill during the preceding calendar year. The fee shall be adjusted annually for any increase in the CPI. This annual payment shall be deposited by the Department of Public Works into an interest bearing trust fund established to provide funding for transportation improvements in the Antelope Valley. The Department of Public Works shall administer this trust fund, and all monies in the trust fund, including accrued interest, shall be spent by the Department of Public Works.
- 104.** By January 10 of every other year, the Permittee shall pay to the Department a sum of \$81,000 for the purpose of financing planning studies, including, but not limited to neighborhood planning studies for surrounding neighborhoods, as determined by the Director of the Department. The fee shall be adjusted annually for any increase in the CPI. The payments shall be held in an interest-bearing account. Payment for the first year is due within 90 days after the Effective Date.
- 105.** By March 31 of each year, the Permittee shall pay to the Department a fee of \$1.00 per ton of Solid Waste disposed of at the Landfill during the preceding calendar year. The payment shall be adjusted annually for any increase in the CPI. The payments shall be deposited by the Director of the Department into an interest-bearing community benefit and environmental education trust fund, created and maintained by the Director of the Department. This fund shall be used to fund environmental, educational, and quality of life programs in the Antelope Valley, and to fund regional public facilities that serve this area. All monies in the fund shall be spent by the Director of the Department.
- 106.** The Permittee shall fund 4 collection events per year to be held by the Department of Public Works for the collection of household hazardous waste and Electronic Waste, including discarded computers. The cost of each event shall be \$100,000, adjusted annually for any increase in the CPI. The Permittee shall make annual payments for these events. The first payment is due within 90 days after the Effective Date, and the subsequent payments are due by March 31 of each year.

In lieu of paying for 2 of the 4 collection events per year, the Permittee may instead elect either of the following options. The Permittee may also elect both options in lieu of paying all 4 collection events.

- a. Upon the Effective Date, extend the Antelope Valley Environmental Collection Center Agreement approved by the Board on March 30, 2004, and as may be subsequently amended.
- b. Fully fund the siting, development, operation, and staffing of a new permanent environmental collection center at the Facility or other locations in the unincorporated areas of the Antelope Valley (substantially similar in design to the Antelope Valley Environmental Collection Center) for the collection of household hazardous/electronic waste. The Permittee shall be responsible for obtaining all necessary permits and approvals required to operate the center. The center, whose design and location must be approved by the Department of Public Works in consultation with other interested entities, including the Cities of Palmdale and Lancaster, must be open at least twice a month to all Antelope Valley residents. The operating hours shall be similar as that of the Antelope Valley Environmental Collection Center. Upon the center's opening, the Permittee shall implement an on-going comprehensive promotional campaign to reach all Antelope Valley residents. The campaign must be reviewed and approved by the Department of Public Works in consultation with other interested entities.

In the event the Permittee elects either or both of the above options, the Permittee shall notify the Department of Public Works of its decision. In addition, the Permittee shall submit a detailed project timeline (including, but not limited to, estimated project costs, etc.), to the Department of Public Works for review and approval. The Department of Public Works reserves the right to determine whether the Permittee has satisfied the requirements for payment deduction and when the deduction will commence, and if necessary, prorate the payments to meet the intent of this Condition No. 106.

107. Prior to the Effective Date, the Permittee shall:

- a. Deposit the sum of \$4,000 with the Department. The deposit shall be placed in a performance fund draw-down account, which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant, to review and verify any and all information contained in the required reports of this

grant, and to undertake any other activity of the Department to ensure that the conditions of this grant are satisfied, including, but not limited to, carrying out the following activities: enforcement, permitting, inspections (amount charged per each inspection shall be \$200.00, or the current recovery cost, whichever is greater), providing administrative support in the oversight and enforcement of these conditions, performing technical studies, and retaining the services of an independent consultant for any of the aforementioned purposes, or for routine monitoring of any and/or all of the conditions of this grant for a minimum of 5 years. Inspections shall be conducted biennially (once every other year) to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. If the actual costs incurred pursuant to this Condition No. 107 (a) have reached 80 percent of the amount of the initial deposit (\$3,200), and the Permittee has been so notified, the Permittee shall deposit supplemental funds to bring the balance up to the amount of the initial deposit (\$4,000) within 10 business days of such notification. There is no limit to the number of supplemental deposits that may be required during the life of this grant. At the sole discretion of the Permittee, the Permittee may deposit an initial or supplemental amount that exceeds the minimum amounts required by this Condition No. 107 (a).

- b. Deposit the sum of \$25,000 in an interest-bearing trust fund with the Department of Public Works from which actual costs billed and not honored by the Permittee will be deducted for the purpose of defraying the expenses involved in the Department of Public Works' review and verification of any and all information contained in the required reports of this grant and the MMRP, and any other activity of the Department to ensure that the conditions of this grant are satisfied, including, but not limited to, carrying out the following activities: enforcement, permitting, inspections, coordination of mitigation monitoring, providing administrative support in the oversight and enforcement of these conditions, performing technical studies, and retaining the services of an independent consultant for any of the aforementioned purposes or for routine monitoring of any and/or all of the conditions of this grant for a minimum of 5 years. If the costs incurred pursuant to this Condition No. 107 (b) have reached 80 percent of the amount of the initial deposit (\$20,000), and the Permittee has been so notified, the Permittee shall deposit supplemental funds to bring the balance up to the amount of the initial deposit (\$25,000) within 10 business days of such notification. There is no limit to the number of supplemental deposits that may be required during the life of this grant. At the sole discretion of the Permittee, the Permittee may

deposit an initial or supplemental amount that exceeds the minimum amounts required by this Condition No. 107 (b).

- c. The balance remaining including interest in the draw-down account as described in subsection (a) above and trust fund as described in subsection (b) above shall be returned to the Permittee upon the Director of Public Works' determination that the Landfill is no longer a threat to public health, safety, and the environment.

LEGISLATION

108. The Permittee shall support legislation and regulations that will promote the development of Conversion Technologies. The Permittee shall consult with the Department of Public Works to determine which legislation and regulations will promote the development of Conversion Technologies. Such legislation and regulations should, at a minimum:
 - a. Provide economic incentives for the development of Conversion Technologies;
 - b. Remove from the definition of transformation under Section 40201 of the California Public Resources Code any technologies and/or processes categorized as Conversion Technologies;
 - c. Provide full diversion credit for waste managed by these Conversion Technologies towards the State's waste reduction mandates; and/or
 - d. Remove any unnecessary regulatory hurdles that impede such development.

COMMUNITY INFORMATION/INQUIRIES

109. The Permittee shall maintain a hotline/emergency log at the Facility which shall record all complaints received regarding Landfill operations. The record of complaints shall include the date and time, nature of complaints, and actions taken to identify and mitigate the complaint. The Permittee shall at all times, 24 hours a day, 7 days a week, provide at least one emergency contact person, with sufficient expertise to assess the need for remedial action to promptly respond to complaints from the surrounding neighborhood regarding dust, litter, odor, air quality, or other operational issues. The Permittee shall resolve all complaints to the satisfaction of the Director of the Department. The record shall be maintained for 3 years, made available upon request, and submitted as part of the annual report required pursuant to Part X of the IMP.

- 110.** The Permittee shall post a sign at the entrance gate to the Facility providing the following information:
- a. The telephone number to contact the Permittee on a 24-hour basis to register complaints regarding the Facility's operations. All complaints received shall be reported to the Director of the Department, and other agencies, as appropriate, on the same day but no later than 10 a.m. of the following business day. Said telephone number shall be published in the local telephone directory;
 - b. The telephone number of the DPH and the hours that the DPH office is staffed; and
 - c. The telephone number of AVAQMD's enforcement offices and the hours that the AVAQMD offices are staffed.
- 111.** The Permittee shall prepare and distribute to all interested persons and parties, as shown on the interested parties list used by the Department for this matter, and to any other person requesting to be added to the list, a quarterly newsletter providing the Facility's website and its 24-hour emergency telephone numbers, and also providing the following information for the quarter: (1) "What is New" at the Facility; (2) the regulatory and permitting activities at the Facility; (3) the hotline/emergency log for the period; and (4) a summary of any and all progress reports and/or annual reports required by this grant. The newsletter shall be posted on the Facility's website and distributed to at least one local library. In addition, the Permittee shall notify the Community Advisory Committee, as described in Part IX of the IMP, the Association of Rural Town Councils (ARTC), and any other interested community group in the immediate vicinity of the Facility, of any significant operational change at the Facility.
- 112.** Within 180 days after the Effective Date, the Permittee shall update its website to provide general information to the community regarding the Facility's recycling activities/programs, environmental mitigation measures, frequently asked questions, a description of the Facility's operation, which may include video, a complaint resolution mechanism, recent Notices of Violation and how they were resolved, and any other pertinent information requested by the Department of Public Works for the life of this grant.
- 113.** The Permittee shall conduct a 'Free Dump Day' twice a year at the Facility to encourage unincorporated County residents to properly dispose of waste they generate within their property. The Permittee shall accept all wastes delivered to the site with proof of residency during this campaign

free of charge, up to 1 ton per residence, and promote the program in a newspaper of general circulation. Any adjustments to this program shall be made by mutual agreement between the Permittee and the Department of Public Works.

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing use at the site is a Class III non-hazardous solid waste landfill which is operated in accordance with local, state and federal requirements in order to not adversely affect the public health, peace, comfort, and/or welfare of persons residing or working in the surrounding area. The proposed change to increase the maximum refuse inflow rate will also be handled in a manner consistent with current operations.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The existing project is adequate in size to accommodate existing and future site improvements as well as ongoing development with consideration of integration of surrounding area land uses.

- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

The proposed project is adequately served by the local infrastructure surrounding the project site including but not limited to public roads, sewer, water, telephone, and electricity as evidenced by ongoing regular inspections performed by those agencies having jurisdiction over the project site.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: September 19, 2011

TO: Department of Regional Planning
Permits and Variances

SUBJECT: CUP 03-170

LOCATION: 600 East Avenue F, Lancaster

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install __ Public and/or __ On-site and/or __ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** The Fire Department has recommends approval of the subject Conditional Use Permit with the conditions indicated below.
- Water:** A Class II Standpipe System shall be provied and located within 200 feet of dumping operations and shall have sufficient 1 1/2-inch hose with a variable-fog nozzle to reach all portions of such operations. The use of water tender trucks may be permitted in lieu of a Class II Standpipe System provided each is equipped with an 2 1/2-inch outlets for fire department use.
- Access:** Approved access roads no less than 20 feet in width clear to the sky shall be provided and maintained at all times around the dumping areas to provide access for firefighting equipment. Weeds, grass and combustible vegetation shall be removed for a distance of 10 feet on both sides of all access roads used by rubbish trucks or the public. All access within the landfill site shall be in accordance and compliance with the County of Los Angeles Fire Code and standards.
- Special Requirements:** The subject landfill site is subject for compliance with the County of Los Angeles Fire Department Regulation 10.
- Additional requirement maybe required when new construction or new development is proposed on the landfill site. Construction plans shall be submitted to the Fire Department for review and approval.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Juan C. Padilla*

I. INTRODUCTION

- A. Purpose: To provide fire safety requirements for the installation, operation and use of combustible waste disposal sites.
- B. Scope: This regulation shall apply to all individuals, companies or corporations that propose to operate, or currently operate, combustible waste disposal sites.
- C. Author: The Deputy Chief of the Prevention Services Bureau, through the Assistant Fire Chief (Fire Marshal) of the Fire Prevention Division, is responsible for the content, revision, and periodic review of this regulation.

II. RESPONSIBILITY

- A. Owners and management personnel of combustible waste disposal sites are responsible for compliance with this regulation.

III. POLICY

- A. This regulation shall be enforced by all Department personnel to ensure that adequate access and fire protection facilities are established and maintained whenever combustible waste disposal sites are proposed or established.

IV. PROCEDURES

- A. A water supply shall be provided which meets Department standards as determined by the Land Development Unit of the Fire Prevention Division.
 - 1. Adequate on-site hydrants shall be required per Department standards. Future expansion of the facility should be considered when determining the size and placement of water mains and hydrants.

- B. A Class II Standpipe System shall be provided and located within 200 feet of dumping operations and shall have sufficient 1½-inch hose with a variable-fog nozzle to reach all portions of such operations.

NOTE: In lieu of a Class II standpipe system, the use of water tender trucks may be permitted, provided each is equipped with 2½-inch outlets for fire department use.

- C. Approved access roads shall be provided and maintained at all times around the dumping areas to provide access for fire-fighting equipment. (Fire Code Section 902.2.1) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance clear to the sky. Widths shall be increased when, in the opinion of the chief, widths are not adequate to provide fire apparatus access. Entrances to roads, trails, or other access ways that have been closed with gates and barriers in accordance with Section 902.2.4.2 shall not be obstructed by parked vehicles.

1. Weeds, grass and combustible vegetation shall be removed for a distance of 10 feet on both sides of all access roads used by rubbish trucks or the public.

- D. A firebreak or clearance of all dry weeds and grass shall be provided around the dumping areas. Secondary firebreaks, as required by the Fire Department, shall be provided and maintained in order to prevent the spread of fire beyond the dump facility. Such secondary firebreaks shall be not less than 60 feet in width.

- E. The property shall be adequately fenced to prevent entry of unauthorized persons and gates shall be locked at all times when the facility is not supervised. An attendant shall be on duty when the site is open to the public.

- F. “**NO SMOKING**” signs shall be posted on the facility and at all entrances to the facility. Smoking regulations, as required by this Department, will be strictly enforced.

- G. Dumping operations shall be carried on in such a manner as to minimize the possibility of fires occurring in the waste material. Waste material dumped on the premises shall be immediately mixed with earth, and under no circumstances shall any exposed surface or face of combustible materials be left uncovered at the close of daily operations.

- H. Any fire which occurs on the premises shall be reported immediately to the Fire Department and it shall be the responsibility of the operator to immediately extinguish any such fire. A telephone shall be installed for the purpose of notifying the fire department in case of fire.

- I. Provisions shall be made to control or prevent the blowing of papers or other combustible waste materials into the brush or outside the established dumping areas. The premises shall be kept free of any accumulations of waste combustible materials, which might constitute a fire menace.



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
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5050 Commerce Drive
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BOARD OF SUPERVISORS

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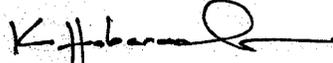
Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 21, 2011

TO: Rob Glaser
Principal Planner
Zoning Permits North Section
Department of Regional Planning

FROM: Ken Habaradas, REHS 
Environmental Health Division
Department of Public Health

SUBJECT: **PROJECT/CUP NO. 03-170-(5)**
LANCASTER LANDFILL - DRAFT CONDITIONAL USE PERMIT AND MITIGATION
MONITORING AND REPORTING PROGRAM

Staff from the Department's Solid Waste Management Program has reviewed the draft conditions of approval and the mitigation monitoring and reporting program (MMP) for the Lancaster Landfill project. The following are their comments and corrections:

1. The comments provided in the Department's previous comment letter, dated July 12, 2007, remains applicable.
2. Condition #46 (f) – *“Notwithstanding the foregoing, the Permittee shall not be bound by the previous provisions of this Condition No. 46, but instead by the requirements of the DPH and the TAC, so long as the Limits of the Fill are not exceeded, it in consultation with the Department of Public Works, DPH determines that a different re-vegetation design or plan.”*

DPH does not have expertise in re-vegetation design or plan.

3. Condition #56 (d) – *“Within the first year after the Effective Date or a later date as approved by the TACT, the Permittee shall consult with the AVAQMD and the DPH and design and implement at least 1 heavy-duty alternative fuel off-road equipment pilot program, to the extent deemed technically and economically feasible by the TAC. The pilot program shall be certified by a major equipment manufacturer such as, but not be limited to, Caterpillar, John Deere, and Volvo.”*

DPH does not have expertise on heavy-duty, alternative fuel off-road equipment.

4. Condition #89 – Revise the condition to include the following statement: *“All waste received at the Facility shall comply with the requirements of Title 27 of the California Code of Regulations.”*
5. MMP: Replace CIWMB with CalRecycle.
6. MMP Page 6-4, Noise: *“If residential development has occurred near landfill construction, limit construction hours to 7:00 am to 7:00 pm. No construction on weekends and Federal Holidays.”*

Revise the monitoring action to include the following: *“The LEA shall notify DPH’s Toxics Epidemiology Program (TEP) of any new residential development and any complaints from nearby residents.”* Add DPH-TEP to monitoring responsibility.

7. MMP Page 6-5, Air Quality: *“Instruct equipment operators to shut down diesel equipment if it is expected to idle for more than 10 minutes.”*

The LEA has no expertise or enforcement responsibility over diesel equipment. This issue should be referred to the AVAQMD.

8. MMP Page 6-5, Biota: *“Re-vegetate completed landfill cells.”*

The LEA does not have the expertise and enforcement responsibility over re-vegetation.

9. MMP Page 6-5, Biota: *“Restrict the size of working face of landfill to one acre or less to reduce attraction of unwanted species.”*

The LEA does not have the expertise and enforcement responsibility over unwanted species.

10. MMP Page 6-7, Traffic & Circulation: *“Conduct road sweeping twice per month on East Ave F, between Division Street and Challenger Way”.*

Add the LEA to the monitoring responsibility as the LEA may require the applicant to increase the frequency as needed.

11. MMP Page 6-8, Visual Quality: *“Vegetate berms with intermediate vegetative cover.”*

The LEA does not have the expertise and enforcement responsibility over berm vegetation.

12. MMP Page 6-8 to 6-10: Greenhouse Gas Emissions and Global Warming: The LEA does not have expertise and enforcement responsibility over greenhouse gas emissions and global warming.

13. MMP Page 6-10, Landfill Closure: *"Following closure of the landfill, the applicant shall continue to operate, maintain, and monitor the landfill gas collection and treatment system as long as the landfill continues to produce landfill gas, or until it is determined by the AVAQMD that emissions no longer constitute a considerable contribution to greenhouse gas emissions, whichever comes first."*

Add the LEA to the monitoring responsibility as the LEA is involved in monitoring/inspecting closed landfills on a quarterly frequency. Revise the monitoring action to include "The operator shall comply with the Closure Maintenance Plan submitted to and approved by CalRecycle, the Lahontan Regional Water Quality Control Board, and the LEA."

For questions regarding the above comments, please contact Gerry Villalobos at (626) 430-5543.

IMPLEMENTATION AND MONITORING PROGRAM

LANCASTER LANDFILL AND RECYCLING CENTER

Attachment to the Conditions of Grant for Conditional Use Permit Number 03-170-(5)

PURPOSE. This Implementation and Monitoring Program ("IMP") is intended to implement and ensure compliance with the Conditions of Approval of this grant and to complement the enforcement and monitoring programs routinely administered by County agencies and non-county public agencies.

PART I - LANDFILL ELEVATIONS. The following measures shall be carried out to monitor compliance with Conditions Nos. 5, 6, 14, 27, 28, 30, 39, 40, 41, 42, 46, and 64 of this grant, which establish the Limits of Fill.

- A. Within 180 days of the Effective Date of this grant, the Permittee shall install survey monuments around the perimeter of the Landfill, as depicted on Exhibit "A" and as established by the limits of Condition No. 6.

The specific spacing, location, and characteristics of the survey monuments shall be as specified by the Director of Public Works and shall be at points where they will not be subject to disturbance of Landfill development.

The survey monuments shall be inspected and approved by the Director of Public Works after installation, and the "as installed" plan shall be provided to DPH and to the Director of the Department.

Not less than 60 nor more than 180 days before the deadline for the annual monitoring report required by Part X of this IMP, the Permittee shall cause a licensed surveyor or registered civil engineer to conduct a survey of the Landfill's elevations and submit the results to the Director of Public Works for approval. Additional elevation surveys shall also be conducted by either of these professionals under the following circumstances: 1) in the event of an earthquake of magnitude (Richter) 5.0 or greater within 25 miles of the Facility; 2) as directed by the Director of Public Works or the DPH as he or she deems necessary; or 3) upon completion of the Landfill's final fill design. Any apparent violation revealed by the survey shall be promptly reported to the Director of the Department.

- B. If the Director of Public Works approves grading or other disturbance in areas outside the Limits of Fill shown on Exhibit "A" pursuant to Condition No. 39 of this grant, the Director shall refer a copy of such approval to the Director of the Department and the DPH.

PART II – WASTE PLAN CONFORMANCE. The provisions of this Part II are intended to ensure compliance with the provisions of Condition Nos. 30, 31, 32, 33, 34, and 35 of this grant, and to conform Landfill operations with the Los Angeles County Countywide Integrated Waste Management Plan adopted pursuant to Division 30 of the Public Resources Code.

- A. The Permittee shall ensure the proper installation and maintenance of scales to verify the weight of Solid Waste received, disposed of, used for Beneficial Use Materials at the Facility, and/or otherwise diverted and sent off-site for further handling and/or processing. The Permittee shall maintain records necessary to document the following: (1) the aforementioned weights; and (2) compliance with waste restrictions imposed pursuant to the conditions of this grant.

PART III – WASTE ORIGIN DATA ACCURACY. The provisions of this Part III are intended to ensure compliance with the provisions of Condition 31 of this grant. The Permittee shall adopt measures at the Facility to ensure the accuracy of the Solid Waste quantity allocated to County unincorporated areas. These measures shall apply to those customers of the Permittee who identify the source or origin of all or a portion of their waste loads as County unincorporated area, and shall become effective within 90 days after the Effective Date. Under these measures:

- A. The Permittee shall require written and verifiable documentation on source jurisdiction(s) and site address(es) where the Solid Waste is generated for loads from waste hauling industry customers ("Direct Haul Loads"), and written and verifiable documentation on source jurisdiction(s) for loads from transfer/processing facilities ("Transfer/Processing Loads"), the documentation of which shall be in a form developed by the Department of Public Works and distributed by the Permittee to its customers;
- B. The Permittee shall exempt from such documentation all customers tendering a minimum load, defined as a load having a net weight of less than 1 ton. However, such customers shall continue to verbally state the source of their loads;
- C. The Permittee shall investigate and verify the accuracy of all documentation provided for Direct Haul Loads from Solid Waste enterprises/waste haulers owned or operated by the Permittee, its subsidiaries, or affiliated enterprises;
- D. The Permittee shall forward all documentation for Transfer/Processing Loads to the Department of Public Works for review and verification;
- E. Upon request, the Permittee shall forward all documentation within 30 days for Direct Haul Loads from Solid Waste enterprises/waste

haulers owned or operated by the Permittee, its subsidiaries, or affiliated enterprises, to the Department of Public Works for review and verification;

- F. If the Director of Public Works determines a Solid Waste enterprise, waste hauler, or transfer/processing operator that is owned or operated by the Permittee, its subsidiaries, or affiliated enterprises has failed to substantiate the origin of the Solid Waste that was reported to have originated in County unincorporated area, the Director shall notify and direct the Permittee to impose a non-refundable penalty of \$5.00 per ton. The penalty shall be based on all Solid Waste tonnage allocated to the County unincorporated area by the Solid Waste enterprise, waste hauler, or transfer/processing operator for that reporting period, which shall not exceed 1 month. The Permittee shall be responsible for collecting the fine and submitting it to the Department of Public Works within 60 days following such notification. The fines received by the Department of Public Works shall offset the cost of administering the waste origin verification program and of implementing other programs to mitigate the damages the County incurred under the California Integrated Waste Management Act of 1989, as amended, from such misallocation;
- G. If the Permittee or the Director of Public Works determines that the origin of a waste load has been incorrectly reported, the Permittee shall correct the data submitted to the disposal reporting system to ensure its accuracy.

Prior to the implementation of the above measures, the Permittee shall, subject to the approval of the Director of Public Works, develop a waste origin verification and reporting program to include, but not be limited to, an outreach program to educate all customers of the Facility regarding the need to provide waste origin information, the requirements of the measures adopted pursuant to this Part III, and an explanation of the consequences for failure to comply with the measures. After the effective date of the adopted measures, the Permittee shall provide a 90-day grace period to its customers prior to taking any enforcement action to provide time for customer education on these measures. Based on the initial results obtained from the verification and reporting program, these measures may be amended or modified by the Director of Public Works. The Director of Public Works shall have the discretion to terminate the verification and reporting program at any time.

On a monthly basis, the Permittee shall submit the results of the verification and reporting program to the Director of Public Works, along with any other written documentation on the waste load transactions at the Facility.

PART IV – HAZARDOUS WASTE EXCLUSION. This Part IV ensures compliance with Condition No. 36, 37, and 38 of this grant regarding the exclusion of liquid, radioactive and hazardous waste from the Facility.

The Permittee shall maintain a comprehensive waste load checking program which shall require that:

- A. All waste hauling vehicles shall be screened at the scales with a radiation detector device, acceptable to the DPH, for the presence of radioactive materials;
- B. Sensors and/or monitoring equipment capable of detecting volatile organic compounds acceptable to the DPH shall be available at the Facility and used as directed by the DPH;
- C. The scale operator shall question all drivers of suspect loads as to the source and nature of the loads, and shall inspect for contamination all large loads of earth brought into the Facility from areas not known to be free of contamination;
- D. The Landfill's Working Face areas shall be continuously inspected for hazardous and liquid waste, medical waste, and radioactive waste/materials. This inspection shall be accomplished by equipment operators and spotters who have been trained through an inspection program approved by the DPH;
- E. Unless otherwise specified by DPH, the Permittee shall conduct at least 3 manual inspections of randomly selected incoming Refuse loads each operating day, for a minimum of 18 inspections per week. In addition, the Permittee shall conduct a series of 6, intensive unannounced manual inspections of Refuse loads over a 12-month period during the life of this grant; and
- F. If on the basis of above-described inspections, the DPH determines that significant amounts of prohibited waste are entering the Facility, the DPH may require an expanded inspection program, which may include additional, unannounced manual inspections.

PART V – INDEMNIFICATION AGREEMENT. Within 180 days after the Effective Date, the Permittee shall enter into an agreement with the County indemnifying the County for any damages to public property and environment which may result from Landfill operations and for any expenses which may be incurred by the County in performing any on- and/or off-site remedial work necessitated by the Permittee's failure to operate or maintain the Facility at a level acceptable to the Director of Public Works or the DPH, or for the Permittee's failure to perform any of this work in a timely manner. The work covered by this indemnification shall include, but not be limited to, work related to the Environmental Protection and Control Systems, litter

and dust control, noise control, vector control, and maintenance of slopes. The standards for operation and maintenance shall be as established by the provisions of this grant and all applicable laws and implementing regulations.

To secure performance of the agreement, the Permittee shall tender to the Director of Public Works a trust fund or other security acceptable to the County in the amount of \$10 million. Any interest earned in the account shall remain in the trust fund to offset the cost of inflation. The Permittee may gradually build the trust fund with tipping fees, however, until the fund reaches \$10 million, the Permittee shall tender to the Director of Public Works a letter of credit or other security acceptable to the County in the amount of \$10 million.

The security shall be in addition to any and all other security required by federal, state and local law, regulations and permits, including the security requirements of this grant and of the State landfill closure regulations.

PART VI - BIOLOGICAL/HORTICULTURAL MONITORING. This Part VI is intended to promote compliance with the provisions of Condition Nos. 46 and 57 of this grant concerning on-site planting, revegetation, and maintenance.

- A. Before using this grant, the Permittee shall retain a horticulture/forester consultant to supervise the on- and off-site slope planting and Joshua tree mitigation programs required by this grant and this IMP. The consultant shall be approved by the County Forester.

This consultant shall have the requisite education, training, experience, and professional standing to carry out the specific requirements of the position, as evidenced by appropriate licensing, registration and/or academic standing in the field of horticulture/forestry.

- B. In addition to the horticulture/forester consultant, prior to using this grant, the Permittee shall retain the services of a biology consultant, whose duties shall include: (a) the periodic review of any updated listings of threatened and endangered species contained in the Federal Register for purposes of determining whether species existing at the Facility have been re-classified with a "Category 1" status; and (b) participating in the revegetation program adopted for the Landfill.

This consultant shall have the requisite education, training, experience and professional standing to carry out the specific requirements of the position, as evidenced by appropriate licensing, registration and/or academic standing in the field of biology.

- C. If any retained consultant pursuant to this Part VI terminates employment at any time during the life of this grant, including during

the Post Closure Maintenance Period, a replacement consultant shall be retained and approved as provided in this Part.

The Permittee shall create and maintain adequate records to track fill areas in accordance with the California Regional Water Quality Control Board requirements. These records shall indicate fill areas transferred to an inactive status which are potentially subject to the requirements of Condition Nos. 46 and 57. The Permittee shall make copies of such records available to the horticulture/forester consultant, DPH, the County Forester and other interested regulatory agencies, when a Landfill area becomes inactive.

PART VII – ARCHEOLOGICAL/PALEONTOLOGICAL MONITORING. The Permittee shall implement the monitoring program described in this Part VII to conserve archaeological and paleontological resources as required by Condition No. 75 of this grant.

- A. Before commencing grading activities in previously undisturbed areas, the Permittee shall nominate to the Director of the Department, both a certified archaeologist and a qualified paleontologist from the Society of Professional Archaeologists which the Permittee intends to retain to perform the monitoring and conservation work required by this Part VII and Condition No. 75 of this grant. If approved by the Director of the Department, the archaeologist and paleontologist shall both submit a letter to the Director stating that he/she has been retained to perform or supervise the work described herein, and that he/she agrees to report any failure of compliance with this grant or this Part VII to the Director.
- B. The archaeologist and the paleontologist shall each submit a written report to the Permittee to be included in the Permittee's annual monitoring report required by Part X of this IMP for as long as on-site excavation activity continues at the Facility, or upon the respective expert's termination of employment, in which case the report shall be submitted to the Director of the Department.
- C. If either the archaeologist or paleontologist terminates employment before completion of the excavation work associated with the Facility, a replacement expert shall be selected, approved, retained and certified as described in this Part VII.

PART VIII – ANCILLARY FACILITIES. This Part VIII is intended to enhance compliance with Condition Nos. 5 and 20 of this grant concerning the Ancillary Facilities at the Facility, and to verify that such Ancillary Facilities are consistent with the other conditions of this grant and with the provisions of Title 22 of the Los Angeles County Code ("County Zoning Ordinance").

Before commencing development or obtaining a building permit for any Ancillary Facility, the Permittee shall submit to the Director of the Department a site plan for such Ancillary Facility. The plan shall be in sufficient detail to establish compliance with the conditions of this grant and with the standards of the County Zoning Ordinance, including the provisions relating to the development and maintenance of parking, screening and signs, as set forth in Chapter 52 of the County Zoning Ordinance.

PART IX – COMMUNITY ADVISORY COMMITTEE. The Community Advisory Committee ("CAC"), appointed by the Board, shall continue to serve as a liaison between the Permittee and the community, and as a conduit for the community to communicate with the Commission and other regulatory agencies on an ongoing basis regarding issues involving the development and operation of the Facility. The CAC shall be composed of persons who reside in the vicinity of the Facility and who are recommended by recognized community and neighborhood associations. The Fifth Supervisorial District shall have the right to designate an ombudsman for the purposes of providing information to local residents regarding landfill operation, obtaining community input and responding to community concerns. The ombudsman shall be a representative of the community or a member of the CAC. The ombudsman shall provide quarterly reports to the Fifth Supervisorial District, with copies to the Department, Director of Public Works, the DPH, and the CAC. The Permittee shall provide the ombudsman reasonable access to the landfill site and information concerning landfill operations as necessary for the ombudsman to perform its functions.

For the life of this grant, the Permittee shall continue to do the following regarding the CAC:

- A. Provide qualified personnel to regularly attend CAC meetings;
- B. Provide the CAC reasonable access to the Facility and information concerning Landfill operations necessary for the CAC to perform its functions;
- C. Provide accommodations for CAC meetings;
- D. Within 90 days after the Effective Date, provide \$20,000 of funding for CAC-related activities and for the CAC to retain independent consultants for CAC-related matters, provided that all consultants shall have the requisite education, training, and experience to undertake the work and shall have no conflict of interest with the Permittee or any member of the CAC. The Permittee shall deposit the fund in an account to be maintained by the Department for the CAC. The Permittee shall replenish the fund by July 1 of each year to bring the balance up to the amount of the initial deposit (\$20,000).

The CAC shall be provided access to all reports submitted by the Permittee to any and all regulatory agencies required under this grant, including the annual monitoring report required by Part X of this IMP. The Permittee shall also consult the CAC on planning matters that could affect the physical development or future use of the Facility.

PART X – MONITORING REPORTS. This Part X is intended to enhance the continuing oversight of Landfill operations and to supplement the routine enforcement activities of the various regulatory agencies having jurisdiction over the development, operation, and maintenance of the Facility.

- A. By January 31 of each year until the Landfill's Closure, the Permittee shall prepare and submit annual monitoring reports to the Commission. At least 60 days prior to that date, draft copies of the report shall be submitted to the following entities for review and comment:
1. DPH;
 2. Director of the Department;
 3. Director of Public Works;
 4. Los Angeles County Forester and Fire Warden;
 5. Regional Water Quality Control Board-Los Angeles Region;
 6. Antelope Valley Air Quality Management District;
 7. County Museum of Natural History; and
 8. Community Advisory Committee;

The draft submittal to the above-referenced entities shall include a request that comments be sent to the Permittee within 30 days of receipt of the draft report, but no later than 15 days prior to the deadline for the final report. The Permittee shall provide documentation to the Director of the Department that the draft reports have been submitted to these entities.

The Permittee shall respond to each comment received by these entities and shall include every comment and response with the final report submitted to the Commission and the Technical Advisory Committee, as described in Part XII of this IMP. A copy of the final report shall be provided to the local county library and posted on the Permittee's website.

Upon receipt of the monitoring report, the Commission may request the Permittee to submit additional information as it deems necessary to carry out the purposes of this IMP.

B. Each monitoring report shall contain, at a minimum, the following:

1. A cumulative total of all Solid Waste disposed of at the Landfill , the percent of total available capacity used, the remaining disposal capacity in volume and in tons, and a detailed site map/plan showing the sequence of Landfill operations;
2. A copy (which may be reduced and simplified to fit the report format) of the most recent approved Landfill survey (as required in Part I of this IMP) showing the Limits of the Fill and the height and extent of the current fill;
3. The achieved ratio of weight to volume of Solid Waste disposed of at the Landfill and a comparison of that ratio with the ratio achieved at comparable landfills in the County, with an explanation of any significant deviation;
4. A summary of the rates (quantity per month) of Solid Waste received, disposed of, used for Beneficial Use Materials at the Facility, and/or otherwise diverted and/or sent off-site for further handling/processing, for the period established by the Director of Public Works, or from the last monitoring report, in sufficient detail to explain significant changes and variations of the rates over time;
5. A summary of the measures taken by the Permittee to divert Beneficial Use Materials and Construction and Demolition Debris at the Facility, how the measures compare with waste management plans adopted by the County and various cities, and the overall effectiveness of such measures in achieving the intent of this grant and the County's waste management plans;
6. A summary of the number and character of litter, noise, fugitive dust, and odor complaints received in the reporting period, the disposition of such complaints, and any new or additional measures taken to address or avoid future complaints , as detailed in Condition Nos. 53, 54, 57, and 103;
7. A detailed accounting of any and all citations the Facility received from any regulatory agency for violations in operating the Facility (including violations related to litter, odor, fugitive dust, noise, Landfill gas, or other Environmental Protection and

Control Systems), the disposition of the citations, and the penalties assessed and fees paid;

8. A report on all interim and final fill revegetation, including an assessment of the success of such revegetation and any additional measures necessary or proposed to effect successful revegetation;
 9. The archaeological and paleontological reports required in Part VII;
 10. A summary of the measures taken by the Permittee to promote and implement alternative technologies most appropriate for the Antelope Valley and Southern California from an environmental and economic perspective, as required by Condition No. 95 and 102 of this grant;
 11. A summary of the measures taken by the Permittee to develop transportation improvements in the surrounding areas of the Facility, as required by Condition No. 61 of this grant;
 12. A summary of the measures taken by the Permittee to minimize truck traffic at the Facility as required by Condition Nos. 32, 58, 59, and 60 of this grant; and
 13. A summary of the measures taken by the Permittee to utilize Landfill gas to generate energy at the Facility as required by Condition No. 49 of this grant.
- C. Nothing in this Part X shall be construed in any way to limit the authority of a Hearing Officer, the Commission, or the Board to initiate any proceeding to revoke or modify this grant as provided in Condition No. 18 of this grant or under Part 13, Chapter 56, of the County Zoning Ordinance.

PART XI – COMPENSATION. The Permittee shall compensate all involved County departments for the expenses incurred in the administration of this grant, including the administration of this IMP and the Mitigation Monitoring and Reporting Summary ("MMRS") in the project's supporting environmental documentation, not otherwise covered by the fees paid for administration of the SWFP for the Facility. Such compensation shall be computed using the actual hours expended multiplied by the most current applicable hourly rates available at the time that the expenses are incurred, as approved by the County Auditor-Controller. The expenses of the DPH shall include its personnel, equipment, and transportation costs.

PART XII – TECHNICAL ADVISORY COMMITTEE ("TAC"). An ad hoc committee of County departments, chaired by the Director of the Department or his/her

designee, shall be established for the purpose of reviewing, coordinating, and certifying the satisfactory implementation and/or completion of the plans, permits, and/or agreements required and/or authorized by this grant, including the implementation and/or completion of the Conditions of Approval, this IMP, and the MMRS.

A. Composition. The TAC shall be composed of representative(s) of the following County departments, and other County departments on an as-needed basis:

1. DPH;
2. The Department;
3. The Department of Public Works; and
4. The Forester and Fire Warden;

B. Meeting/Purposes. The TAC shall meet at least once a year to ensure the purposes of the conditions of this grant are satisfied and to ensure compliance with the approvals and regulations of State and Federal agencies that regulate and permit the Facility. The TAC's annual meeting shall be conducted to review the annual report submitted by the Permittee as required by Part X of this IMP and to certify that all requirements of the conditions of this grant have been met as reflected in the annual report. The TAC shall review specific requests from the CAC regarding compliance with this grant.

In addition to any other TAC requirement of this Part XII, the TAC, upon application of the Permittee, shall determine compliance with this grant: 1) within 6 months after the Effective Date; 2) prior to the Permittee's development of the Project (excluding final approval of plans, permits and agreements); and/or 3) prior to the Permittee's commencement of the Closure process. The TAC shall meet for this purpose and if all of the conditions and requirements of this grant have been met for purposes of commencing any of these phases of the project, the TAC shall certify compliance. The TAC may consult with other regulatory agencies in carrying out its duties.

C. Access to the Facility and Information. The Permittee shall provide access to the TAC and its independent consultant(s) to all areas of the Facility during normal hours of operation and shall respond to all information requests from the TAC in a timely manner as specified by the TAC regarding compliance with the conditions of this grant and the MMRS.

- D. The Permittee may appeal an adverse determination of the TAC to the Director of the Department, whose decision shall be final.

CHAPTER 5.0

MITIGATION MONITORING AND REPORTING PROGRAM

The operation, design, maintenance and monitoring of the Lancaster Landfill and Recycling Center (LLRC), as well as other landfills in California, is subject to local, State and Federal regulations for solid waste management facilities. These regulations cover geotechnical, hydrogeological, surface water, air and groundwater quality, grading, and drainage elements of landfill development. The primary enforcement agencies responsible for compliance with these regulations and any associated permits are the California Department of Resources Recycling and Recovery (CalRecycle) and the local enforcement agencies (LEA). The LEA for the LLRC is the County of Los Angeles Department of Health Services. Other responsible or trustee agencies with jurisdiction, generally, over landfill projects or the proposed project include: the Regional Water Quality Control Board (Lahonton Region), and the Antelope Valley Air Quality Management District (AVAQMD).

The following presents the Mitigation Monitoring and Reporting Program (MMRP) for the Lancaster Landfill and Recycling Center Project which identifies the mitigation measures, monitoring timing, responsible agency/party, the action required, and the monitoring agency/party responsible for ensuring each mitigation measure is implemented.

**Mitigation Monitoring and Reporting Program
Lancaster Landfill and Recycling Center
Conditional Use Permit No. 03-170
Los Angeles County, CA**

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
Geotechnical				
<p>All mitigation measures prescribed in the EIR (Section 5.1.4 Geotechnical), which was certified by the County of Los Angeles on May 13, 1998, for the Lancaster Landfill and Recycling Facility (County Case No. 93070; State Clearinghouse No. 1993101036) ("1997 EIR") are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted quoted below, include, but are not limited to, the measures listed in the 1997 EIR and Mitigation Monitoring Program adopted on May 13, 1998 ("1998 MMP"), which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.</p>				
<ul style="list-style-type: none"> • "Prepare Earthquake Preparedness Plan as part of Emergency Response Plan." 	Plan to be prepared as part of joint document for revised Solid Waste Facility Permit (SWFP) and amended Waste Discharge Requirements (WDRs) prior to construction.	Approval of SWFP by LEA and CalRecycle and WDRs by Regional Water Quality Control Board (RWQCB).	Project Applicant	LEA RWQCB CalRecycle LACDRP
<ul style="list-style-type: none"> • "Ensure that interim slopes during landfill development do not exceed gradients of 1.5:1." 	Grading Plan to be prepared as part of SWFP and WDR joint support documents prior to construction.	Approval of SWFP by LEA and CalRecycle and WDRs by RWQCB.	Project Applicant	LEA CalRecycle RWQCB LACDRP
<ul style="list-style-type: none"> • "Develop the landfill in phases. Limit the acreage of disturbed ground during each phase." 	Phasing plan to be prepared as part of SWFP support document prior to construction.	Approval of SWFP by LEA and CalRecycle.	Project Applicant	LEA CalRecycle LACDPW LACDRP
<ul style="list-style-type: none"> • "Construct peripheral drainage channels around the EEA to route drainage around the refuse prism." 	Drainage Plan to be prepared as part of SWFP and DWR joint support documents prior to construction.	Approval of SWFP by LEA and CalRecycle and WDRs by RWQCB.	Project Applicant	LEA RWQCB CalRecycle LACDRP
<ul style="list-style-type: none"> • "Continue to implement dust control program to minimize wind erosion at the site." 	Continuous, over life of the project.	Monthly inspections by LEA and compliance with Air Pollution Control District (AVAQMD) fugitive dust control requirements.	Project Applicant	LEA AVAQMD LACDRP
Flood Hazard				
<p>All mitigation measures prescribed in the 1997 EIR (Section 5.2.4 Flood Hazard) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already</p>				

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
<p>been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.</p>				
In phases, construct diversion ditch around expansion area. Construct temporary ditches around each phase. Collect runoff in sedimentation ponds.	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction	Approval of SWFP by LEA and CalRecycle and WDRs by RWQCB.	Project Applicant	LEA RWQCB CalRecycle LACDPW LACDRP
Periodic inspections of surface drainage facilities, vegetated soil cover areas, intermediate fill surfaces and on-site access roads. Daily inspections during periods of high-intensity rainfall.	Continuous, over life of the project.	Monthly inspections by LEA. Landfill operator will maintain records of inspections and actions taken to follow up on inspections.	Project Applicant	LEA LACDPW LACDRP
Seal cracks caused by settlement in intermediate and final cover resulting from heavy rainfall.	Continuous, over life of the project	Monthly inspections by LEA. Landfill Operator will maintain records of inspections and actions taken to follow up on inspections.	Project Applicant	LEA LACDPW LACDRP
Design and construct earth-berms and channels to direct runoff away from site.	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction	Approval of SWFP by LEA and CalRecycle and WDRs by RWQCB.	Project Applicant	LEA RWQCB CalRecycle LACDPW LACDRP
Implement phasing plan to promote sheet flow to sedimentation basin for percolation and dust control.	Drainage Plan to be prepared as part of SWFP and SDR joint support document prior to construction	Approval of SWFP by LEA and CalRecycle and WDRs by RWQCB.	Project Applicant	LEA RWQCB CalRecycle LACDPW LACDRP
Implement Phase II drainage plan to promote sheet flow to the northwesterly detention basin. Implement Phase III drainage plan to direct flow to outer perimeter channel.	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction.	Approval of SWFP by LEA and CalRecycle and WDRs by RWQCB.	Project Applicant	LEA RWQCB CalRecycle LACDPW LACDRP
In EEA, implement grading plan to direct flow to adjacent excavated cell and southerly channel. Pump water from excavated cells to designated sedimentation basins.	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction.	Approval of SWFP by LEA and CalRecycle and WDRs by RWQCB.	Project Applicant	LEA RWQCB CalRecycle LACDPW LACDRP
Dedicate a 100-foot wide drainage easement along the east side of future 5 th Street East for construction of a flood channel proposed in the Antelope Valley Flood Control and Water Conservation District.	Easement to be dedicated prior to construction of flood channel.	Grant of right-of-way offered to Los Angeles County Department of Public Works (LACDPW).	Project Applicant	LACDPW LACDRP
Fire Hazard				

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
<p>All mitigation measures prescribed in the 1997 EIR (Section 5.3.4 Fire Hazard) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.</p>				
Implement measures described in Spill Countermeasure and Control Plan and Emergency Management Plan (required by State in CCR, Title 27) as listed on pages 5.3-4 and 5.3-5 of Draft EIR (1997).	Measures to be implemented in the event of a fire in a refuse area, in the 100-foot buffer zone around landfill, or in a structure on the project site.	Landfill operator will maintain records of inspections and actions taken to follow up on inspections.	Project Applicant	LEA LACFD LACDRP
Maintain 100-foot wide buffer zone at the perimeter of the expansion area, use water tanker truck and construct fire breaks if needed in the event of fire. (1997 EIR, pp. 5.3-4 thru 5.3-5.)	Continuous, over the life of the project.	Periodic inspections by Fire Department.	Project Applicant	LACFD LACDRP
Implement procedures required by LA County Fire Department Fire Prevention Regulation No. 10 to ensure adequate access and provision and maintenance of facilities. (1997 EIR, p. 5.3-5 thru -6.)	Continuous, over the life of the project.	Periodic inspections by Fire Department.	Project Applicant	LACFD LACDRP
Train all operations personnel annually in fire prevention, fire extinguisher use and emergency response procedures. (1997 EIR, p. 5.3-3.)	Continuous, over the life of the project.	Periodic inspections by Fire Department.	Project Applicant	LACFD LACDRP
Remove debris and dust from undercarriages and engine compartments and check for oil and fuel leaks of landfill equipment and vehicles. (1997 EIR, p. 5.3-3.)	Continuous, over the life of the project.	Applicant shall keep maintenance records for all vehicles and equipment. Records available for review by LEA.	Project Applicant	LEA LACFD LACDRP
Provide fire extinguishers on all landfill equipment and in the entrance and maintenance facilities. (1997 EIR, p. 5.3-3.)	Continuous, over the life of the project.	Monthly inspections by LEA.	Project Applicant	LEA LACFD LACDRP
Noise				
<p>All mitigation measures prescribed in the 1997 EIR (Section 5.4.4 Noise) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.</p>				
If residential development has occurred near landfill construction, limit construction hours to 7:00 a.m. to 7:00 p.m. No construction on weekends or Federal holidays. (1997 EIR, pp. 5.4-20 thru -21.)	Continuous, over the life of the project.	Monthly inspections by LEA, complaints by nearby residents. LEA shall notify Department of Public Health Toxics Epidemiology Program (DPH-TEP) of any new residential development and	Project Applicant	LEA DPH-TEP LACDRP

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
		any complaints from nearby residents.		
As development occurs in new cells, construct berms to limit off-site impacts. (1997 EIR, p. 5.4-21.)	Continuous, over the life of the project.	Monthly inspections by LEA.	Project Applicant	LEA LACDRP
Tune equipment and maintain equipment noise mufflers. (1997 EIR, p. 5.4-21.)	Continuous, over the life of the project.	Applicant shall keep maintenance records for all vehicles and equipment. Records available for review by LEA.	Project Applicant	LEA LACDRP
Water Quality/Water Demand				
All mitigation measures prescribed in the 1997 EIR (Section 5.5.4 Water Quality) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.				
Design and construct leachate control and removal system (LCRS) to consist of collection pipes, collection sumps and liner as described in Figures 5.5-2 and 5.5-3 of the 1997 EIR. (1997 EIR, p. 5.5-9.)	Include liner/LCRS design in Design Report for SWFP and WDR joint support document.	Approval of Design Report by RWQCB.	Project Applicant	RWQCB LACDRP
Periodic monitoring of surface water quality in accordance with the site's existing Storm Water Pollution Prevention Plan (SWPPP). (1997 EIR, p. 5.5-9.)	Surface water quality to be monitored during the rainy season (October to April) for storms meeting sampling criteria contained in the Storm Water Monitoring Plan (SWMP).	Landfill operator will maintain records of monitoring actions and will include results in annual reports, as necessary, to the RWQCB.	Project Applicant RWQCB	RWQCB LACDRP
Implement a proactive Water Quality Monitoring Program in compliance with State and Federal agencies, including water quality sampling. (1997 EIR, p. 5.5-9.)	On-going over life of the project.	Approval of program by RWQCB.	Project Applicant	RWQCB LACDRP
Decommission existing wells by pressure grouting or by another suitable method prior to landfill development, and strict adherence to the protocols for wells construction mandated by the California Department of Water Resources.	Submit well abandonment plan to RWQCB and obtain permit from LA County Department of Health Services (LACDHS) before construction.	Approval of plan by RWQCB and receipt of permit from LACDHS.	Project Applicant	RWQCB LACDHS LACDRP

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
Greenhouse Gas Emissions				
<p>MM 4.5-1: The Project shall include the following set of measures that, working together, will reduce operational greenhouse gas emissions of the Project and the effects of global warming:</p> <ul style="list-style-type: none"> ▪ Hauling trucks shall be powered by liquefied natural gas (LNG) or ultra-low sulfur diesel fuel. ▪ Idling of heavy-duty hauling trucks in excess of five minutes, and idling of off-road mobile sources of any type in excess of ten minutes, shall be prohibited. ▪ When new landfill equipment is purchased by LLRC, new commercially available equipment shall be purchased that meets or exceeds California's emission standards in effect at the time of purchase. ▪ Onsite vehicles and equipment shall be properly maintained by being serviced at least every 90 days and once annually in compliance with Department of Transportation (DOT) requirements. ▪ Operation equipment used for the proposed Project shall use clean alternative (i.e., non-diesel/biodiesel) fuels, or use equipment that has been retro-fitted with diesel particulate reduction traps or equivalent control technology, using equipment certified by CARB. Such equipment is now subject to ARB's new regulation to control PM emissions from off-road diesel engines. The rule requires the first emission reductions from such equipment to occur by March 2010. ▪ For the purchase of primary heavy duty, diesel powered landfill equipment at LLRC (dozers and compactors), if equipment meeting California's 2014 emission standards for off-highway, heavy duty diesel equipment is commercially available before 2014, WMI shall purchase such equipment at the LLRC as older equipment is replaced. 	<p>During Project operation</p>	<p>Maintain log demonstrating compliance</p> <p>and</p> <p>Site inspection</p>	<p>Project Applicant and Construction Contractor</p>	<p>AVAQMD LACDPW LACDRP</p>
<p>MM 4.5-2: Within three years of project approval, the applicant shall submit a Greenhouse Gas (GHG) Reduction Plan that demonstrates how the LLRC will achieve by 2020 a reduction in annual GHG emissions such that emissions are no greater than 10 percent below 2006 levels and will meet or exceed all regulatory requirements related to GHG control. The GHG Reduction Plan shall include one or more of the following measures, or combination thereof:</p> <ul style="list-style-type: none"> ▪ Use of B-5 or B-20 Biodiesel in on-site equipment and in heavy duty truck fleets 	<p>Within three years of project approval</p> <p>and</p> <p>During project operations</p>	<p>Submittal and approval of Greenhouse Gas Reduction Plan</p> <p>and</p> <p>Maintain log demonstrating compliance</p> <p>and</p>		<p>AVAQMD LACDPW LACDRP</p>

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
<p>(or as a condition of future contract approvals if third-party haulers are used);</p> <ul style="list-style-type: none"> ▪ Use of hybrid hauling trucks; ▪ Use Best Available Control Technology and BMPs when designing new waste disposal cells (e.g., by designing any additional gas collectors in bottom liner systems) to increase gas combustion capacity/improve flare destruction efficiency; ▪ Reconsider the feasibility of gas-to-energy production capacity in the future for use in fueling vehicles, operating equipment or energy conversion; ▪ Increase diversion of organic material from landfill disposal and use as landfill cover material; ▪ Increase recycling and carbon offsets. ▪ The plan shall include cost estimates for GHG reduction measures and identify funding sources, including but not limited to tip fee increases. The plan shall include an implementation schedule that demonstrates substantial GHG emission reductions prior to the 2020 deadline, including implementation of "early action" measures that may be implemented within three years of plan approval. The plan will include an updated inventory of projected GHG emissions and an updated estimate of GHG emissions in 1990. The plan will be subject to review and approval by AVAQMD. ▪ Increase waste diversion of recyclable materials. 		Site inspections	Project Applicant and Construction Contractor	
<p>MM 4.5-3: Following closure of the landfill, the applicant shall continue to operate, maintain, and monitor the landfill gas collection and treatment system as long as the landfill continues to produce landfill gas, or until it is determined by the AVAQMD that emissions no longer constitute a considerable contribution to greenhouse gas emissions, whichever comes first.</p>	Following closure of the LLRC	<p>Maintain log demonstrating compliance</p> <p>and</p> <p>Site inspections</p> <p>and</p> <p>The operator shall comply with the Closure Maintenance Plan submitted to and approved by CalRecycle, the RWQCB, and LEA</p>	Project Applicant	<p>AVAQMD LACDPW LEA LACDRP RWQCB</p>
<p>Air Quality and Odors</p>				
<p>All mitigation measures prescribed in the 1997 EIR (Section 5.6.1.4 Air Quality and Section 5.6.2.4 Odors) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations,</p>				

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.				
Conduct on-site engine feasibility study to determine whether equipment and vehicles can be powered with engines that meet on-highway standards. Evaluation to include utilization of turbocharged and intercooled diesel engines, and retardation of fuel injection. (1997 EIR, p. 5.6-19.)	Applicant to submit study to local AVAQMD prior to expansion operations.	Evaluation of study by AVAQMD	Project Applicant	AVAQMD LACDRP
Tune-up and maintain landfill equipment in accordance with manufacturers schedules and specifications. (1997 EIR, p. 5.6-20.)	On-going over life of the project.	Applicant shall keep maintenance records for all vehicles and equipment. Records available for review by the LEA.	Project Applicant	LEA LACDRP
Instruct operators and supervisors to report any symptoms of performance which require maintenance. (1997 EIR, p. 5.6-20.)	Prior to start of expansion operations and as new employees operate equipment.	Applicant shall keep records showing appropriate employees trained. Records available for review by the LEA.	Project Applicant LEA	LEA LACDRP
Instruct equipment operators to shut down diesel equipment if it is expected to idle for more than 10 minutes. (1997 EIR, p. 5.6-20.)	Prior to start of expansion operations and periodically as new employees operate equipment.	Applicant shall keep records showing appropriate employees trained. Records available for review by the LACDPW and AVAQMD.	Project Applicant	LACDPW AVAQMD LACDRP
Evaluate feasibility of employee ridesharing program. (1997 EIR, p. 5.6-20.)	Prior to start of expansion operations, applicant shall prepare rideshare feasibility study.	Evaluation of study by AVAQMD.	Project Applicant	AVAQMD LACDRP
Continue existing dust suppression measures [watering] on unpaved roads, in borrow areas, and at working face of landfill. (1997 EIR, p. 5.6-21.)	Daily over life of the project.	Monthly inspections by LEA and compliance with AVAQMD fugitive dust control requirements.	Project Applicant	LEA AVAQMD LACDRP
Continue to operate landfill gas collection and combustion system in accordance with governing AVAQMD regulations.	Daily over life of the project.	Quarterly submittal of gas monitoring results to AVAQMD.	Project Applicant	AVAQMD LACDRP
Continue to monitor surface emissions and gas migration as required by the AVAQMD, the LACDPW in LA County Building Code, Section 110.3 and the LEA in CCR, Title 27, as applicable.	Quarterly or as required by agencies.	Quarterly submittal of gas monitoring results to AVAQMD and as required by each responsible agency.	Project Applicant	AVAQMD LACDPW LEA LACDRP
Install landfill gas migration monitoring probes around the perimeter of the	Prior to	Review of plan by LEA, AVAQMD,	Project Applicant	LEA

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
expansion areas. (1997 EIR, p. 5.6-21.)	development in the WEA and EEA, develop landfill gas monitoring plan, with probe locations and spacing in accordance with LEA, AVAQMD, and LACDPW requirements.	and LACDPW.		AVAQMD LACDPW LACDRP
Conduct regular visual inspections of landfill cover and monitor gas emissions in accordance with governing AVAQMD and CCR, Title 27 regulations.	Quarterly over the life of the project.	Applicant shall keep inspection records and submit quarterly air sampling results to AVAQMD and LEA.	Project Applicant	AVAQMD LEA LACDRP
Apply daily cover at the working face of the landfill. (1997 EIR, p. 5.6-38.)	Daily, over the life of the project.	Monthly inspections by LEA.	Project Applicant LEA	LEA LACDRP LEA LACDRP
In the event that an odor complaint is verified by LEA to be related to the disposal of sludge, LEWA may order movement or suspension of sludge disposal operations. (1997 EIR, p. 5.6-39.)	During Project operation	Verification of complaint by LEA.	Project Applicant	LEA LACDRP
Biota				
All mitigation measures prescribed in the 1997 EIR (Section 5.7.4 Biota) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.				
Revegetate completed landfill cells. (1997 EIR, p. 5.7-32.)	Revegetate after completion of each phase of the project.	Site inspection after completion of each phase of Project.	Project Applicant	LACDRP
Restrict size of working face of landfill to one acre or less to reduce attraction of unwanted species.	Continuous, over the life of the project.	Periodic site inspections	Project Applicant	LACDPW LACDRP
Conduct pre-construction surveys to ensure that no sensitive plant species are found within project boundaries. (1997 EIR, p. 5.7-32.)	Complete surveys prior to start of expansion operations.	Review of survey by California Department of Fish and Game (CDFG) and United States Fish and Wildlife Service (USFWS) and compliance with any necessary action.	Project Applicant	CDFG USFWS LACDRP
Verify whether 0.4 acre desert meadow habitat in northern edge of EEA constitutes a jurisdictional wetland. (1997 EIR, p. 5.7-33.)	Prior to construction, applicant shall complete wetlands delineation survey.	Review of survey by U. S. Army Corps of Engineers (USACE) and compliance with any necessary action.	Project Applicant	USACE LACDRP
Prior to construction activities in the EEA,	Prior to	Review of survey	Project	

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
perform a botanical survey to establish existing vegetation densities in order to develop revegetation seed mixes.	construction of the EEA.	by CDFG and USFWS and compliance with any necessary action. LACDRP to be copied.	Applicant	CDFG USFWS LACDRP
Conduct timely [protocol level] surveys to determine the presence or absence of the desert tortoise. If found, coordinate with the CDFG and USFWS in implementing relocation program consistent with existing protocols. (1997 EIR, p. 5.7-33.)	Prior to construction.	Coordination with the CDFG and USFWS. LACDRP to be informed of survey results.	Project Applicant	CDFG USFWS LACDRP
Cultural and Paleontological Resources				
All mitigation measures prescribed in the 1997 EIR (Section 5.8.4.1 – 2 Cultural and Paleontological) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.				
Cultural Resources				
<ul style="list-style-type: none"> • "In the event that cultural resources are encountered during any phase of construction, construction will cease in these areas until the cultural resources are properly assessed and subsequent recommendations are determined by a qualified archaeologist." (1997 EIR, p. 5.8-9.) • "If at any time during development Indian burials (any aboriginal human remains-bones) are encountered, then a Native American advisor for the local Native American Indian tribe as well as the County Coroner must be contacted immediately and construction in that restricted area must be stopped until the human remains are legally and ethically dealt with by the appropriate parties." (1997 EIR, p. 5.8-9.) 	During construction.	Applicant shall retain qualified expert to oversee testing and removal of resources.	Project Applicant	LACDRP
		Retention of qualified paleontologist by applicant prior to construction.	Project Applicant	LACDRP
Paleontological Resources				
<ul style="list-style-type: none"> • "1. A qualified paleontologist shall be retained to perform periodic inspections of excavations and, if necessary, salvage exposed fossils. The frequency of inspections will depend on the rate of excavation, the materials being excavated, and the abundance of fossils. Monitoring will initially need to be on a full-time basis during grading." • "2. The paleontologist shall be allowed to divert or direct grading in the area of an exposed fossil to facilitate evaluation and, if necessary, salvage." • "3. Because some of the fossils within the alluvial deposits are small, it will be necessary to collect samples of promising horizons for processing through fine mesh screens." 				

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> • "4. Fossils shall be prepared to the point of identification and catalogued before they are donated to their final repository." • "5. All fossils collected should be donated to a public, non-profit institution with a research interest in the materials, such as the San Bernardino County Museum." • "6. A report detailing the results of these efforts, listing the fossils collected, and naming the repository shall be submitted to the lead agency at the completion of the project." <p>(1997 EIR, pp. 5.8-9 thru -10.)</p>				
Traffic and Circulation				
<p>MM 4.1-1: Within 360 days after the Effective Date of the conditional use permit, the applicant shall pay its fair share to fully improve the pavement and thickening of the base/sub base to sustain the entire truck traffic loading of the project operation and any increase in project operation on the following streets or as required to the satisfaction of the Department of Public Works: (1) Challenger Way (10th Street East) between Avenue F and Avenue H; (2) Avenue F between Division Street and Challenger Way (10th Street East); (3) Division Street between Avenue F and Avenue H; and (4) Avenue H between Division Street and Challenger Way (10th Street East). If Avenue F between Sierra Highway and Division Street is constructed, the project applicant shall also be responsible to improve Avenue F between 100 feet west of the southbound SR-14 on/off ramps and Sierra Highway.</p> <p>The Director of Public Works, at his/her sole discretion, may grant an extension of time not to exceed an additional 360 days, if the applicant demonstrates good faith effort toward construction and completion of the above street improvement projects.</p>	<p>Within 360s after the Effective Date of the conditional use permit</p>	<p>Payment of fair share to improve pavement and thickening of the base/sub base of streets in accordance with this mitigation measure</p>	<p>Project Applicant</p>	<p>LACDPW LACDRP</p>
<p>MM 4.1-2: The Applicant shall implement the following program to help maintain a clean road surface on the County roadway supporting ingress and egress for landfill traffic:</p> <ul style="list-style-type: none"> • Install "rumble grates" on the access road within the site property between the exit scale and the driveway leading to East Avenue F (to remove loose material from vehicles prior to exiting the site). • Wash down the pavement surface of the onsite exit road as well as East Avenue F, between Division Street and Challenger Way, on a weekly basis. 	<p>During Project operations</p>	<p>Install "rumble grates;" wash pavement; and conduct road sweeping</p> <p>and</p> <p>Site inspections</p>	<p>Project Applicant and Construction Contractor</p>	<p>LACDPW LACDRP LEA</p>

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Conduct road sweeping twice per month on East Avenue F, between Division Street and Challenger Way. 				
Environmental Safety				
<p>All mitigation measures prescribed in the 1997 EIR (Section 5.10.4 Environmental Safety) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.</p>				
Continue to implement provisions of Special Waste Identification Plan (SWIP) to identify potential sources of hazardous wastes. Maintain signs that indicate that hazardous materials and liquid wastes are not accepted. (1997 EIR, p. 5.10-3.)	Continuous, over the life of the project.	Monthly inspections by LEA.	Project Applicant	LEA LACDRP
Continue to implement Hazardous Waste Exclusion Program (HWEP) to randomly check loads of incoming waste for hazardous materials. (1997 EIR, p. 5.10-3 thru -4.)	Daily or as required by the LEA.	Applicant shall maintain records of all load-checks and records of disposition of all materials detected in program.	Project Applicant	LEA LACDRP
Store unauthorized materials in designated on-site storage area for less than 90 days. Materials to be removed by licensed transporter for proper disposal. (1997 EIR, p. 5.10-4.)	When materials found at working face of landfill and generator are unknown.	Applicant shall maintain logs documenting type and volumes of materials detected manifests, and identity of licensed transporter.	Project Applicant	LEA LACDRP
Continue to utilize a radiation detector at the scale house to detect presence of radioactive materials and prevent their disposal at the site.	Daily or as required by the LEA.	Monthly inspections by LEA.	Project Applicant	LEA LACDRP
Visual Quality				
<p>All mitigation measures prescribed in the 1997 EIR (Section 5.11.5 Visual Quality) are incorporated herein by this reference and are applicable to this Project. These measures shall be implemented to the satisfaction of the County unless such measures have already been fulfilled or are in conflict with more stringent provisions set forth in the California Code of Regulations, applicable state statutes, or other governing documents, in which case, the more stringent provisions shall control. These mitigation measures, which are summarized and/or excerpted below, include, but are not limited to, the measures listed in the 1997 EIR and 1998 MMP, which is attached hereto as Exhibit A and incorporated herein by this reference. In the event of any inconsistencies, the measures as set forth in the 1997 EIR and 1998 MMP shall control.</p>				
Utilize berms, where practical, to screen views of working face of the landfill from nearby residential areas. (1997 EIR, p. 5.11-10.)	As each new lift is constructed, construct berm, as necessary, to obstruct views from adjacent residential areas.	Monthly inspections by LEA.	Project Applicant	LACDRP LACDPW LEA
Vegetate berms with interim vegetative cover. (1997 EIR, p. 5.11-10.)	Upon placement of interim cover on berms.	Periodic site inspection	Project Applicant	LACDRP LACDPW

Mitigation Measure	Mitigation Timing	Action Required	Responsible Agency/Party	Monitoring Agency/Party
Coordinate with County of Los Angeles Department of Parks and Recreation and Antelope Valley Trails, Recreation and Environmental Council (AVTREC) to relocate rural trail currently proposed through the EEA. (1997 EIR, p. 5.11-10.)	Prior to grading in the EEA.	Approval by the County of Los Angeles Department of Parks and Recreation and coordination with AVTREC.	Project Applicant	LACDRP County of Los Angeles Department of Parks and Recreation
Mitigation Compliance				
As a means of ensuring substantial compliance of the above mitigation measures, the Applicant and/or subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the LACDRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually until such time as all mitigation measures have been implemented and completed	Submittal of annual mitigation compliance report and Replenishing mitigation monitoring account	Project Applicant and Subsequent Owner(s)	LACDRP

List of Acronyms:

AVAQMD	Antelope Valley Air Quality Management District (formerly the Air Pollution Control District (AVAPCD))
AVTREC	Antelope Valley Trails Recreation and Environmental Council
BMP	Best Management Practices
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CIWMB	California Integrated Waste Management Board
DOT	California Department of Transportation
DPH-TEP	Department of Public Health Toxics Epidemiology Program
EEA	Easter Expansion Area
GHG	Greenhouse Gas
HWEP	Hazardous Waste Exclusion Plan
LACDHS	Los Angeles County Department of Health Services
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LCRS	Leachate Control and Removal System
LEA	Local Enforcement Agency
LLRC	Lancaster Landfill and Recycling Center
LNG	Liquefied Natural Gas
RWQCB	Regional Water Quality Control Board
SWFP	Solid Waste Facility Permit
SWIP	Solid Waste Identification Plan
SWMP	Storm Water Monitoring Plan
SWPPP	Storm Water Pollution Prevention Plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WDRs	Waste Discharge Requirements

TABLE 1

MITIGATION MONITORING PROGRAM LANCASTER LANDFILL AND RECYCLING CENTER

County Case No. 93070

County of Los Angeles

Introduction

The operation, design, maintenance and monitoring of the Lancaster Landfill and Recycling Center (LLRC), as well as other landfills in California, is subject to local, State and Federal regulations for solid waste management facilities. These regulations cover geotechnical, hydrogeological, surface water, air and groundwater quality, grading and drainage elements of landfill development. The primary enforcement agencies responsible for compliance with these regulations and any associated permits are the California Integrated Waste Management Board and their local enforcement agency which for the LLRC is the County of Los Angeles Department of Health Services; the Regional Water Quality Control Boards which for the LLRC is the Lahontan Region and the local air pollution control districts which for the LLRC is the Antelope Valley Air Pollution Control District. Other local agencies that are involved in regulating landfill activities include local planning agencies for land use issues which for the LLRC is the Los Angeles County Department of Regional Planning; the local agency keeper of the Countywide Integrated Waste Management Plan which for the LLRC is the Los Angeles County Department of Public Works (LACDPW) and local public works departments for enforcement of local codes and ordinances. Due to the unique characteristics of landfills and the numerous regulations in place which cover all aspects of their design and operation, local grading and drainage ordinances typically exempt landfills from their requirements as is the case with the LLRC.

The following describes the program to monitor compliance with the Mitigation Measures included in the EIR. A list of acronyms for the various agencies responsible for monitoring and the permits containing conditions for compliance is included at the end of this table.

TABLE 1

MITIGATION MONITORING PROGRAM
LANCASTER LANDFILL AND RECYCLING CENTER

County Case No. 93070
County of Los Angeles
(Glossary of Acronyms Attached)

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
GEOTECHNICAL			
<ul style="list-style-type: none"> Prepare Earthquake Preparedness Plan as part of Emergency Response Plan. 	Plan to be prepared as part of joint document for revised Solid Waste Facility Permit (SWFP) and amended Waste Discharge Requirements (WDRs) prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by Regional Water Quality Control Board (RWQCB).	LEA RWQCB
<ul style="list-style-type: none"> Design interim slopes not to exceed gradient of 1.5:1. 	Grading Plan to be prepared as part of SWFP and WDR joint support documents prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by RWQCB.	LEA
<ul style="list-style-type: none"> Develop landfill in phases to limit acreage disturbed during each phase. 	Phasing Plan to be prepared as part of SWFP support document prior to construction.	Approval of SWFP by LEA and CIWMB.	LEA
<ul style="list-style-type: none"> Construct peripheral drainage channels around refuse prism. 	Drainage Plan to be prepared as part of SWFP and WDR joint support documents prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by RWQCB.	LEA RWQCB
<ul style="list-style-type: none"> Continue implementation of dust control program. 	Continuous, over life of the project.	Monthly inspections by LEA and compliance with Air Pollution Control District (APCD) fugitive dust control requirements.	LEA APCD

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
FLOOD HAZARD			
<ul style="list-style-type: none"> In phases, construct diversion ditch around expansion area. Construct temporary ditches around each phase. Collect runoff in sedimentation ponds. 	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by RWQCB.	LEA RWQCB
<ul style="list-style-type: none"> Periodic inspections of surface drainage facilities, vegetated soil cover areas, intermediate fill surfaces and on-site access roads. Daily inspections during periods of high-intensity rainfall. 	Continuous, over life of the project.	Monthly inspections by LEA. Landfill operator will maintain records of inspections and actions taken to follow up on inspections.	LEA
<ul style="list-style-type: none"> Seal cracks caused by settlement in intermediate and final cover resulting from heavy rainfall. 	Continuous, over life of the project.	Monthly inspections by LEA. Landfill operator will maintain records of inspections and actions taken to follow up on inspections.	LEA
<ul style="list-style-type: none"> Design and construct earth-berms and channels to direct runoff away from site. 	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by RWQCB.	LEA RWQCB
<ul style="list-style-type: none"> Implement phasing plan to promote sheet flow to sedimentation basin for percolation and dust control. 	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by RWQCB.	LEA RWQCB
<ul style="list-style-type: none"> Implement Phase II drainage plan to promote sheet flow to the northwesterly detention basin. Implement Phase III drainage plan to direct flow to outer perimeter channel. 	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by RWQCB.	LEA RWQCB

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
FLOOD HAZARD (continued)			
<ul style="list-style-type: none"> In EEA, implement grading plan to direct flow to adjacent excavated cell and southerly channel. Pump water from excavated cells to designated sedimentation basins. 	Drainage Plan to be prepared as part of SWFP and WDR joint support document prior to construction.	Approval of SWFP by LEA and CIWMB and WDRs by RWQCB.	LEA RWQCB
<ul style="list-style-type: none"> Dedicate a 100-foot wide drainage easement along the east side of future 5th Street East for construction of a flood channel proposed in the Antelope Valley Flood Control and Water Conservation Plan. 	Easement to be dedicated prior to construction of flood channel.	Grant of right-of-way offered to Los Angeles County Department of Public Works (LACDPW).	LACDPW
FIRE HAZARD			
<ul style="list-style-type: none"> Implement measures described in Spill Countermeasure and Control Plan and Emergency Management Plan (required by State in CCR, Title 27) as listed on Pages 5.3-4 and 5.3-5 of Draft EIR. 	Measures to be implemented in the event of a fire in a refuse area, in the 100-foot buffer zone around landfill, or in a structure on the project site.	Landfill operator will maintain records of inspections and actions taken to follow up on inspections.	LEA
<ul style="list-style-type: none"> Maintain 100-foot wide buffer zone at the perimeter of the expansion areas. 	Continuous, over the life of the project.	Periodic inspections by Fire Department.	Fire Department
<ul style="list-style-type: none"> Implement procedures required by LA County Fire Department Fire Prevention Regulation No. 10 to ensure adequate access and provision and maintenance of facilities. 	Continuous, over the life of the project.	Periodic inspections by Fire Department.	Fire Department
<ul style="list-style-type: none"> Train operations personnel annually in fire prevention, fire extinguisher use and emergency response. 	Continuous, over the life of the project.	Periodic inspections by Fire Department.	Fire Department

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
<p>FIRE HAZARD (continued)</p> <ul style="list-style-type: none"> Remove debris and dust from undercarriages and engine compartments and check for oil and fuel leaks of landfill equipment and vehicles. 	Continuous, over the life of the project.	Applicant shall keep maintenance records for all vehicles and equipment. Records available for review by LEA.	LEA
<ul style="list-style-type: none"> Provide fire extinguishers on all landfill equipment and in the entrance and maintenance facilities. 	Continuous, over the life of the project.	Monthly inspections by LEA.	LEA
<p>NOISE</p> <ul style="list-style-type: none"> If residential development has occurred near landfill construction, limit construction hours to 7:00 a.m. to 7:00 p.m. No construction on weekends or Federal holidays. 	Continuous, over the life of the project.	Monthly inspections by LEA, complaints by nearby residents.	LEA
<ul style="list-style-type: none"> As development occurs in new cells, construct berms to limit off-site impacts. 	Continuous, over the life of the project.	Monthly inspections by LEA.	LEA
<ul style="list-style-type: none"> Tune equipment and maintain equipment noise mufflers. 	Continuous, over the life of the project.	Applicant shall keep maintenance records for all vehicles and equipment. Records available for review by LEA.	LEA
<p>WATER QUALITY</p> <ul style="list-style-type: none"> Design and construct leachate control and removal system (LCRS) to consist of collection pipes, collection sumps and liner as described in Figures 5.5-2 and 5.5-3 in Draft EIR. 	Include liner/LCRS design in Design Report for SWFP and WDR joint support document.	Approval of Design Report by RWQCB.	RWQCB

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
WATER QUALITY (continued)			
<ul style="list-style-type: none"> • Periodic monitoring of surface water quality in accordance with site's existing Storm Water Pollution Prevention Plan (SWPPP). 	<p>Surface water quality to be monitored during the rainy season (October to April) for storms meeting sampling criteria contained in the Storm Water Monitoring Plan (SWMP).</p>	<p>Landfill operator will maintain records of monitoring actions and will include results in annual reports, as necessary, to the RWQCB.</p>	RWQCB
<ul style="list-style-type: none"> • Implement a proactive Water Quality Monitoring Program in compliance with State and Federal regulations. 	<p>On-going over life of the project.</p>	<p>Approval of program by RWQCB.</p>	RWQCB
<ul style="list-style-type: none"> • Decommission existing wells by pressure grouting or by another suitable method prior to landfill development, and strict adherence to the protocols for wells construction mandated by the California Department of Water Resources. 	<p>Submit well abandonment plan to RWQCB and obtain permit form L.A. County Department of Health Services (LACDHS) before construction.</p>	<p>Approval of plan by RWQCB and receipt of permit from LACDHS.</p>	RWQCB, LACDHS
AIR QUALITY			
<ul style="list-style-type: none"> • Conduct engine feasibility study to determine whether equipment and vehicles can be powered with engines that meet on-highway standards. Evaluation to include utilization of turbocharged and intercooled diesel engines, and retardation of fuel injection. 	<p>Applicant to submit study to local APCD prior to expansion operations.</p>	<p>Evaluation of study by APCD.</p>	APCD
<ul style="list-style-type: none"> • Tune-up and maintain landfill equipment in accordance with manufacturers schedules and specifications. 	<p>On-going over life of the project.</p>	<p>Applicant shall keep maintenance records for all vehicles and equipment. Records available for review by LEA.</p>	LEA

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
AIR QUALITY (continued)			
<ul style="list-style-type: none"> Instruct operators and supervisors to report any symptoms of performance which require maintenance. 	<p>Prior to start of expansion operations and as new employees operate equipment.</p>	<p>Applicant shall keep records showing appropriate employees trained. Records available for review by the LEA.</p>	<p>LEA</p>
<ul style="list-style-type: none"> Instruct equipment operators to shut down diesel equipment if it is expected to idle for more than ten minutes. 	<p>Prior to start of expansion operations and periodically as new employees operate equipment.</p>	<p>Applicant shall keep records showing appropriate employees trained. Records available for review by the LEA.</p>	<p>LEA</p>
<ul style="list-style-type: none"> Evaluate feasibility of employee ridesharing program. 	<p>Prior to start of expansion operations, applicant shall prepare rideshare feasibility study.</p>	<p>Evaluation of study by APCD.</p>	<p>APCD</p>
<ul style="list-style-type: none"> Continue existing dust suppression measures on unpaved roads, in borrow areas, and at working face of landfill. 	<p>Daily over life of the project.</p>	<p>Monthly inspections by LEA and compliance with APCD fugitive dust control requirements.</p>	<p>LEA APCD</p>
<ul style="list-style-type: none"> Continue to operate landfill gas collection and combustion system in accordance with governing APCD regulations. 	<p>Daily over the life of the project.</p>	<p>Quarterly submittal of gas monitoring results to APCD.</p>	<p>APCD</p>
<ul style="list-style-type: none"> Continue to monitor surface emissions and gas migration as required by the APCD, the L.A. County Department of Public Works (LACDPW) in L.A. County Building Code, Section 110.3 and the LEA in CCR, Title 27, as applicable. 	<p>Quarterly or as required by agencies.</p>	<p>Quarterly submittal of gas monitoring results to APCD and as required by each responsible agency.</p>	<p>APCD, LACDPW, LEA</p>

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
AIR QUALITY (continued)			
<ul style="list-style-type: none"> Install landfill gas migration monitoring probes around the perimeter of the expansion areas. 	<p>Prior to development in the WEA and EEA, develop landfill gas monitoring plan, with probe locations and spacing in accordance with LEA, APCD and LACDPW requirements.</p>	<p>Review of plan by LEA, APCD and LACDPW.</p>	<p>LEA, APCD, LACDPW</p>
ODORS			
<ul style="list-style-type: none"> Conduct regular visual inspections of landfill cover and monitor gas emissions in accordance with governing APCD and CCR, Title 27 regulations. 	<p>Quarterly over the life of the project.</p>	<p>Applicant shall keep inspection records and submit quarterly air-sampling results to APCD and LEA.</p>	<p>APCD, LEA</p>
<ul style="list-style-type: none"> Apply daily cover at the working face of the landfill. 	<p>Daily, over the life of the project.</p>	<p>Monthly inspections by LEA.</p>	<p>LEA</p>
<ul style="list-style-type: none"> In the event that an odor complaint is verified by LEA to be related to the disposal of sludge, LEA may order movement or suspension of sludge disposal operations. 	<p>Verification of complaint by LEA.</p>	<p>Verification of complaint by LEA.</p>	<p>LEA</p>
BIOTA			
<ul style="list-style-type: none"> Revegetate completed landfill cells. 	<p>Revegetate after completion of each phase of the project.</p>	<p>Inspection by LEA after completion of each phase of project.</p>	<p>LEA</p>
<ul style="list-style-type: none"> Restrict size of working face of landfill to one acre or less to reduce attraction of unwanted species. 	<p>Continuous, over the life of the project.</p>	<p>Monthly inspection by LEA.</p>	<p>LEA</p>

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
<p><u>BIOTA (continued)</u></p> <ul style="list-style-type: none"> Conduct pre-construction surveys to ensure that no sensitive plant species are found within project boundaries. 	<p>Complete surveys prior to start of expansion operations.</p>	<p>Review of survey by California Department of Fish and Game (CDFG) and United States Fish and Wildlife Service (USFWS) and compliance with any necessary action.</p>	<p>CDFG USFWS</p>
<ul style="list-style-type: none"> Verify whether 0.4 acre desert meadow habitat in northern edge of EEA constitutes a jurisdictional wetland. 	<p>Prior to construction, applicant shall complete wetlands delineation survey.</p>	<p>Review of survey by US Army Corps of Engineers and compliance with any necessary action.</p>	<p>USACE</p>
<ul style="list-style-type: none"> Prior to construction activities in the EEA, perform a botanical survey to establish existing vegetation densities in order to develop revegetation seed mixes. 	<p>Prior to construction of the EEA.</p>	<p>Review of survey by CDFG and USFWS and compliance with any necessary action. DRP to be copied.</p>	<p>CDFG, USFWS, DRP</p>
<ul style="list-style-type: none"> Conduct timely surveys to determine the presence or absence of the desert tortoise. If found, coordinate with the CDFG and USFWS in implementing relocation program. 	<p>Prior to construction.</p>	<p>Coordination with the CDFG and USFWS. DRP to be informed of survey results.</p>	<p>CDFG, USFWS, DRP</p>
<p><u>CULTURAL AND PALEONTOLOGICAL IMPACTS</u></p> <ul style="list-style-type: none"> Cease operations if cultural resources are encountered during any phase of construction. If Indian remains encountered, contact Native Indian Advisor of the local tribe as well as County Coroner. 	<p>During construction.</p>	<p>Applicant shall retain qualified expert to oversee testing and removal of resources.</p>	<p>DRP</p>

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
<p>CULTURAL AND PALEONTOLOGICAL IMPACTS (continued)</p> <ul style="list-style-type: none"> Retain qualified paleontologist to perform periodic inspections and, if necessary, salvage exposed fossils. The Paleontologist shall be allowed to divert or direct grading in the area of an exposed fossil. As necessary, samples shall be collected with fine mesh screens. Implement other measures listed on Page 5.8-10 of Draft EIR. 	Retention of qualified paleontologist by applicant prior to construction.	Records of expert shall be reviewed, as necessary, by DRP.	DRP
<p>TRAFFIC</p> <ul style="list-style-type: none"> Contribute on a fair share pro-rata basis to the cost to reconstruct the pavement of Avenue F between Division Street and 10th Street East and 10th Street East between Avenue F and Avenue G. 	Reach agreement with LACDPW over pro-rata share prior to pavement reconstruction.	Agreement with the LACDPW.	LACDPW
<p>ENVIRONMENTAL SAFETY</p> <ul style="list-style-type: none"> Continue to implement provisions of Special Waste Identification Plan (SWIP) to identify potential sources of hazardous wastes. Maintain signs that indicate that hazardous materials and liquid wastes are not accepted. 	Continuous, over the life of the project.	Monthly inspections by LEA.	LEA

FEIR Issue and Mitigation Measure	Timing	Monitoring Action Indicating Compliance with Mitigation	Monitoring Responsibility
ENVIRONMENTAL SAFETY			
<i>(continued)</i>			
<ul style="list-style-type: none"> Continue to implement Hazardous Waste Exclusion Program (HWEP) to randomly check loads of incoming waste for hazardous materials. 	Daily or as required by the LEA.	Applicant shall maintain records of all load-checks and records of disposition of all materials detected in program.	LEA
<ul style="list-style-type: none"> Store materials in designated on-site storage area for less than 90 days. Materials to be removed by licensed transporter. 	When materials found at working face of landfill and generator is unknown.	Applicant shall maintain logs documenting type and volumes of materials detected, manifests, and identity of licensed transporter.	LEA
<ul style="list-style-type: none"> Continue to utilize a radiation detector at the scale house to detect presence of radioactive materials and prevent their disposal at the site. 	Daily or as required by the LEA.	Monthly inspections by LEA.	LEA
VISUAL QUALITY			
<ul style="list-style-type: none"> Utilize berms, where practical, to screen views of working face of the landfill from nearby residential areas. 	As each new lift is constructed, construct berm, as necessary, to obstruct views from adjacent residential areas.	Monthly inspections by LEA.	LEA
<ul style="list-style-type: none"> Vegetate berms with intermediate vegetative cover. 	Upon placement of interim cover on berms.	Monthly inspection by LEA and periodic inspection by DRP.	LEA DRP
<ul style="list-style-type: none"> Coordinate with County of Los Angeles Department of Parks and Recreation and Antelope Valley Trails, Recreation and Environmental Council (AVTREC) to relocate rural trail currently proposed through the EEA. 	Prior to grading in the EEA.	Approval by the County of Los Angeles Department of Parks and Recreation and coordination with AVTREC.	County of Los Angeles Department of Parks and Recreation

TABLE 1
FINAL MITIGATION MONITORING PROGRAM
LANCASTER LANDFILL AND RECYCLING CENTER
 County Case No. 93070
 County of Los Angeles

GLOSSARY OF ACRONYMS

APCD	Air Pollution Control District
AVTREC	Antelope Valley Trails Recreation and Environmental Council
CCR	California Code of Regulations
CDFG	California Department of Fish & Game
CIWMB	California Integrated Waste Management Board
DRP	Los Angeles County Department of Regional Planning
EA	Eastern Expansion Area
HWEP	Hazardous Waste Exclusion Plan
LACDHS	Los Angeles County Department of Health Services
LACDPW	Los Angeles County Department of Public Works
LCRS	Leachate Control and Removal System
LEA	Local Enforcement Agency
RWQCB	Regional Water Quality Control Board
SWFP	Solid Waste Facility Permit
SWIP	Solid Waste Identification Plan
SWMP	Storm Water Monitoring Plan
SWPPP	Storm Water Pollution Prevention Plan
USACE	US Army Corps of Engineers
USFWS	US Fish & Wildlife Service
WDRs	Waste Discharge Requirements



R. Rex Parris Mayor
Ronald D. Smith Vice Mayor
Sherry Marquez Council Member
Ken Mann Council Member
Marvin E. Crist Council Member
Mark V. Bozigian City Manager

February 4, 2011

Robert Glaser
Principal Planner, Special Projects
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

FEB - 7 2011

Bahman Hajialiakbar
Assistant Division Head
County of Los Angeles
Environmental Programs Division
PO Box 1460
Alhambra, California 91802-1460

Dear Mr. Glaser and Mr. Hajialiakbar:

It is my understanding that the County of Los Angeles is considering the approval of the expansion of the Lancaster Landfill and Recycling Center (LLRC). Currently, the primary east/west truck haul route for the LLRC includes Avenue H through the City of Lancaster. I understand that through the approval of the LLRC expansion project, truck hauling traffic will be restricted from using Avenue H and rerouted to Avenue G. I realize Avenue G is an inferior roadway for handling heavy truck traffic and want to ensure that the majority of truck traffic remains on roads suitable to handle it.

While some truck traffic on Avenue G is acceptable, Avenue H is better equipped to accommodate truck traffic due to its existing pavement integrity and design. Avenue H has four eastbound lanes and three westbound lanes and is grade-separated at Sierra Highway. This grade separation also takes traffic over the railroad right-of-way east of Sierra Highway and was constructed as a safety measure to alleviate the impediment of east/west movement. Avenue H also has a full interchange with SR-14.

Avenue G, on the other hand, is a 24-foot wide, two-lane roadway, with a single broken line for a centerline and undeveloped shoulders from the Antelope Valley Freeway through the Division Street intersection. (See attached Figures 1 and 2 showing aerial view comparisons of Avenue G and Avenue H.) The physical constraints of Avenue G, close proximity of the railroad crossing to the Sierra Highway at-grade/unsignalized intersection, and the absence of passing lanes present safety issues related to truck traffic. Based on the roadway physical characteristics, Avenue H is the more desirable route for traffic operations/capacity and for safety.

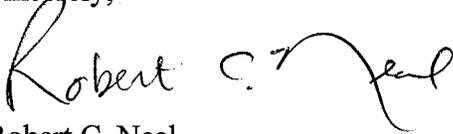
Even if the County directs LLRC hauling trucks to utilize Avenue G in lieu Avenue H through the approval of the LLRC expansion, there is no way to guarantee that trucks will actually use Avenue G. There are no designated truck routes within the City of Lancaster. Absent the

Robert Glaser and Bahman Hajialiakbar
February 4, 2011
Page 2

enactment of a County ordinance establishing designated truck routes and allowing for the imposition of fines on trucks failing adherence to the truck routes, the requirement that LLRC hauling trucks utilize Avenue G in lieu Avenue H lacks an enforcement mechanism. Trucks would likely continue to use Avenue H simply because it is considered the preferred, more desirable route to and from SR-14.

Therefore, on behalf of the City, I am asking the County to eliminate its consideration of rerouting all LLRC truck traffic to Avenue G.

Sincerely,

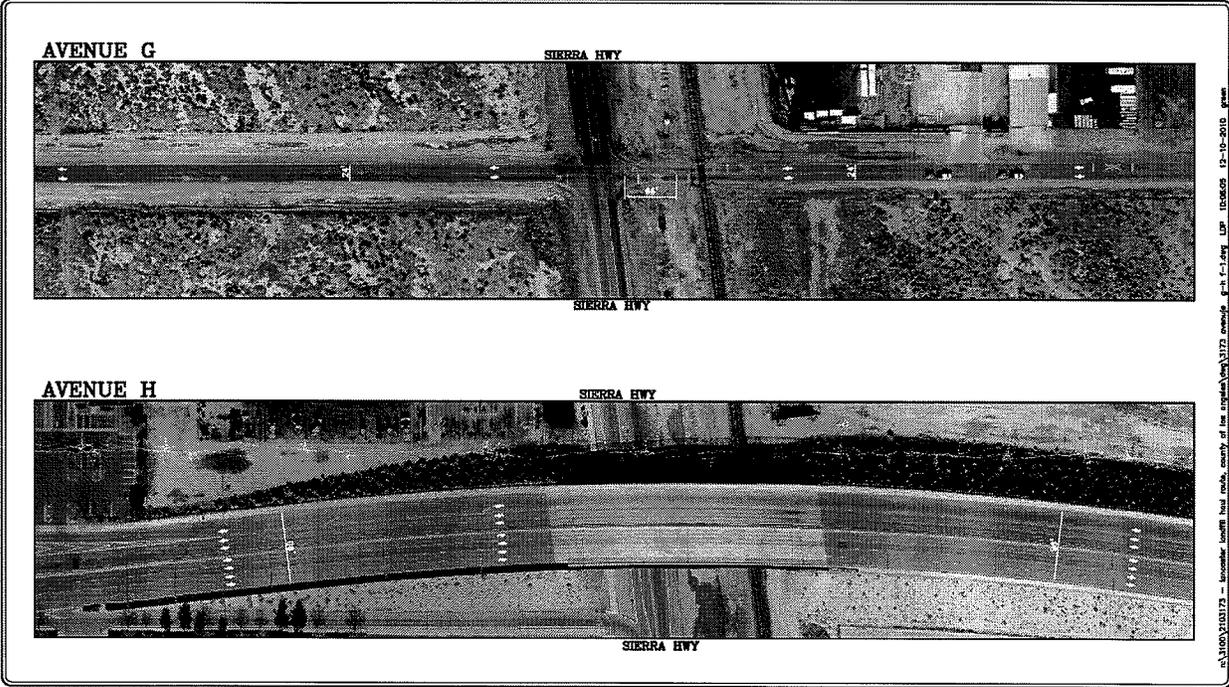
A handwritten signature in black ink that reads "Robert C. Neal". The signature is written in a cursive style with a large initial "R" and a long, sweeping tail.

Robert C. Neal
Director of Public Works

RCN:vp

Attachment

cc: Jason Caudle, Deputy City Manager

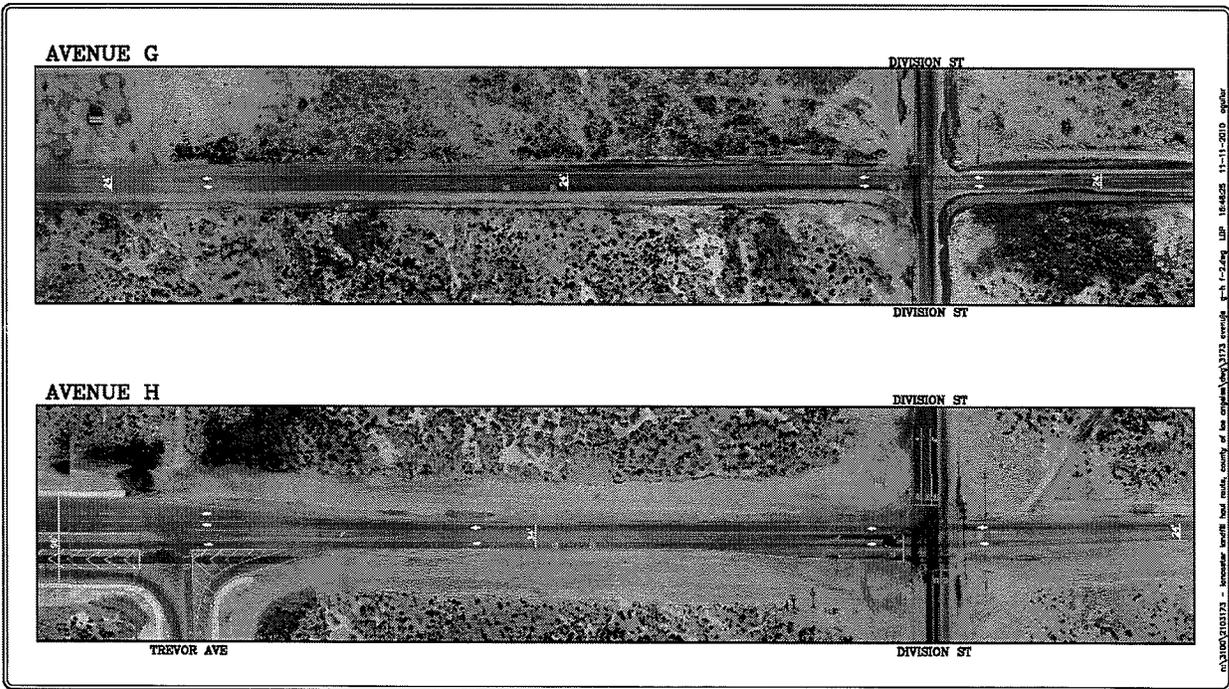


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 APPROXIMATE SCALE: 1"=100'

FIGURE 1

AVENUE G VERSUS AVENUE H COMPARISON
 LANCASTER LANDFILL HAUL ROUTE, COUNTY OF LOS ANGELES



n:\3100\210173 - Lancaster landfill haul route, county of los angeles\fig\3173_aveg_h_1-1-2010.apr 16:46:28 11-11-2010 8961r


 APPROXIMATE SCALE: 1"=100'

FIGURE 2

AVENUE G VERSUS AVENUE H COMPARISON
 LANCASTER LANDFILL HAUL ROUTE, COUNTY OF LOS ANGELES

Glaser, Rob

From: Larry Sommerfield [Larry@dpcprint.com]
Sent: Tuesday, October 04, 2011 9:31 PM
To: dcorcoran@wm.com
Cc: nhickling@labos.org; evizcarra@labos.org; Child, Mark; Glaser, Rob; Jeffrey A. Robinson
Subject: Dump the Dump or Just Compensation
Attachments: RE: Sommerfield Trust -- Phase 1 Reports for Lancaster Vacant Land; RE: Lancaster Landfill--Sommerfield Property; FW: List Count Report for DPRAY-19 ACP 10/04/11; Dump the Dump PC FIN3.pdf; Lancaster Landfill

Doug,

After our initial conversation more than one month ago, my attorney, Jeff Robinson, and I, were led to believe by you that a reasonable offer would be forthcoming from Waste Management, Inc. to purchase the 5 acre parcel owned by my family that unfortunately sits adjacent to the Waste Management, Inc. Lancaster Dump. As the public hearing on October 19, 2011 rapidly approaches, and the communications from your office have ceased, it has become readily apparent that in order to seek any type of justice in this matter, that I will have to use the political process, and most likely the courts, to redress my grievances. It was in the Fifth Amendment to the Constitution of the United States in which it was written "***nor shall private property be taken for public use, without just compensation.***"

In a last-ditch effort to convince you that it is in the best interest of Waste Management, Inc. and that of the LA County Board of Supervisors, to provide my family with just compensation, I have sent this email to you. Please find attached to this email a low resolution PDF of a 9" x 6" postcard that my business will be printing and mailing to 10,000+ real-property owners in the same Zip Code as the Dump (i.e. 93535) by Tuesday of next week, 10/11/11, unless an offer is forthcoming from Waste Management, Inc. by the end of this week, 10/07/11.

Doug, take a look at the direct mail postcard and let me know whether or not you think an offer to purchase the Sommerfield property isn't worth the savings in dollars and political capital that might be expended by Waste Management, Inc. in responding to my efforts. We are only looking for a reasonable offer that reflects the value of what is being paid for other 5 acre parcels located approximately 2 miles from the Waste Management, Inc. Lancaster Dump.

Sincerely,

Larry Sommerfield
President DPC, Inc.
201 East Sandpointe, Suite 400
Santa Ana, California 92707-5742
www.dpcprint.com

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The Regional Planning Commission will conduct a public hearing on October 19, 2011 at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012 to determine if the existing Conditional Use Permit (CUP) that gives Waste Management Inc. the right to dump trash in the Lancaster area at 600 E. Avenue F, Lancaster, CA 93535 should be extended for another 20 years.

If we JUST SAY NO the Dump will have to GO in 2012!

If you would like to learn how a **300% increase in the Dump operations** could become a reality and the life of the Dump extended for an additional 20 years; you will have to attend the CUP meeting. Find out how the Dump will affect the quality of your life, the value of your property and traffic congestion on Highway 14 and surrounding surface streets. Attend this meeting and ask who is going to pay for the roads to be repaired that Waste Management Inc. trucks damage every day and ask how the Dump expansion and 20 more years of dumping near your property will impact your health & wealth and that of the citizens of Lancaster, CA.

Please attend the CUP Meeting and tell your political representatives that you want to **DUMP the DUMP!** Right now you can help prevent this travesty by contacting the following people and tell them you want to protect the value of your property and your health from the negative impact of the Waste Management Inc. Lancaster Dump.

Together, we can **DUMP the DUMP:**

Michael D. Antonovich

LA County Supervisor, 5th District
500 West Temple Street, Room 869
Los Angeles, CA 90012
(213) 974-5555

Robert S. Glaser

Principal Planner
320 W. Temple Street
Los Angeles, CA 90012
(213) 974-6443

Norm Hickling

Field Deputy, Antelope Valley
1113 W. Avenue M-4, Suite A
Palmdale, CA 93551
(661) 726-3600

Doug Corcoran

Director Of Special Projects
Waste Management
9081 Tujunga Avenue
Sun Valley, CA 91352
(818) 252-3147

Larry Sommerfield
201 E. Sandpointe, Suite 400
Santa Ana, CA 92707
Email: larry@dpccprint.com

Company
Attn: John Q Property Owner
1234 Main Street
Anywhere, CA 91234

Std Presort
US Postage
PAID
Permit 3291
San Bernardino, CA



Photo taken from E. Avenue G heading eastbound of the landfill facility.



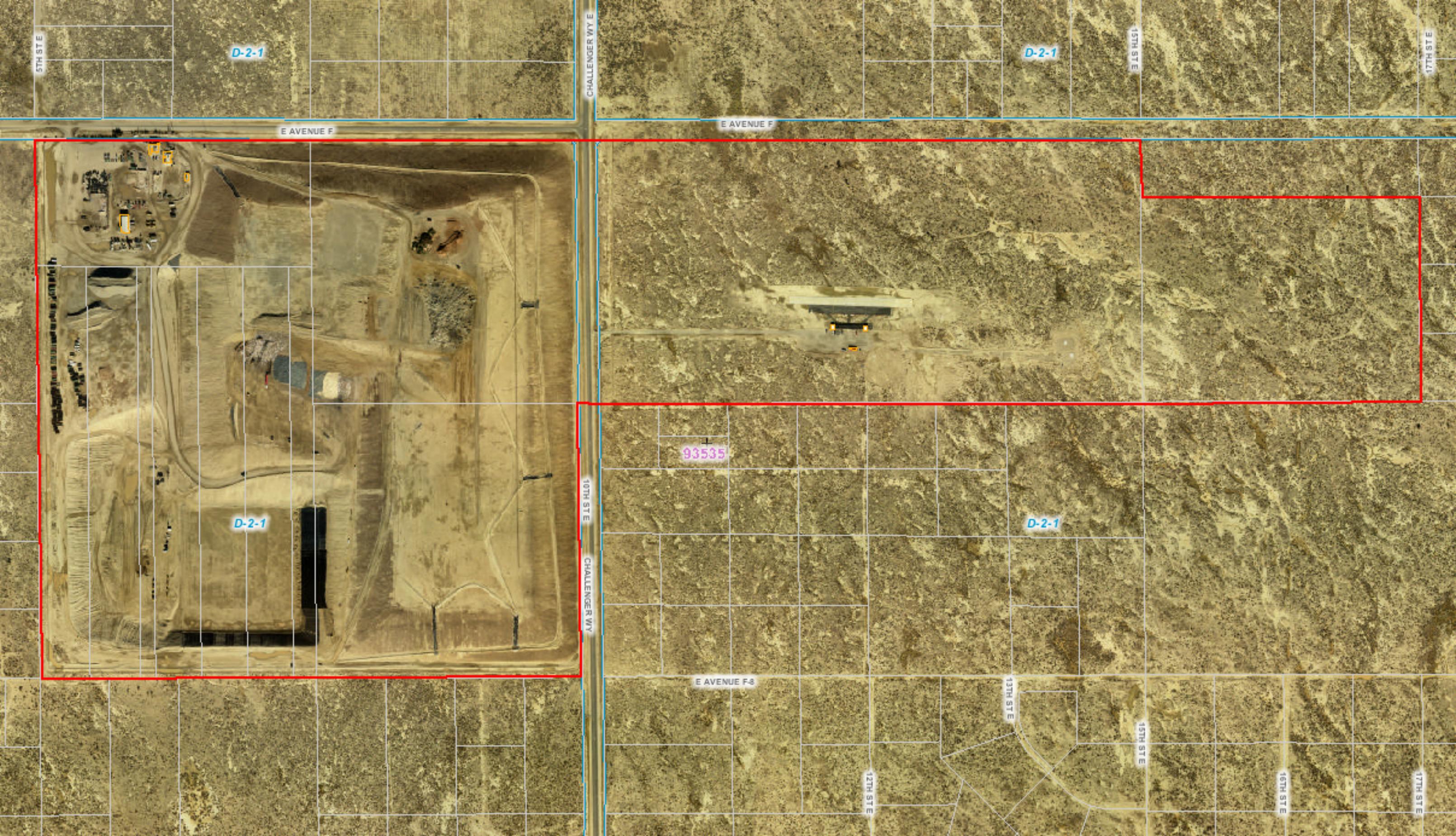
Photo taken from Division St. heading northbound toward E. Avenue F of the landfill facility.



Photo taken from E. Avenue F heading eastbound toward the landfill facility.



Photo taken from the landfill facility entrance on E. Avenue F.



D-2-1

D-2-1

E AVENUE F

E AVENUE F

D-2-1

93535

D-2-1

E AVENUE F-8

5TH STE

15TH STE

17TH STE

CHALLENGER WY E

10TH STE

CHALLENGER WY

12TH STE

13TH STE

15TH STE

16TH STE

17TH STE



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
 - Parkway - (e)
 - Parkway - (p)
 - Major Highway - (e)
 - Major Highway - (p)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - (e)-Existing (p)-Proposed
- Railroad or Rapid Transit
 - Railroad
 - Rapid Transit
 - Underground Rapid Transit
- Significant Ridgelines
 - Catastic CSD Primary
 - Catastic CSD Secondary
 - SMMNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisory District Boundary
- Landuse Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential (1 to 6 du/ac)
 - 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - High Density Residential (22 or more du/ac)
 - C - Major Commercial
 - I - Major Industrial
 - O - Open Space
 - P - Public and Semi-Public Facilities
 - RC - Rural Communities
 - R - Non-Urban
 - TC - Transportation Corridor
- Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station
- Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone CPD
 - Zone C-R
 - Zone D-2
 - Zone I1
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone MPD
 - Zone MXD
 - Zone O-S
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-3 (JU)
 - Zone R-4 (JU)
 - Zone R-A
 - Zone RPD
 - Zone RR
 - Zone SR
 - Zone S-P
 - Zone SR-D
 - Zone W
- Inland Waterbody
 - Perennial
 - Intermittent
 - Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

