

SACRAMENTO COUNTY LEA CASE STUDIES

WARING'S DUMP
OBIE'S DUMP

WARING'S DUMP

- Closed, Illegal, Abandoned (CIA) Site East of Highway 99
- Densely populated residential community
- 5 parcels owned by 3 property owners
- Morrison Creek runs alongside the site

WARING'S DUMP

FRUITRIDGE ROAD



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HIGHWAY

99



HISTORY

- 1930s: Soils borrow pit created
- 1940s: Population growth, Morrison Creek begins to overflow
- 1950s: County allows fill
- 1960s: Waring's Dump ordered to cease
- Mid 60s: Morrison Creek "drainage channel" County's flood control project.

DEVELOPMENT INQUIRY

- Sep 2002: LEA contacted
- Jan 2003: LEA meeting with owners
- Dec 2003: New property owner requests LEA approval to build residence and church on landfill property. Development plans trigger Title 27 Requirements

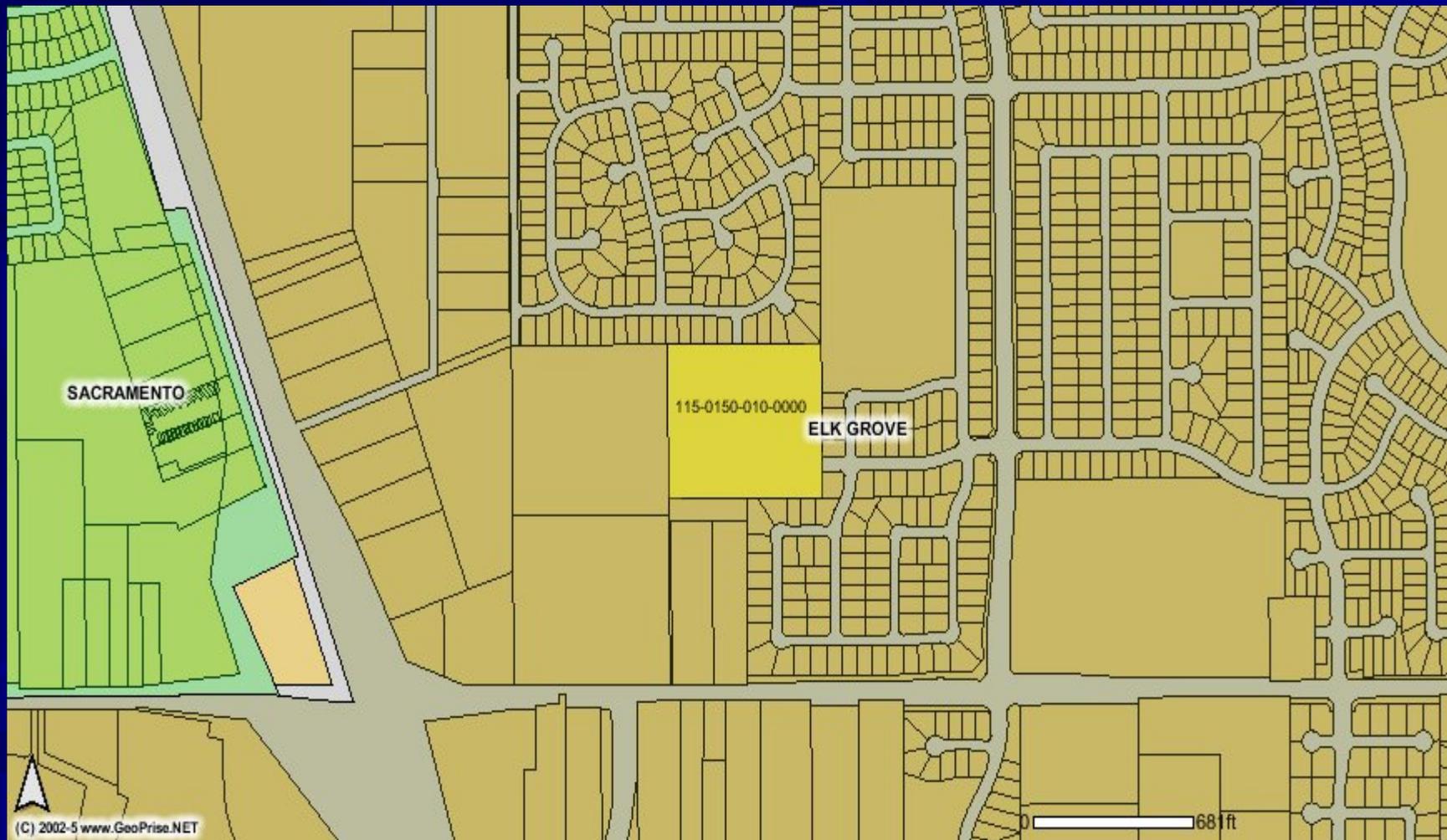
SITE INVESTIGATION

- Mar 2004: CIWMB CIA Program Site Characterization
- Jul 2004: LEA meets CIWMB, RWQCB, and DTSC, pursuant to Burn Dump Protocols.
- Jan 2005: LEA issues enforcement order to cap and grade landfill.

OBIE'S DUMP

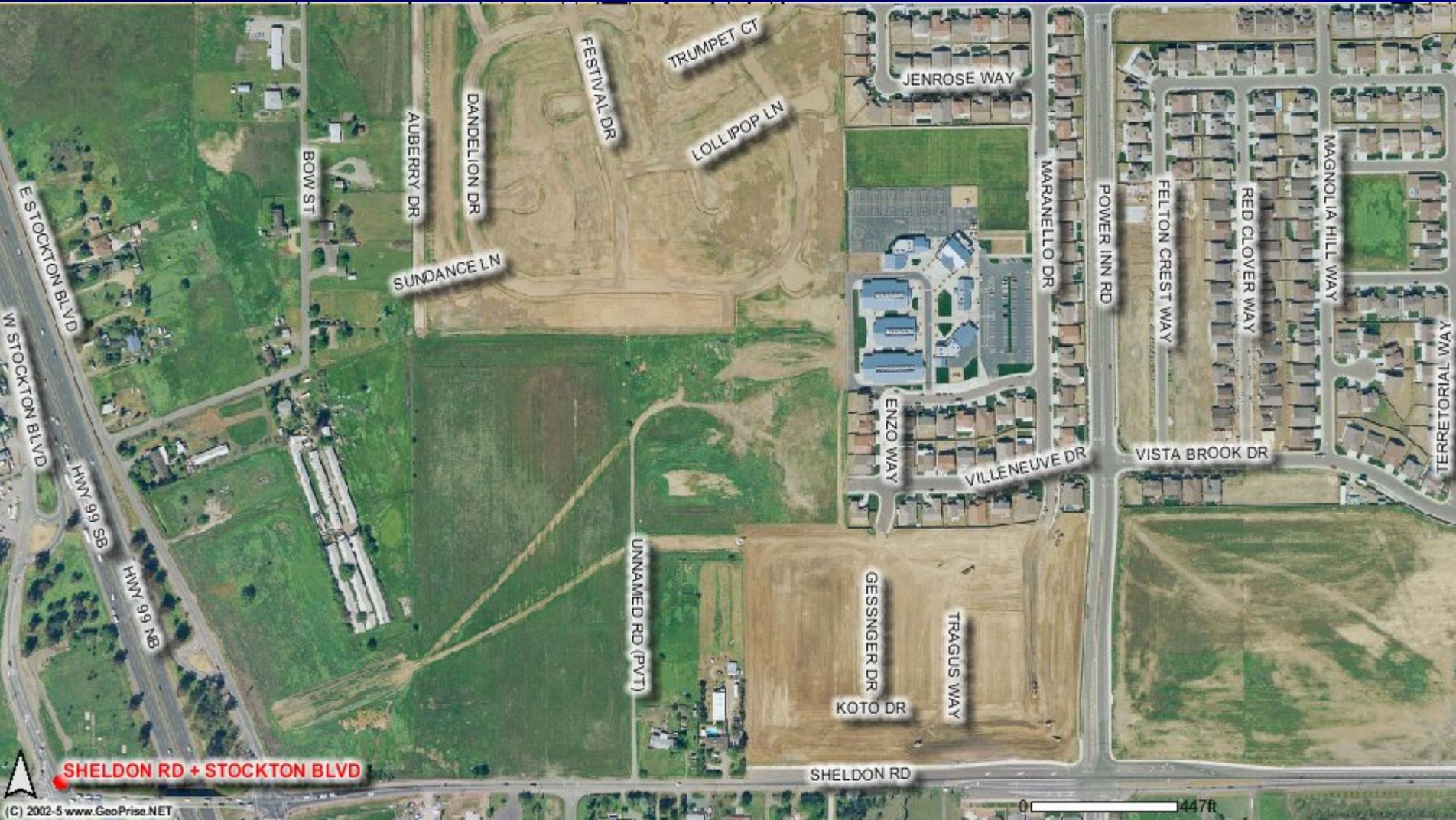
- Closed, Abandoned, Illegal (CIA) Site
- 2 acres within a 9 acre parcel, one owner
- 30 ft deep soil borrow pit
- Property surrounded by recent developments
- Developers interested in developing this property

OBIE'S DUMP



OBIE'S DUMP

CALVINE ROAD



SHELDON RD + STOCKTON BLVD

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HIGHWAY

SHELDON ROAD



99

HISTORY

- Created during soil burrow operations
- 1990: Current owners purchased property.
- 199:1 County allows fill
- 1992-97: LEA routine inspections
- 1996: County grading permit revoked
- 1997: LEA Notice and Order
- 2001: County PW issues NOV

DEVELOPMENT INQUIRY

- Dec 2001: LEA contacted
- Dec 2002: LEA meeting with owner and prospective buyer/developer
- Feb 2003: Site Investigation
- Oct 2003: LEA meets with CIWMB, RWQCB, and DTSC, pursuant to Burn Dump Protocols..
- Dec 2003: LEA meeting with owner, prospective developer, CIWMB, DTSC, RWQCB.

ENFORCEMENT?

- Dec 2003: DTSC VCA program.
- Mar 2004: LEA requests closure plan
- Jul 2004: LEA 2nd request
- Aug 2004: Owner signs DTSC VCA contract
- Feb 2005: DTSC “officially” takes lead.

WARING'S

- CIA Site, Burn ash
- Hazardous levels of lead and zinc
- Surrounded by residential use
- 3 Property owners
- Development proposed
- Development plan withdrawn
- Lower economic area
- Little \$\$
- Remediation not economically feasible, left to LEA enforcement
- 2136 Cleanup

OBIE'S

- CIA Site, Burn ash
- Hazardous levels of lead
- Surrounded by residential use
- 1 Property owner
- Development proposed
- Development plan continue
- Higher economic area
- \$\$\$\$ Available
- Motivated remediation, seek out DTSC Approval, Pay for VCA.

BURN DUMP PROTOCOLS

- Burn Dump Protocols require LEAs to consult with CIWMB, RWQCB and DTSC.
 - RWQCB- groundwater threat
 - DTSC- sensitive use proposed, change in use, high degree of threat to pub health or environ.
 - LEA- everything else
- Only RWQCB or DTSC can provide *certification for unrestricted use of the site* (clean closure)

CHALLENGES

- Coordination with other agencies
- Property owner frustration
- Who takes enforcement action if owner doesn't proceed with remediation?
- Sites with motivated owners and \$\$ may seek out DTSC approval
- Sites without \$\$ and low threat stay with the LEA and may take longer to remediate.

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