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CAL/EPA



Integrated Waste
Management Board

Landfill Postclosure Land Use Symposium

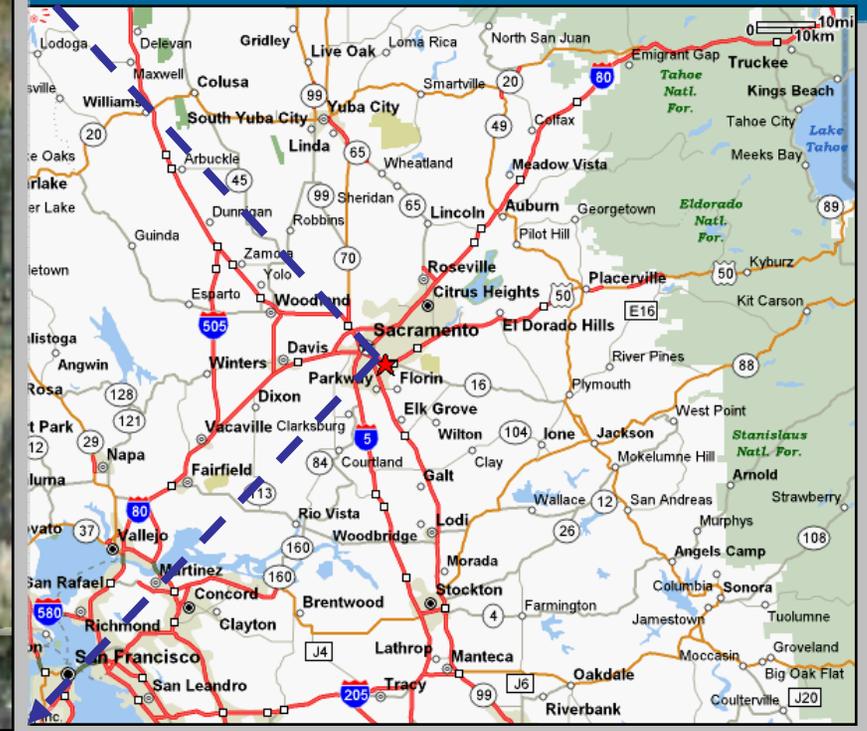
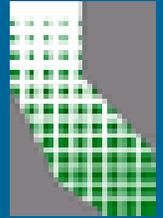
Ontario, California – February 16, 2006

Stockton, California – March 1, 2006

14th Avenue Landfill - Sacramento, CA Case Study

Abel Martinez-Centeno, WME
Dawn Owen, WMS

Site Location

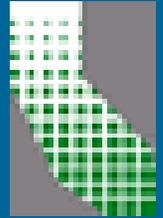




West Pit: 12 acres

East Pit: 15 acres

Background/History



- Up to 1962 site used as gravel pit operation
- 1965-1976 dates of operation
- 1977 property sub-divided on east pit
- 1985 property subdivided on west pit.



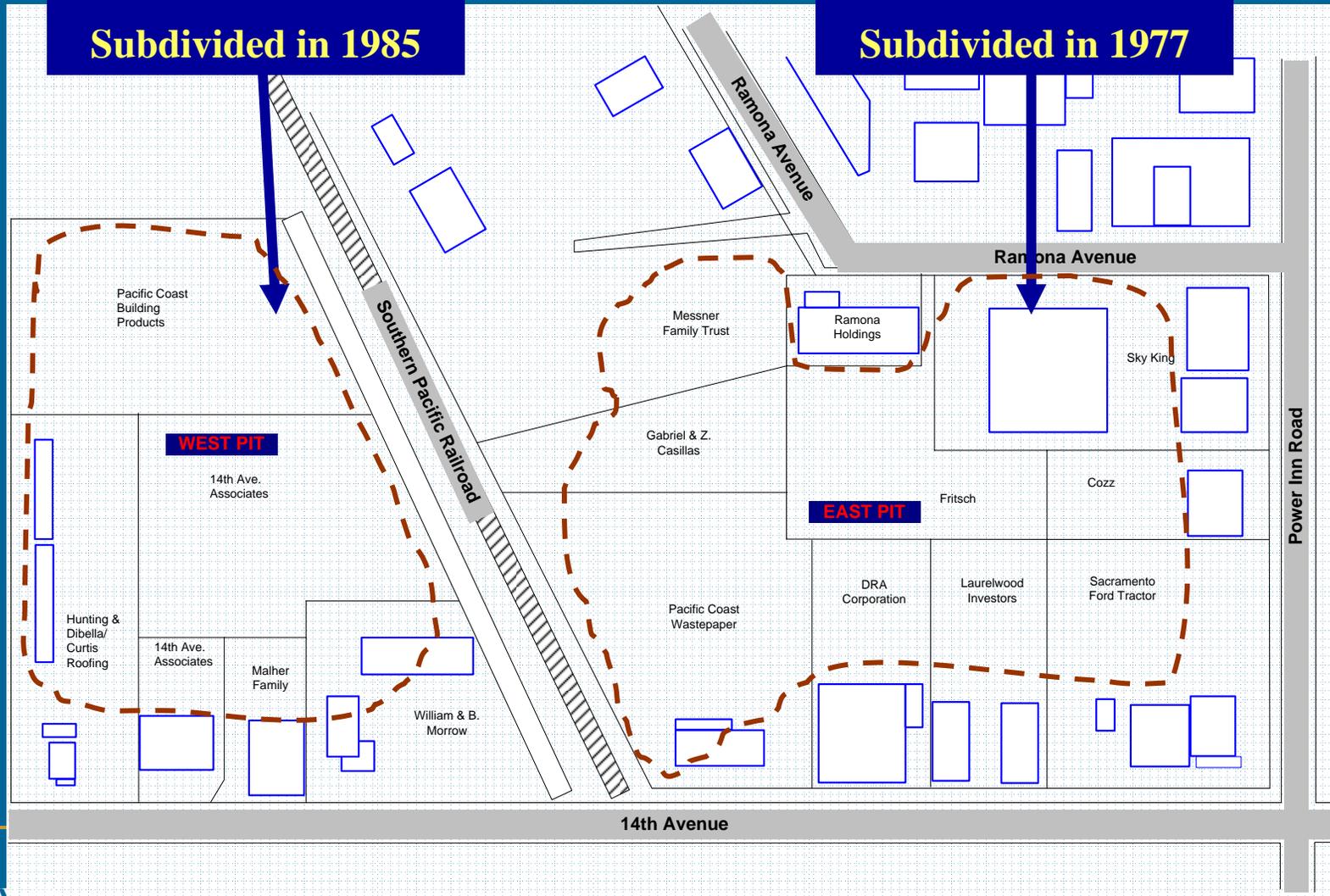
Background/History

West Pit: 6 Parcels

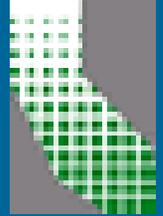
Subdivided in 1985

East Pit: 10 Parcels

Subdivided in 1977

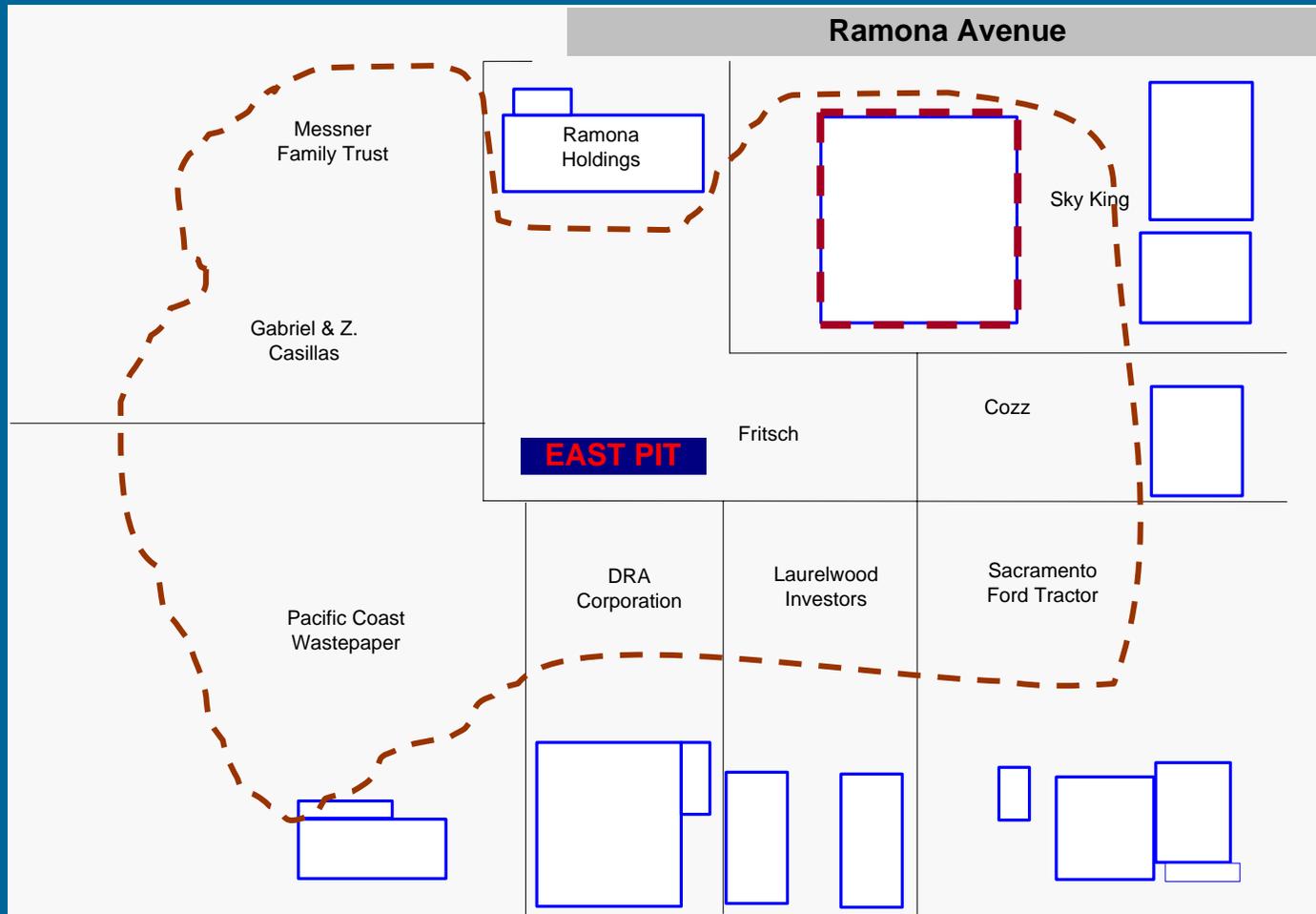
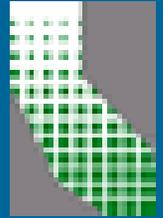


Background/History

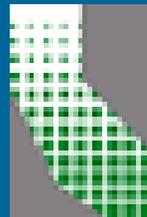


- Parcel development occurs, some of the issues noted are grading, cover, gas migration and control
- 1982 Lukenbill begins building on Ramona Ave. parcels. Building on top of waste. Worker dies during drilling.
- 1983 Waste Management Board recommends gas control before allowing to build.

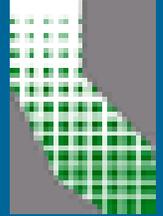
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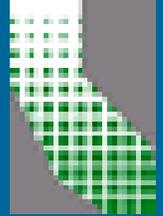
Enforcement History



- RWQCB in 1985 requests
 - No development until work-plan is submitted
 - Requests Performance Bond from Owners/ Developers for Continued Gas monitoring

- 1986 Subdivision Agreement (City & 14th Ave.)
 - Conditions imposed by City for subdivision
 - Parcel Map Note: “Owners are responsible for maintenance of the site, and may be subject to inspection and regulation...including gas migration... This responsibility could result in unforeseen costs...if any problems are sited by State or Local Regulatory Agencies”

Enforcement History

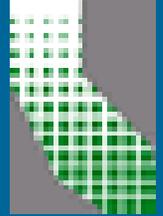


- 1986 LEA through Building Department requires conditions in building permits
 - Installation of gas probes
 - Alarm systems for structures on fill
 - Cover and grading of parcels

- 1987 LEA begins routine gas monitoring
 - Results ranged from 0% to 50%

- 1988 LEA hearing advised owners
 - Landfill considered as one unit
 - Association equally responsible for compliance

Enforcement History

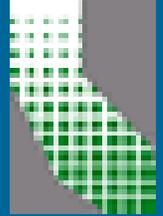


- 1988 LEA difficulty getting gas results from owners

- 1988 Consent Decree given to LEA
 - Schedule for remediation of outstanding issues
 - Gas monitoring, installation of additional wells if needed
 - Development of post-closure maintenance plan

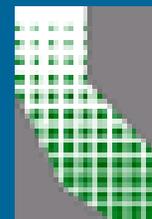
- 1990-1992 Explosive levels
 - N&O to Lukenbill's warehouse, explosive levels, evacuation
 - Order to stop welding activities

Enforcement History



- 1989-1994 to get Post-closure plan done
 - Disagreement among parcel owners
 - West pit has a good handle of situation (Mr. Jackson)
 - East pit incoherent (Lukenbill recalcitrant/oppose any actions)
 - Plan finally approved by agencies

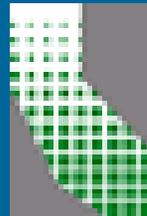
Current Issues/Enforcement Challenge



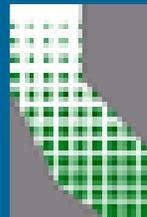
The results

- Implementation of remedial actions on a parcel by parcel basis (...1994 after plan approval)
 - Cover placed in bits and pieces
 - Gas wells and venting pipes installed on a parcel by parcel basis.
- What do you believe the end result was?

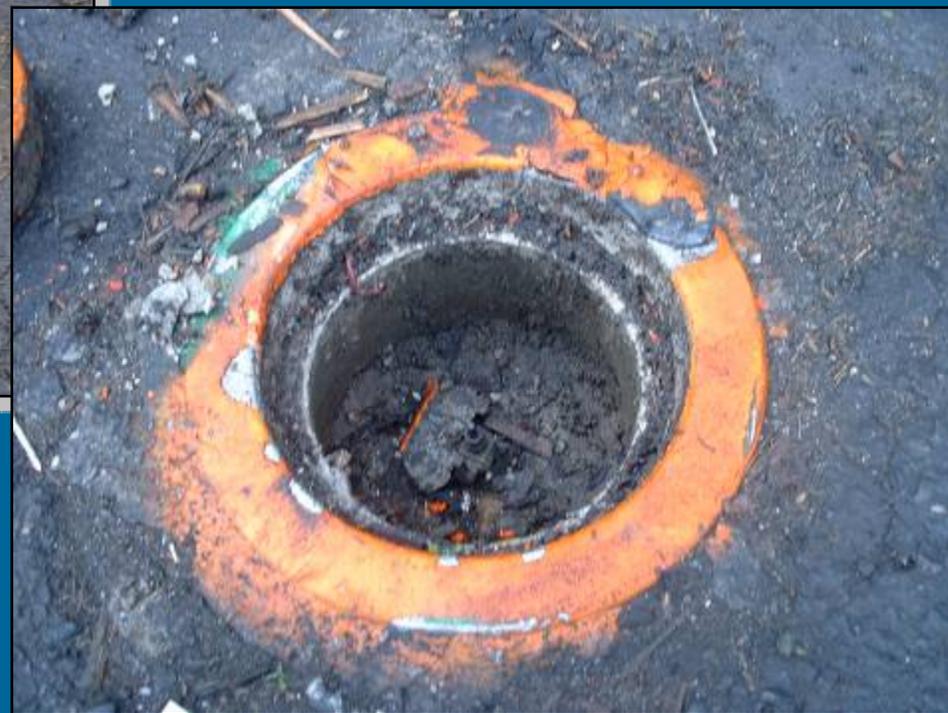
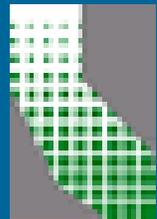
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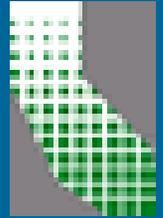
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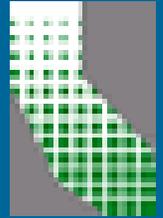
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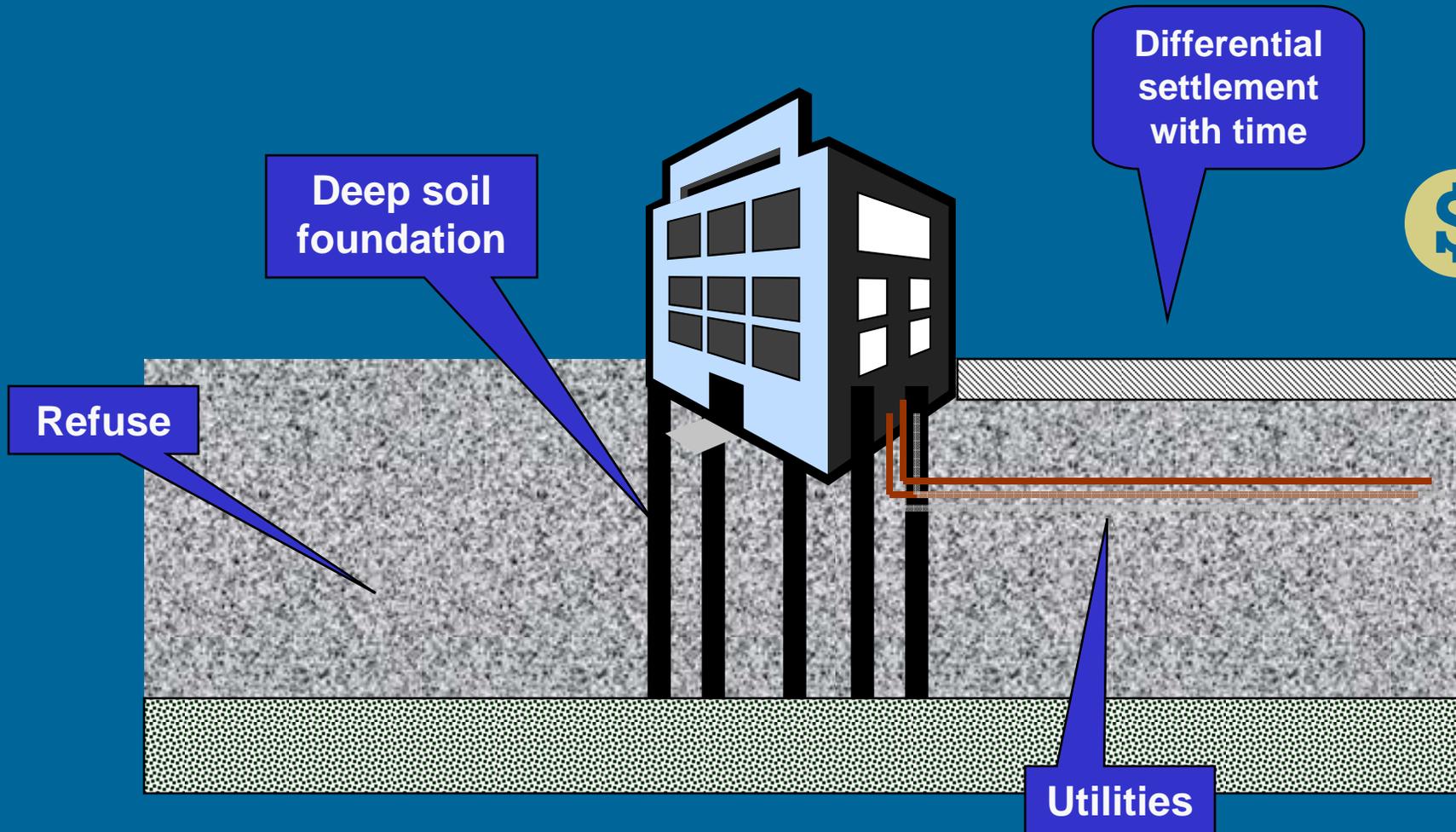
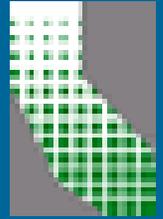


Current Issues/Enforcement Challenge

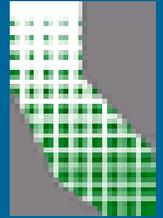


Offset ground level. Due to differential settlement

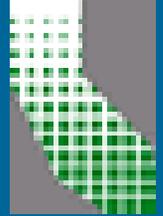
Lukenbill's Building



Lukenbill's Building cont'd.



Challenges



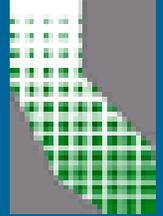
■ 16 Property owners

- Association representing owners/not cohesive
- Some owners in disagreement and recalcitrant
- Continuity and consistency of enforcement
 - Long term problem
 - LEA staffing issues
 - Changes of ownership

■ 1997-2001 ongoing issues/lack of response

- Partially remediate site/some parcel outstanding violations
- Owners fail to submit reports
- LEA request assistance - CIWMB/CIA assess issues (2001)

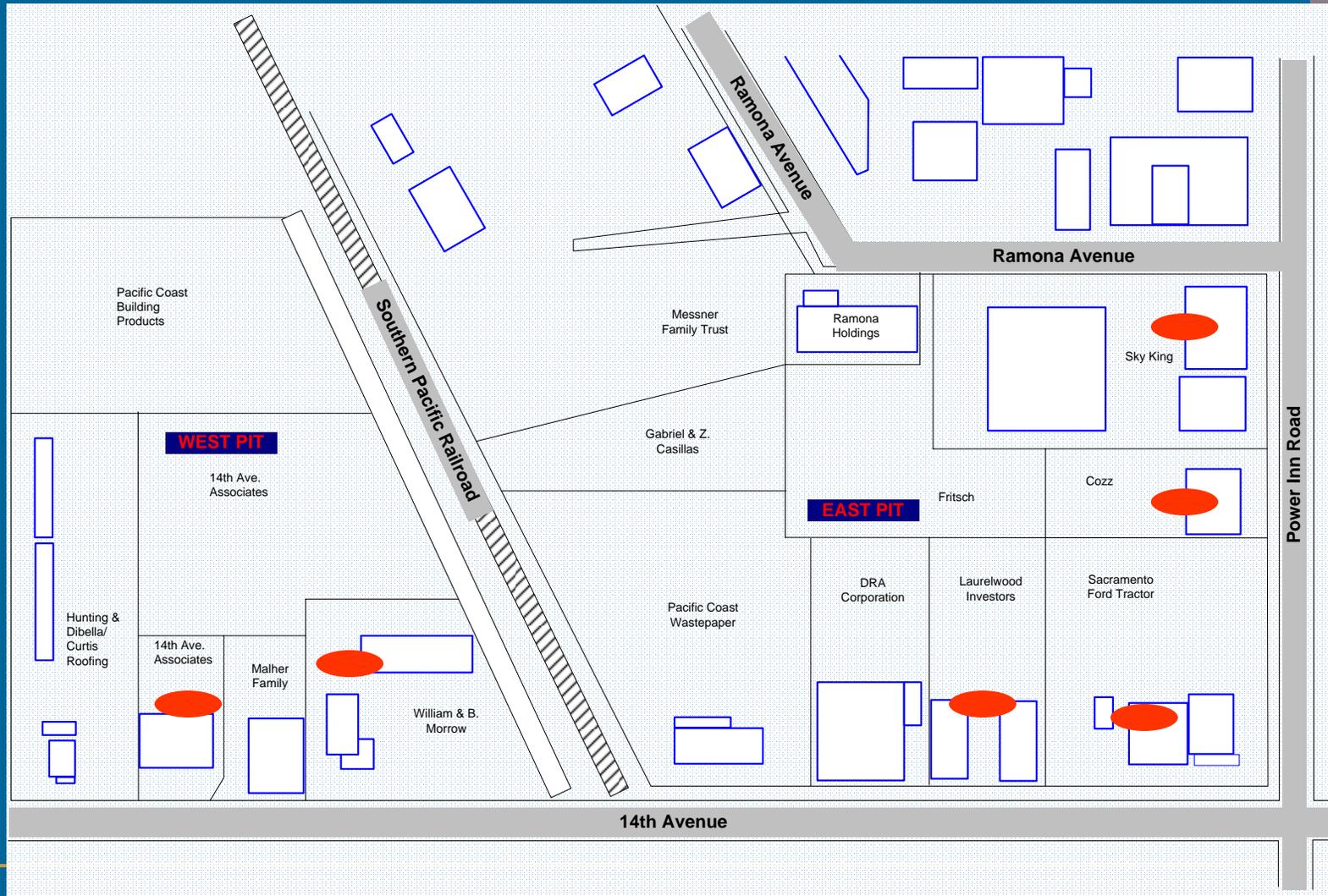
Challenges cont'd



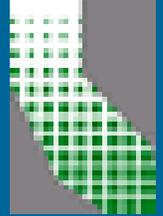
- 2001 Continuous violations on several parcels (site assessment)
 - Poor cover, grading and drainage
 - Gas monitoring and control
 - Reporting

- 2002 Stipulated N&O to all property owners
 - Landfill gas control and monitoring violations
 - RWQCB violations for cover and grading
 - Additional violations to specific owners (3 parcels)

Challenges cont'd



N&O Specific (3 Parcels)

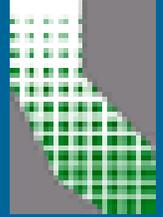


- Appendix A: Issued to Ramona Holdings
 - Remove accumulated refuse on parcel & grading

- Appendix B: Issued to Sky King
 - Seal all cracks and fissures in warehouse
 - Re-establish a methane gas alarm

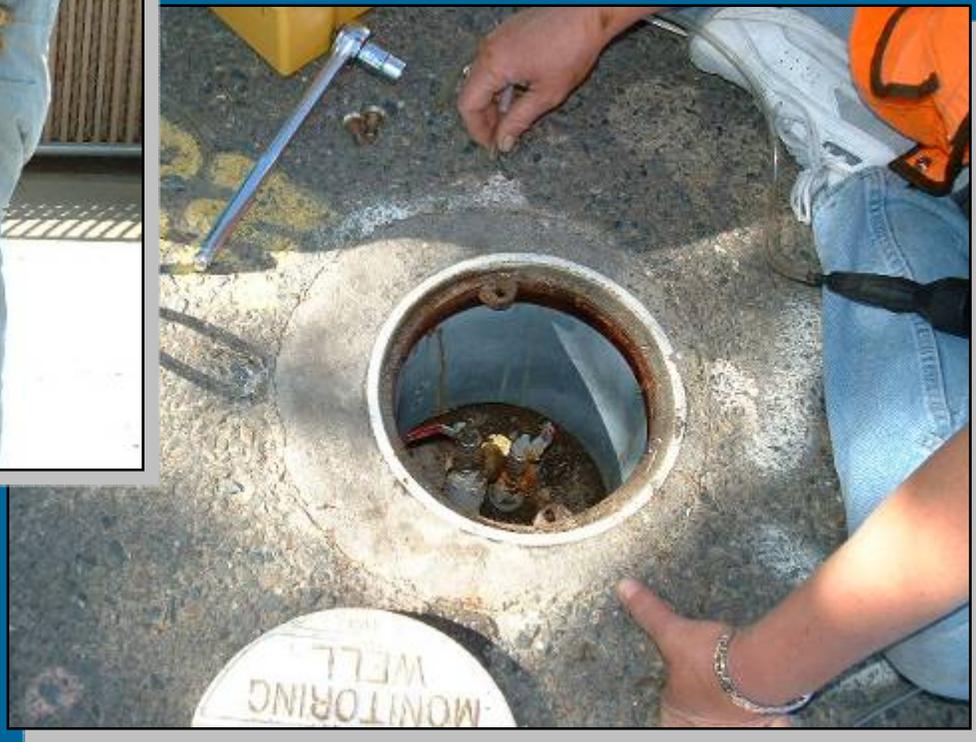
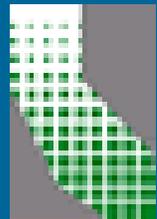
- Appendix C : Issued to Laurel Wood Investors
 - Remove accumulated refuse on parcel & grading
 - Submit a closure plan to the RWQCB

Site Currently

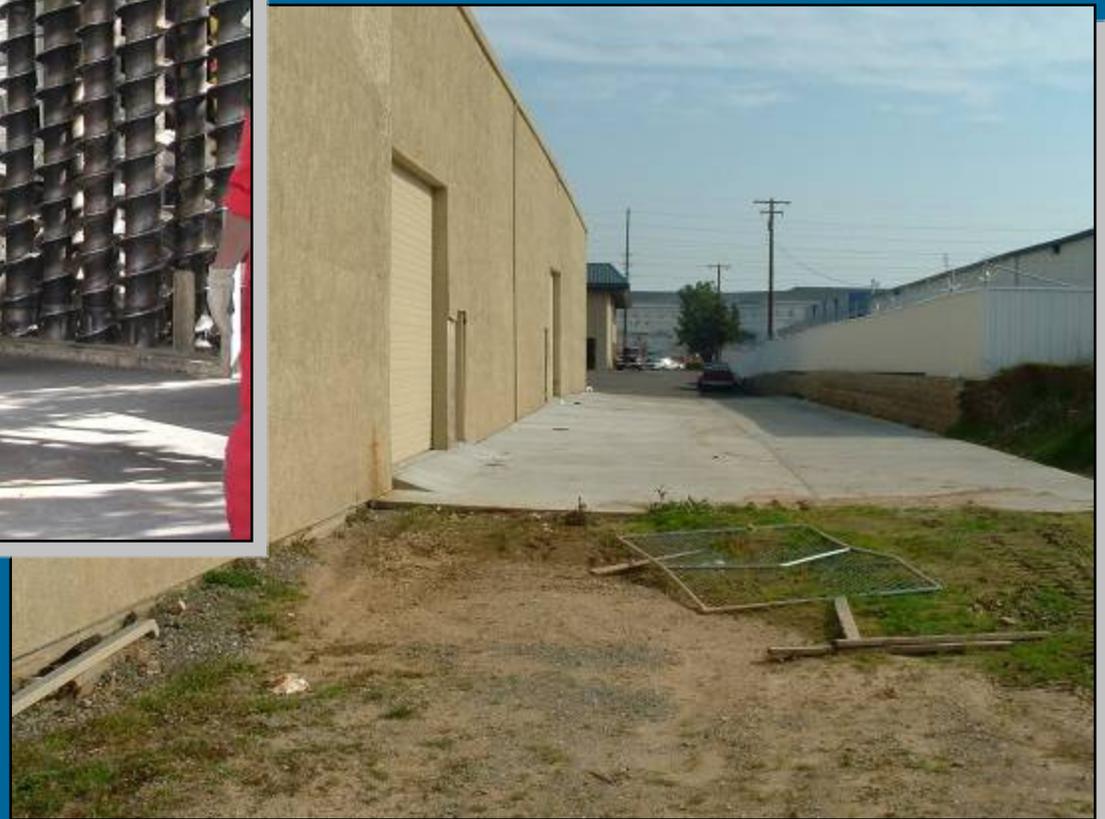
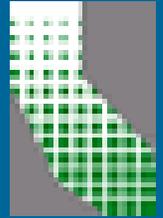


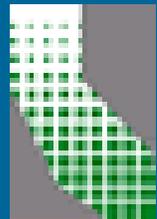
- 2002 – Today LEA involvement
 - Parcels in the process on compliance
 - Gas monitoring and control & cover issues
 - Enforcing N&O and imposing penalties to some owners

Site Currently



Site Currently

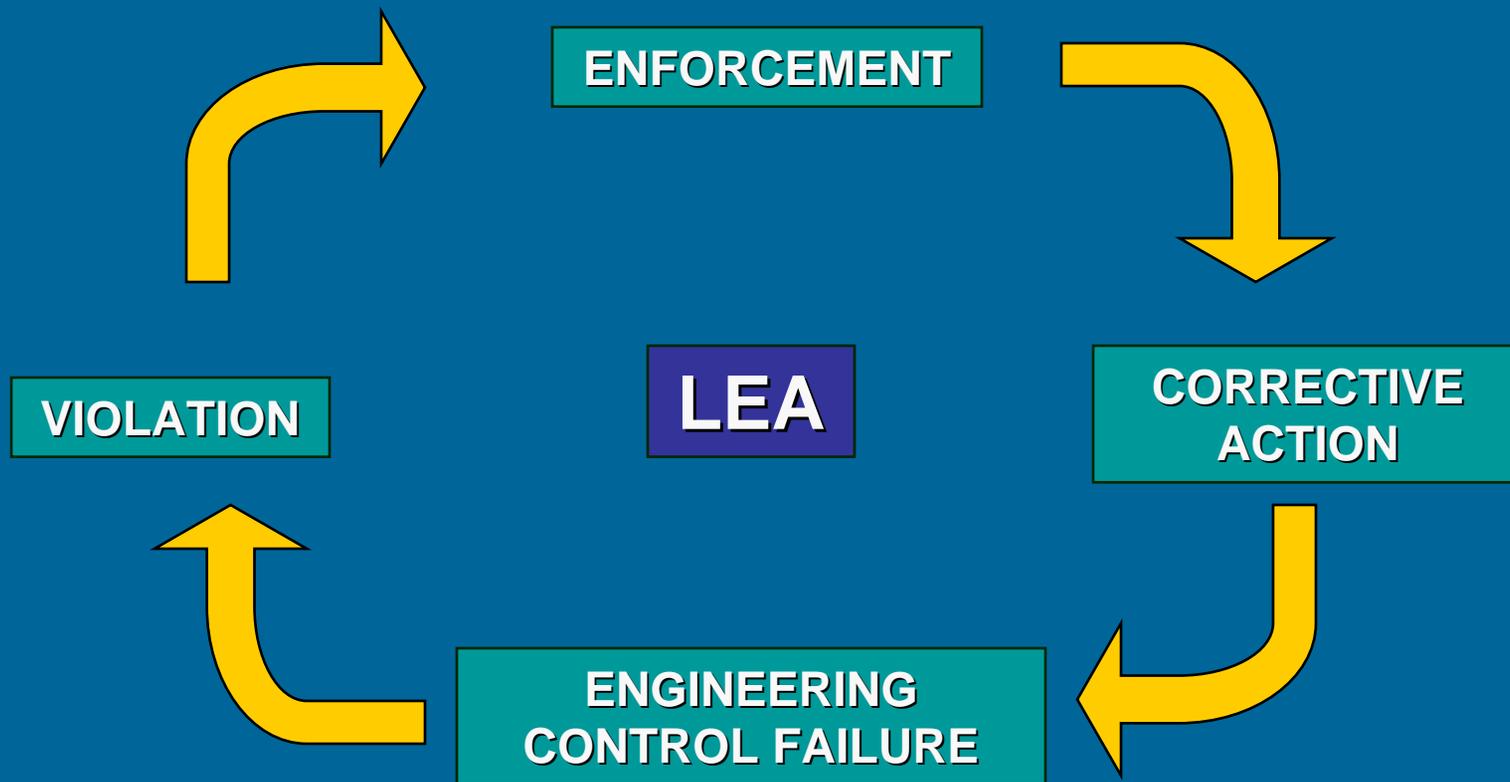




LEA Lessons Learned?

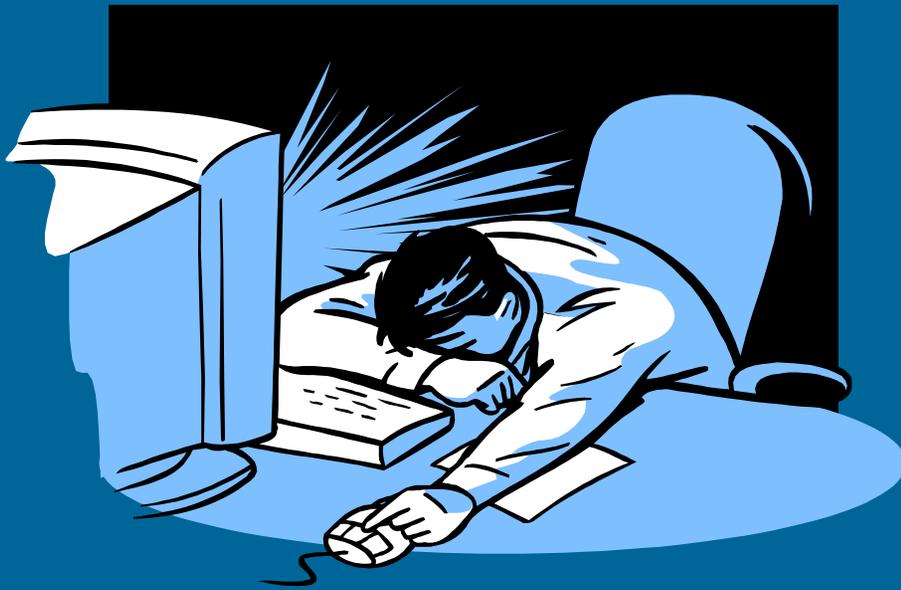
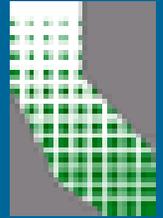


Issues are here for the LONG RUN
20, 30, 50 yrs

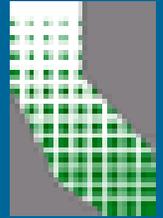


**Issues/violations are recurring events
Upon life of remedial action**

Enforcement Process/LEA's Nightmare



- Someone's violation = All responsible??
- 1 Owner = 1 issues
- 16 owner = 1x16 issues
- Easy to deal w/HOA
- Enforcement consistency and continuity
- Changes of ownership = **START OVER w/OWNER**



PLEASE
NO
Questions?