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If you require assistance in obtaining access to this presentation, call the Public Affairs Office at (916) 341-6300 or Glenn Young at (916) 341-6694.

Closed, Illegal and Abandoned Sites Program Frequently Asked Questions



John Lewis/Sacramento LEA
Georgianne Turner/Enforcement
Steve Levine/Staff Counsel
Glenn Young, P.E./CIA Program

Why we do this job.



Figure 2: Former Landfill in Southern California Developed into Golf Course and Residential Land-use

Los Angeles Times

LOCAL U.S. WORLD BUSINESS SPORTS ENTERTAINMENT HEALTH LIVING TRAVEL OPINION **REGIONS**
 LA NOW HEALTH CARE EDUCATION GO WEATHER TECHNOLOGY ENTERTAINMENT OUTLOOKS

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THAT SINKING FEELING : They bought homes next to a Duarte golf course that used to be a landfill. And then the ground slipped, the street buckled, walls cracked. Now 10 of them are suing the city and the developer.

August 26, 2017 • 10:10 PM

Facebook Twitter LinkedIn Email Print

When Gene Antaya moved into a new house across from the Rancho Duarte Golf Course in 1978, he could park his car on the street and walk right up to his front door. Then he had to walk slightly uphill, choosing his path carefully so he won't step into one of the deep cracks in his lawn.

Several years ago, he abandoned plans to install a barbecue and spa in his backyard. The yard is so deeply eroded now that he almost never goes outside, and he has let his lawn go to weeds.

"I would never have thought I'd had a hint something like this would happen," said Antaya, who says that the land under the front bedrooms, a 2 1/2-bath house for which he paid \$125,000 is falling away from the foundation.

Like several of his neighbors, Antaya believes that his house was built too close to the former landfill on which the golf course was built. The houses are on Rancho Road just south of the golf course, and on Harwood Drive just east of the golf course.

In a suit against the builder of the houses and the City of Duarte, 10 of the homeowners claim that the outdated writing of the Deed conveyed rubbish in dumping their property.

The homeowners contend that the unstable land has caused their houses to deviate in their yards.

FROM THE ARCHIVES

Duarte is a bad smell for health

June 22, 1967

Antaya Plans to Test His Soil Again at 10:40

September 18, 2017

Duarte: Home Addition Approval

December 13, 2016

Duarte: Suit of Five Home Owners

June 22, 2017



Figure 28: Historical Aerial Photograph indicates the Boundary of Gravel and Sand Mining Operation; Aerial photograph of site with current land-use with approximate disposal site boundary depicted from 1938 historical aerial photograph.



Figure 29: Drilling Exploration in Backyard of Residence to Define Southern Extent of Former Landfill Waste Fill Material from Boring

CIA FAQ Overview

- Inspection
 - Sacramento LEA – John Lewis Case Study – 14th Avenue
- Site Investigation Process (SIP)
- Office/Field Investigations
- Enforcement –
 - Enforcement Branch Chief – George Turner
 - Staff Counsel – Steve Levine Case Study 14th Avenue
- Clean-closure
- Post-Closure Land-Use



CIA Inspection FAQs

- CIA Inspection FAQs

- *What are criteria for inspecting CIA sites (what am I inspecting the site for)?*
- *What are state minimum standards for CIA sites?*
- *How do I manage a CIA site with multiple owners*
- *How can I reduce the inspection frequency for a site?*
- *How can I archive a site?*
- *How do I get a new SWIS Number assigned (how do I add a site to the enumeration list)*
- *How do I obtain legal site access for inspections/investigations?*

CIA Inspection FAQs

- CIA Inspection Guidance
- Located on CIA Website
- Developed to assist LEAs with CIA inspections
- Provides a “checklist” of factors to consider in evaluating a CIA site for LFG migration, Cover, Grading, Drainage & Erosion Control, Security and Postclosure Land-use

California Integrated
Waste Management Board

Inspection Guidance
for
State Minimum Standards
at
Closed, Illegal, and Abandoned Disposal Sites



December 2007

Cleanup Branch, Closed, Illegal, and Abandoned Sites
California Integrated Waste Management Board
1001 "I" Street
Sacramento, California 95812-4025

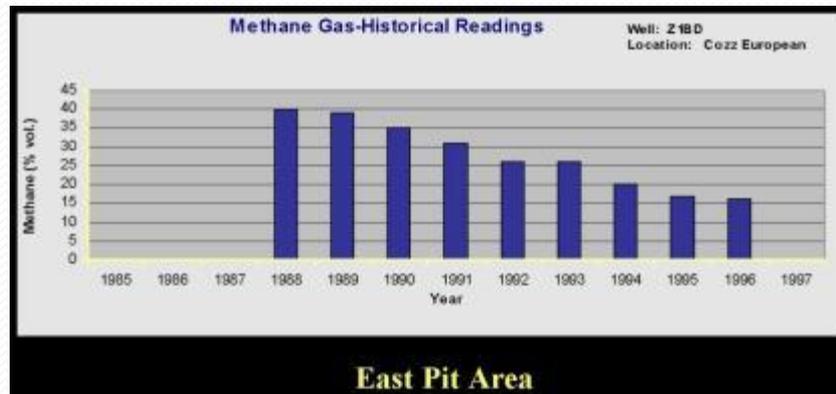
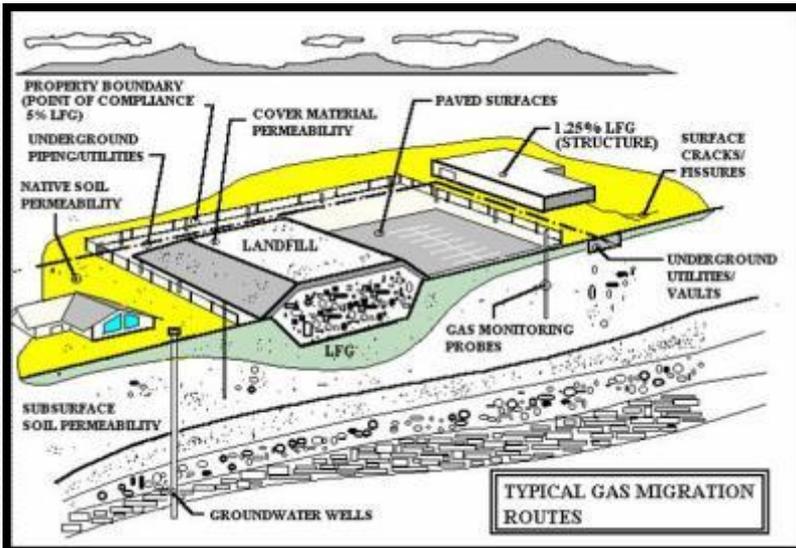
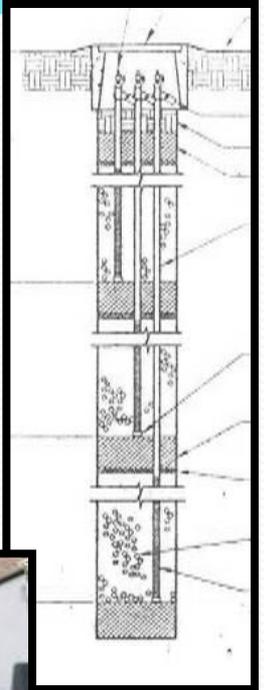
CIA Inspection FAQs

- Cover/Grading
 - Prevent Public Contact
 - Minimize infiltration
 - Promote Run-off/Prevent Ponding



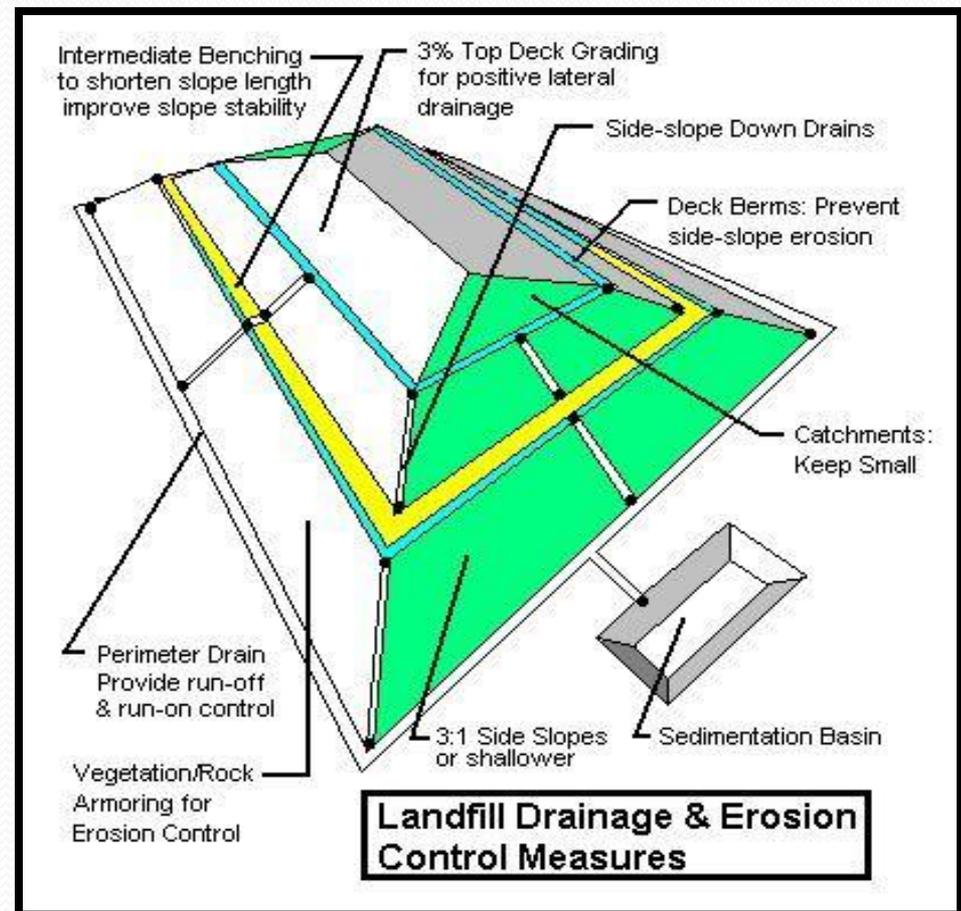
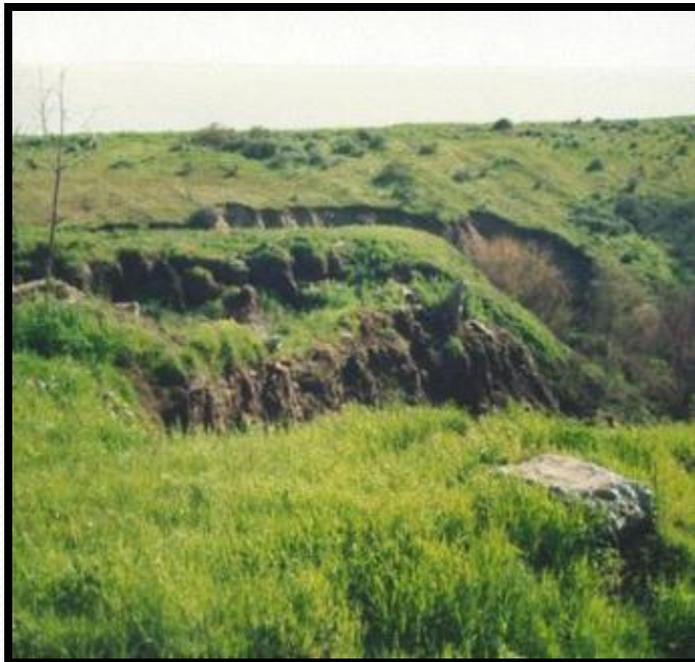
CIA Inspection FAQs

- Landfill Gas Control (20919)
 - LFG Monitoring Network (27 CCR 20925)
 - LFG Monitoring Program
 - Historic LFG Monitoring Data
 - Residential/Commercial LU



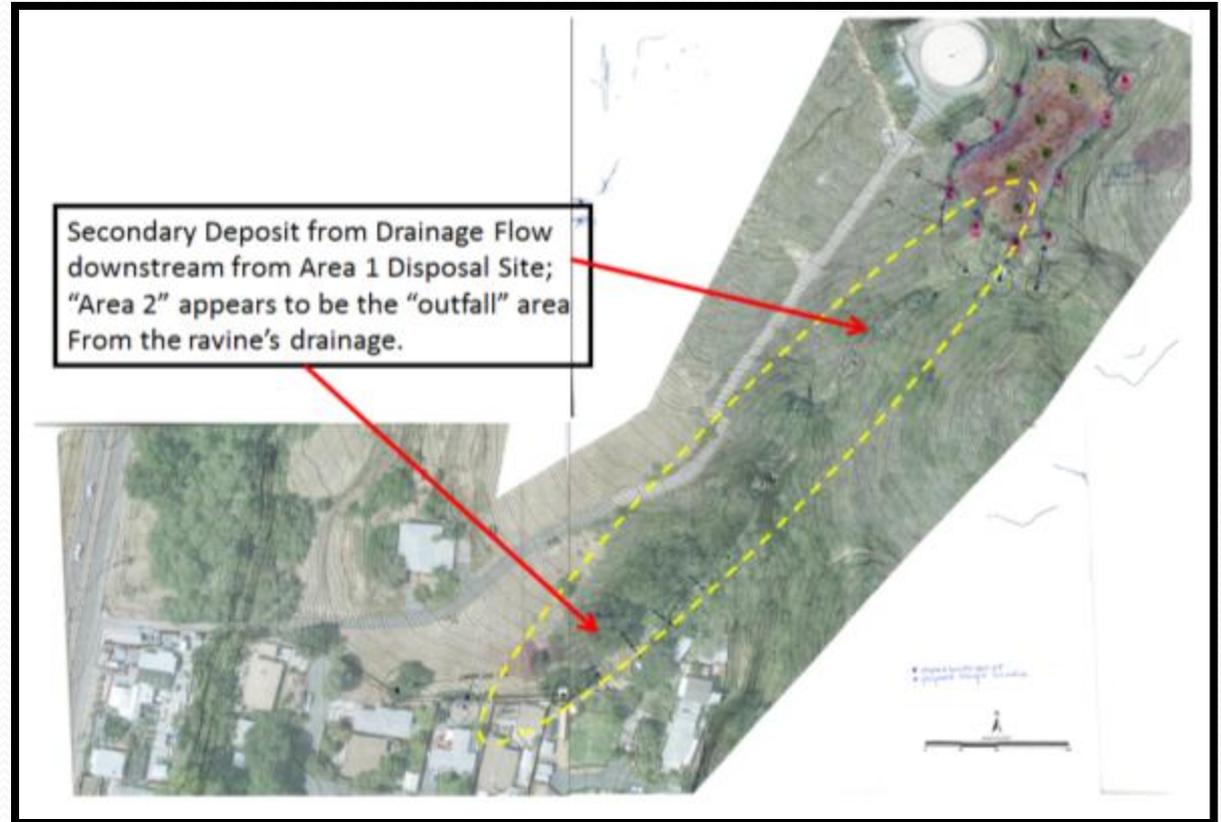
CIA Inspection FAQs

- Drainage & Erosion Control
 - Ponding
 - Cover damage
 - Exposed Waste



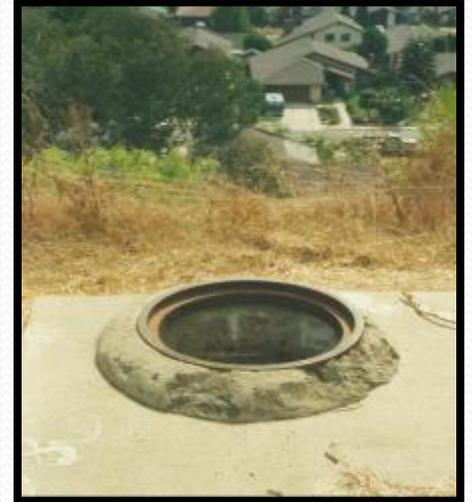
CIA Inspection FAQs

- Example:
 - Water Tank Ravine
 - Surface Drainage from storm eroded waste fill and caused transport of waste
 - Waste deposited in residential area



CIA Inspection FAQs

- Security
 - Illegal Disposal
 - Public Access
 - Adjacent Land-use
- Post-Closure Land-Use Development
 - PCLU Plan
 - Define footprint
 - Protect Structures from LFG Migration
 - LEA Approval



CIA Inspection Case Study: 14th Avenue Landfill – Sacramento/Inspection of site with Multiple Owners

- Mr. John Lewis – Sacramento County LEA



14th Avenue Landfill

Sky King Demolition



14th Avenue Landfill

Sky King Demolition



14th Avenue Landfill

Hunting Property



14th Avenue Landfill

SWIS Inspection Reports are a challenge for multi-owner sites because:

- Cannot check both Area of Concern and Violation
- Limited space for notes
- Format makes it difficult to address multiple responsible parties and can be confusing

California Closed Disposal Site Inspection Report (188)			
Enforcement Agency:	County of Sacramento		
SWIS Facility File Number (20-xx-9999)	Inspection Date	Program Code	
34-AA-0016	11/23/2011	LEA Focused	
Time In	Time Out	Inspection Time	
Facility Name	Received By		
14th Avenue Landfill (East / West pits)	Sent by US Mail		
Facility Location	Owner Name		
No. Side of 14th Ave, E + W of RR Tracks, Sacramento	Hunting Family Trust		
95626			
Inspector	Also Present (Name)		
John Lewis			
<small>THIS REPORT IS A PUBLIC RECORD UNDER THE PROVISIONS OF THE CALIFORNIA PUBLIC INFORMATION ACT (PINA) AND THE CALIFORNIA GOVERNMENT INFORMATION ACT (CGIA).</small>			
<input type="checkbox"/> No Violations or Areas of Concern			
<input checked="" type="checkbox"/> V	A Regulations		
X	20750 - Site Maintenance		
Comments: Violation: 20750 - Site Maintenance:			
The owner has not completed site maintenance work, as required by the Notice and Order issued to him by the LEA on June 13, 2011. Although some vegetation has been removed, established vegetation was noted growing along the east property line and through some cracks in pavement, over fill. Numerous open, unsealed cracks were still noted in pavement over fill and standing water was noted in depressions where pavement has settled.			
The owner is in violation of the Notice and Order dated June 13, 2011. Failure to comply may result in further enforcement action.			
Inspection Report Comments:			
Notes:			
A focused inspection was conducted on 11/23/2011 at the Hunting property (APN 015-0311-020) to assess compliance with the Notice and Order issued on 6/13/2011.			
The Notice and Order required resumption of gas monitoring and reporting for compliance probes Y6B5 and Y6B6 in accordance with the approved 2004 Landfill Gas Control Plan and the 2009 updated Landfill Gas Control Plan.			
The owner resumed gas monitoring and reporting activities, as required. However:			
The Notice and Order also required the owner to complete neglected site maintenance that included removal of vegetation, sealing open cracks in the asphalt over fill, and fill/correct grade to eliminate depressions where water tends to collect over fill, by 10/31/2011.			
The owner has not completed this work, as required.			
Enforcement Status: Hunting Family Trust is in violation of the Notice and Order dated 6/13/2011			

14th Avenue Landfill

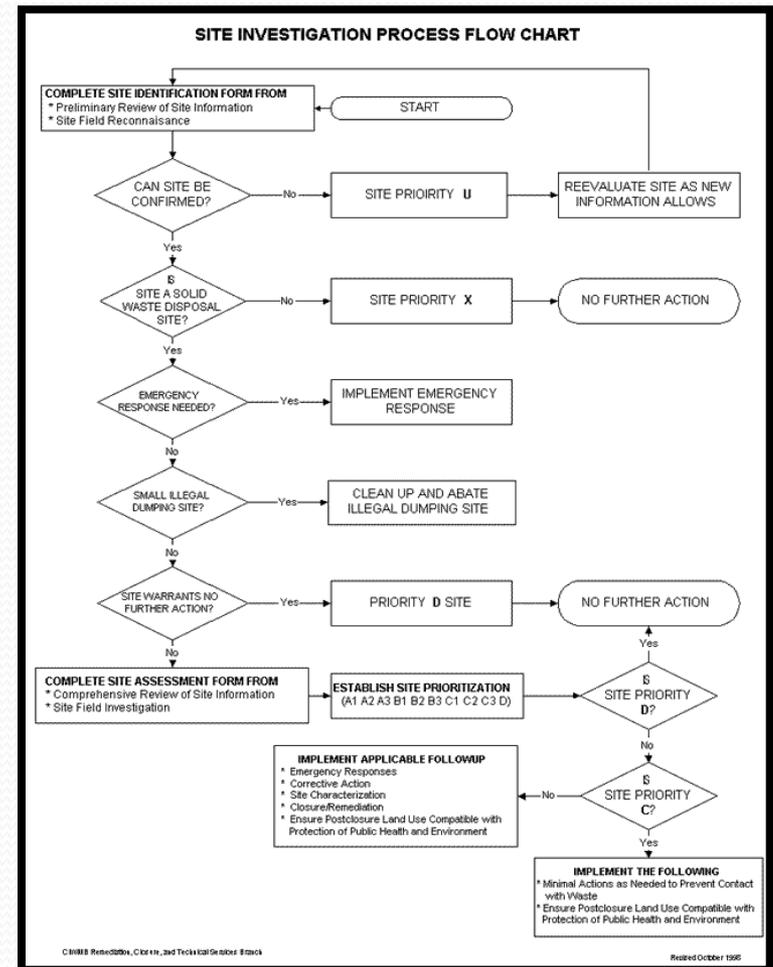
Enforcement

Other multi-owner challenges:

- **May refuse to share responsibility for violations**
- **May refuse to equally participate in monitoring and reporting activities**
- **May dispute that Title 27 requirements apply to them – especially if they are not located directly over fill**
- **May be less likely to notify LEA regarding changes such as construction of new structures (Phoebe Hearst)**
- **May fail to notify buyers when selling property**

CIA Site Investigation Process

- CIA SIP FAQs:
 - *What is the purpose/authority of the SIP process?*
 - *How is the SIP process conducted?*
 - *What is the result of conducting the SIP process?*
- SIP Purpose
 - Investigation “screening”
 - Allows CalRecycle to prioritize sites for investigation/clean-up
 - Reduce Inspection Frequency
- References: CIA Website - Site Investigation Process



SIP Forms – Priority/Reduction/Archive

- Site ID Form
- Site Assessment Form
- Priority/Ranking
 - A or B – Clean-up/CIA program can assist in investigation and/or remediation
- Inspection frequency reduction
 - “D” Priority – to go from quarterly to annual
- Archiving
 - Cannot Locate
 - Clean-closed IAW Clean Closure Guidance
 - Public can't see in SWIS

Closed, Illegal and Abandoned (CIA) Disposal Sites Disposal Site Classification Chart

Primary Classification
Each CIA site should be given one of the following primary classification (letter) codes

Code	Description
A	Confirmed pollutants or substance from landfill gas or leachate seep, exposed burn ash, or exposed combustible or putrescible garbage and rubbish.
B	Release or suspected release of landfill gas or leachate seep with threat of nuisance or pollution, or inadequate cover of burn ash.
C	No confirmed release of landfill gas or leachate seep or no release of landfill gas or leachate seep with significant threat of pollution or nuisance. Adequate cover for burn ash. Minimal action needed to prevent human contact with waste.
D	No threat to public health and safety or the environment (e.g., inert waste site, very old closed site with no potential for landfill gas or leachate migration, clean closed site).
U	Unconfirmed site (e.g., site which can neither be confirmed nor denied as a solid waste disposal site).
X	Not a solid waste disposal site (e.g., hazardous waste site regulated by DTSC, proposed/never built site, non disposal site).

Secondary Classification
Only CIA sites with primary category codes of A, B, or C should be given a secondary classification (number) code.

Code	Description
1	Inhabitable structures or planned improvements within 1000 feet of site.
2	Significant residential, commercial, industrial, park, recreation, or environmentally sensitive areas within one mile of site.
3	Rural area.

Definitions

Pollution: The condition caused by the presence in or on a body of water, soil, or air of any solid waste or substance derived there from in such quantity, of such nature and duration, or under such condition that the quality, appearance, or usefulness of the water, soil, land, or air is significantly degraded or adversely altered (PRC section 40171).

Nuisance: Includes anything which is injurious to human health or is noxious or offensive to the senses and interferes with the comfortable enjoyment of life or property, and affects at the same time an entire community, neighborhood, household or any considerable number of persons although the extent of annoyance or damage inflicted upon an individual may be unequal and which occurs as a result of the storage, removal, transport, processing or disposal of solid waste (27 CFR 20764).

The Site Identification Form (SIF) is a detailed document used for site classification. It includes sections for:

- Site Information: Name, Address, City, State, Zip, County, and Date.
- Site Description: Type of site, size, and other characteristics.
- Site History: Previous uses, ownership, and other relevant information.
- Site Assessment: Results of inspections and testing.
- Site Classification: Primary and secondary classification codes.
- Comments: Additional notes and observations.
- Formal Signatures: Spaces for signatures and dates of the assessor and reviewer.

The Site Assessment Form is used to evaluate the current condition of a site. It includes sections for:

- Site Information: Name, Address, City, State, Zip, County, and Date.
- Site Description: Type of site, size, and other characteristics.
- Site History: Previous uses, ownership, and other relevant information.
- Site Assessment: Results of inspections and testing.
- Site Classification: Primary and secondary classification codes.
- Comments: Additional notes and observations.
- Formal Signatures: Spaces for signatures and dates of the assessor and reviewer.

The Surface Conditions Form is used to document the physical state of a site's surface. It includes sections for:

- Site Information: Name, Address, City, State, Zip, County, and Date.
- Site Description: Type of site, size, and other characteristics.
- Site History: Previous uses, ownership, and other relevant information.
- Site Assessment: Results of inspections and testing.
- Site Classification: Primary and secondary classification codes.
- Comments: Additional notes and observations.
- Formal Signatures: Spaces for signatures and dates of the assessor and reviewer.

CIA Office & Field Investigation FAQs

- Office Investigation FAQs: *Why are CIA Sites Investigated?*
- Field Investigation FAQs: *How are CIA Sites investigated? What is the purpose of investigating CIA sites?*

The screenshot shows the CalRecycle website with the following content:

- Header:** CA.GOV CalRecycle logo, navigation links (Home, Reduce Waste, Recycle, Buy Recycled, Beverage Containers, Enforcement, Local Partners, About Us), search bar, and utility links (Site | Contact | Footer | Accessibility).
- Left Sidebar:** CIA Home, Site Investigation Process, Response Guidance Manual, Office Investigations, Field Investigations, Remedial Scoping, Enforcement Case Work, Contacts, Tools and Services, Grants/Liens, LCA Central, Solid Waste Facilities Home.
- Main Content:**
 - Closed, Illegal and Abandoned (CIA) Disposal Sites**
 - Phase I: Office Investigations**
 - Text: "Phase I Office Investigations for Closed, Illegal, and Abandoned (CIA) disposal sites are similar to Comprehensive Environmental Restoration, Compensation and Liability Act (CERCLA) Phase I Investigations and the Site Investigation Process (SIP) established by CalRecycle for CIA sites."
 - Text: "The purpose of these investigations is to obtain as much available information regarding a site from existing agency files, reports, and databases. This information may include property records, alternative enforcement documentation, inspection documents, maps and drawings, technical permit data, permits, and previous investigation reports in air and water. Solid Waste Assessment Findings (SWAF) reports. Additionally, when investigating a burn dump, a reasonable search to identify designated environmentally sensitive locations in California should be conducted. The following items are typically required during a Phase I investigation:
 - Title Search
 - Assess Parcel Number or Map
 - Text: "A site visit or field inspection may be performed as part of a Phase I office investigation; however, no field work is performed, such as surveying, intrusive investigation, or sampling. Generally, the information obtained from the Site Investigation Process (SIP) will meet the requirements for a Phase I office investigation. For the forms used in the SIP process, visit the [LCA Central forms page](#)."
 - Text: "Last updated: August 24, 2016"
 - Text: "Closed, Illegal, and Abandoned (CIA) Disposal Sites. <http://www.calrecycle.ca.gov/SWAF/cia.htm> Glenn Young Glenn.Young@calrecycle.ca.gov (916) 341-6096"
 - Text: "Back to Top | Home | Contact Us | Site Index"
 - Text: "CalRecycle's Site | Privacy Policy"
 - Text: "©1995-2012 California Department of Resources Recycling and Recovery (CalRecycle). All rights reserved."

The screenshot shows the CalRecycle website with the following content:

- Header:** CA.GOV CalRecycle logo, navigation links (Home, Reduce Waste, Recycle, Buy Recycled, Beverage Containers, Enforcement, Local Partners, About Us), search bar, and utility links (Site | Contact | Footer | Accessibility).
- Left Sidebar:** CIA Home, Site Investigation Process, Response Guidance Manual, Office Investigations, Field Investigations, Remedial Scoping, Enforcement Case Work, Contacts, Tools and Services, Grants/Liens, LCA Central, Solid Waste Facilities Home.
- Main Content:**
 - Closed, Illegal and Abandoned (CIA) Disposal Sites**
 - Phase II: Field Investigations**
 - Text: "Phase II Field Investigations are similar to Comprehensive Environmental Response, Compensation, and Liability Act's (CERCLA) Phase II Field Investigations, except that the emphasis of Phase II Field Investigations for CIA sites is defining and mapping the cover thickness, horizontal and vertical extent of the waste, drainage and seepage conditions, gas migration issues and site access and security issues."
 - Text: "The Phase II Field Investigation for CIA sites typically includes the preparation of an investigation work plan to conduct an intrusive investigation using trenching, drilling or direct push methods to obtain waste, soil and gas samples for waste and gas analysis and characterization or to conduct a geotechnical investigation. The preparation of the work plan requires the successful and timely completion of site location determination of the location of the site through document review, contacts, interviews, photos and reports, data file research and download, and additionally the use of geospatial data. Included in the work plan is the development of a sampling and analysis plan which can include details of how to conduct sampling and sampling. Also, note that CalRecycle's Burn Dump Site Investigation and Characterization (Amber Alerted PDF 468 KB) has been developed to assist the LEA in the investigation of hazardous substances at burn dump sites. The information and data generated by the Phase II Field Investigation will provide the basis for enforcement actions and sampling and estimating the cost of remedial measures required to bring site conditions into conformance with state minimum standards."
 - Text: "To conduct the Phase II Field investigation it is necessary to obtain a signed property access authorization form. CalRecycle 899 000000 (customer 100 to 0) (State PDF, 519 KB | [View](#) | [Print](#) | [Download](#)) have the property owner(s) or authorized agent. CalRecycle staff use the property access authorization cover letter (State PDF, 114 KB | [View](#) | [Download](#)) AEO to request completion of this form. This authorization should be obtained early in the site investigation process."
 - Text: "A table listing site investigations completed by CalRecycle is available. The investigations are listed alphabetically by site name and include: Solid Waste Information System (SWIS) number, type of plan or report produced, investigation type, types of operations, and whether the site is located in a state or urban setting. The table identifies site investigations during which geophysical survey operations were utilized."
 - Text: "Last updated: July 25, 2016"
 - Text: "Closed, Illegal, and Abandoned (CIA) Disposal Sites. <http://www.calrecycle.ca.gov/SWAF/cia.htm> Glenn Young Glenn.Young@calrecycle.ca.gov (916) 341-6096"

CIA Office & Field Investigation FAQs

- **Why Investigate?** Because your investigation data quality objectives or DQOs (the purpose of investigation) will provide the basis for remedial alternatives (the all important remedial work scope & cost estimate)
- **Good Questions:** How can you cover a site if you don't know its extents? How can you clean-close a site if you don't know where it is? How can you install perimeter gas probes if you don't know where the perimeter is? Why would you cover 2 feet of waste with a 4 foot cap? Why would the CalRecycle/LEA enforce solid waste standards at a hazardous substance release site?
- **Key DQOs:** Waste Extents/Volume, Cover Thickness & Grading, Waste Physical & Chemical Characteristics, Gas Migration Data, Drainage & Erosion Control Issues

CIA Office & Field Investigations

- Office Investigation
 - Ownership Information/Assessor's Parcel Information
 - Previous Reports/Investigations
 - Historic Aerial Photographs
 - Site Survey/Topographic Map Development
 - Geophysical Survey
 - Reference: CIA Website – Office Investigation
- Field Investigation
 - Investigation Work Plan Development & Sampling & Analysis Plan (SAP)
 - LFG Monitoring Network Design & Construction
 - Landfill Extents Delineation: Trenching/Drilling/Direct Push Investigation/Sampling & Analysis
 - Reference: CIA Website – Field Investigations; Guidance Document: ***“Former Landfill and Disposal Site Investigations”***



CIA Office/Field Investigation Case Studies

- **Landfill Extents & Characteristics Investigations**

- Gerber Road Landfill (Sacramento County)
- Benton Dump (San Diego County)
- Gunpowder Point (San Diego County)
- Franklin Field Burn Dump (Sacramento County)
- Waring Dump (Sacramento County)
- Fishback Illegal Disposal Site (Ventura County)

- **Landfill Gas Migration Investigations**

- Paramount Dump Landfill (Friendly Village Mobile Home Park – Los Angeles County)
- Cannery Street Landfill (Orange County)
- La Veta Disposal Station (Orange County)
- Belmont Shores Mobile Home Park (City Dump & Salvage – Los Angeles County)
- Duarte Golf Course (Canyon Park LF – Los Angeles County)
- Hellyer-Eastside Landfill (City of San Jose) 14th Avenue Landfill (Sacramento County)
- Cruickshank Road Landfill (Imperial County)
- Pacific Avenue Landfill (Orange County)
- Yuba-Sutter Disposal Area (YSDA) (Yuba County)

- **Landfill Structure Monitoring Investigations**

- Newport Terrace Condomiums (City of Newport Dump No. 1 - Orange County)
- Lukenbill & Cozzitorto Buildings (14th Avenue Landfill – Sacramento)
- Ridge Gate & West Gate Apartments (Sparks-Rains LF)
- Belmont Shores Mobile Home Park (City Dump & Salvage Landfill – Los Angeles County)
- YMCA & 344 Jennifer Lane (La Veta Disposal Station – Orange County)



CIA LFG Migration Investigation



LFG Monitoring Wells

LFG Monitoring Wells

Marked Locations

Well	Depth (ft)
(LFG-1)	Triple completion well (In front of property located on 898 San Pablo Way)
(LFG-2)	Triple completion well (Across from property located on 2694 Hacienda Dr.)
(LFG-3)	Triple completion well (In front of property located on 898 Sorrento Cir)
(LFG-4)	Triple completion well (In front of property located on 899 San Marcos)
(LFG-5)	Triple completion well (In front of property located on 902 Vista Verde Cir)
(LFG-6)	Triple completion well (In front of property located on 904 Vista Mesa Ct)
(LFG-7)	Triple completion well (Private Property/2745 Huntington Dr/We Pack it All)
(LFG-8)	Triple completion well (Private property/We pack it All back entrance on Las Lomas Rd)

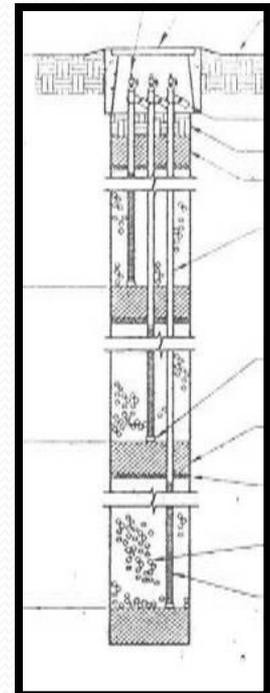
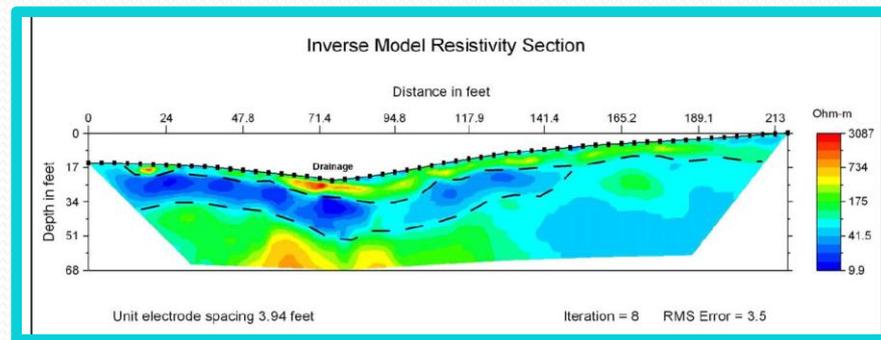
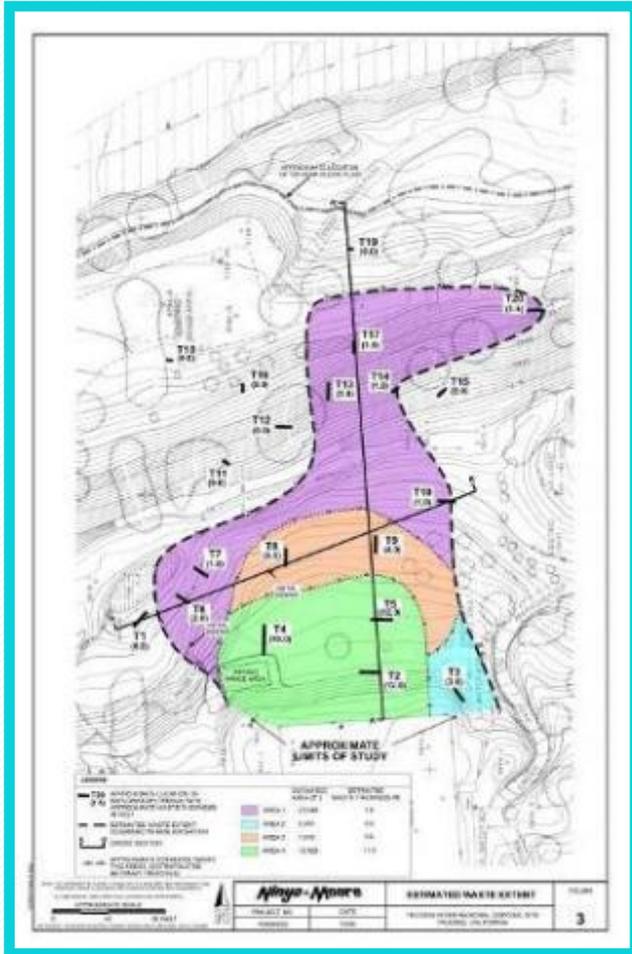


Figure 3

 California Integrated Waste Management Board 1001 I Street - Sacramento, CA 95814 (Closed Illegal & Abandoned Sites Investigation Unit)	
Date:	3/15/06
Prepared By:	AMC
LFG Monitoring Wells Proposed Locations Canyon Park Dump - City of Duarte, CA	

CIA Landfill Extents Investigation



CIA FAQ Enforcement

- Georgianne Turner – Enforcement Branch Manager

CIA FAQ Multiple Owners

- **Steve Levine – CalRecycle Staff Counsel**
- **How do I manage a CIA site with multiple owners?**
 - Guidance for sites with multiple owners is on the CalRecycle website at:
<http://www.calrecycle.ca.gov/LEA/Mail/2009/MultiOwners/default.htm>

CIA FAQs Multiple Owners

- Sites may have been subdivided after closing, prompting the owners to seek treatment of their specific parcels as separate disposal sites.
- Explain to owners that this is not possible, as the waste footprint constitutes a single disposal site, with a single SWIS number, and there are many remedial issues that can only be optimally resolved by treating the footprint as a single site (such as landfill gas migration and control issues).

CIA FAQs Multiple Owners

- Best to investigate and remedy site conditions using a single environmental consultant. The LEA can request technical assistance from CalRecycle CIA Staff to conduct an investigation using CalRecycle's Environmental Consultant.
- A single inspection report (with owners listed) should be issued to all landowners owners owning a portion of the footprint.
- Encourage owners to work together (one environmental consultant, one attorney).

CIA FAQs Multiple Owners

- **How do I enforce against multiple property owners?**
 - Solid waste regulations specify the current property owner as the responsible party
 - Thus where a former landfill or disposal site is subdivided with multiple landowners owning a portion of the footprint, all have joint responsibility.

CIA FAQs Multiple Owners

- With respect to LFG migration problems and other amorphous “site-wide” issues, a single enforcement order should be issued by the enforcement agency which addresses all property owners.
- With respect to “non-global” violations, such as settlement occurring on a structure within a discrete APN, the LEA may seek compliance against the specific landowner.

CIA Site Clean-Closure FAQs

- CIA Site Clean-closure FAQs
 - *What is the process for clean-closing a site?*
 - *What sites should be considered for clean-closure?*
 - *What information is needed to verify clean-closure?*
 - *Can clean-closed sites be re-developed?*
 - *Who certifies clean-closure?*

CIA Site Clean-Closure FAQs

- Clean-closure Guidance found in LEA Advisory 16
- Clean-closure process (Advisory 16)
 - Investigate waste extents/characteristics and volume
 - Prepare, coordinate and approve clean-closure work plan
 - Perform clean-closure
 - Document clean-closure activities in final report
 - Submit final report for approval/release from requirements
- Clean-closure Candidates:
 - Illegal Disposal Sites (<1000 Cys)
 - Clean-closure cost = Closure Cost + Post Closure Maintenance
 - Clean-closure cost < developed land value
- Investigation Information/Data Required: Waste Extents & Characteristics
- CalRecycle Closure Staff review and approve clean-closure report – release LEA from further inspection requirements (approval is not certification for unrestricted land-use)
- Can sites be redeveloped? Not based on LEA Advisory No. 16 Guidance; Site clean-up for unrestricted land-use under DTSC Authority

Clean Closure Examples



Folsom Corp Yard
(70 KCY @ \$4M)



San Diego Naval Training Center
(125KCY @ \$27M)

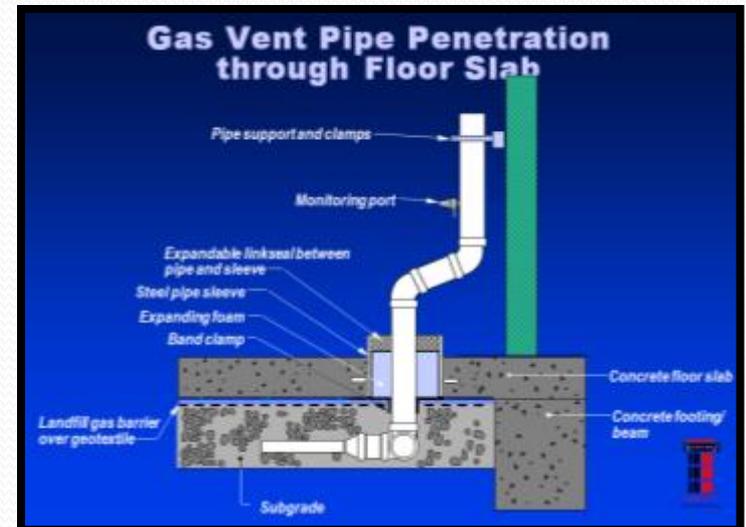
CIA Post Closure Land-Use FAQs

- CIA PCLU FAQs

- *What is the approval process for an owner to develop a CIA site?*
- *What is the regulatory authority for approving CIA site uses*
- *What information is needed in a PCLU Plan*
- *How are LEA requirements and conditions included in the PCLU approval process – how are they enforced?*
- *Can a PCLU plan be disapproved?*

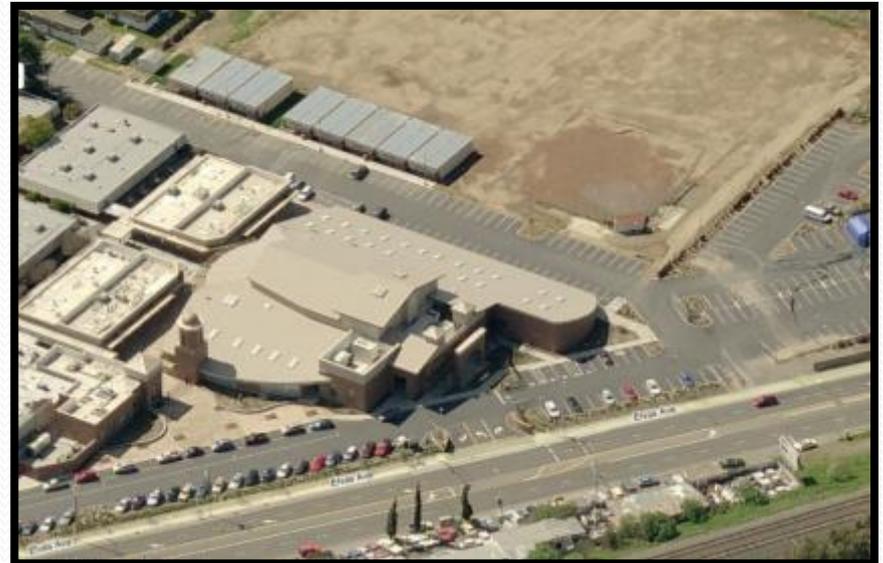
CIA Post Closure Land-Use

- Authority: 27 CCR 21190
- Post Closure Land-Use Plan
- Requires LEA Approval
- Site Investigation Conducted: Landfill Boundaries (Extents) defined, historical LFG monitoring data available
- Use approval process to require LFG mitigation measures for on-site structures
 - Subgrade LFG barrier systems
 - LFG monitoring and control
 - Structure monitoring
 - Alarms/Ventilation Systems
 - Institutional Controls
 - City of Los Angeles: Methane Mitigation Code
- PCLU Examples

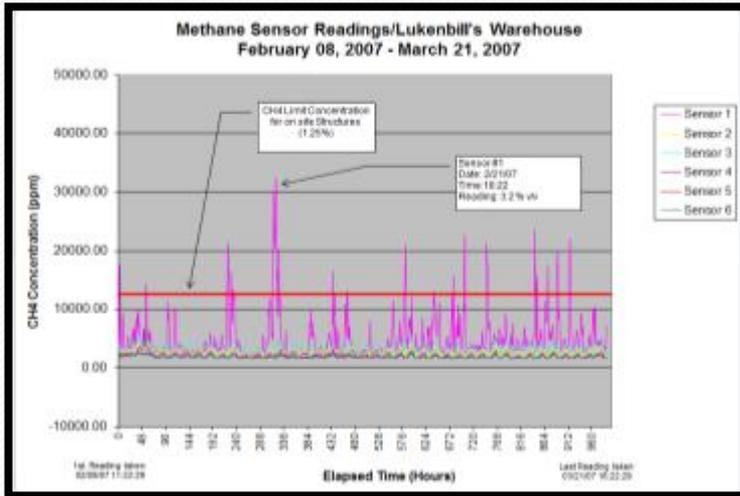


PCLU Examples

- Sierra Point/Brisbane CA
- Gold Street/Alviso CA
- St. Francis HS Performing Arts Center/Sacramento CA



PCLU Issues



What Famous Company Resides Next to a CIA Site in Santa Clara County, California ?



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