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**Notice to Potential Owners of Landfill Properties**

**Active and closed landfills are highly regulated facilities that come with regulatory requirements and may be subject to various hazards. This may extend to an entire landfill property—not just areas directly over waste—and hazards may impact adjacent properties.**

**General:** Potential owners of properties located on an active or closed landfill should be aware of the following:

- Due to buried waste, landfills are subject to possible settlement, dangerous landfill gas migration, leachate, and other hazards
- Sources of odors and hazardous substances may be present
- Landfills may have engineered landfill cover and drainage systems
- Landfills may have landfill gas monitoring and control systems
- New landfill owners may assume cost and responsibility of maintaining these systems
- Accidental or intentional damage to landfill infrastructure may result in Local Enforcement Agency (LEA) enforcement and penalties
- Landfills that have not yet been remediated may have open pits, including hazardous burn pits or areas of exposed waste
- Owners of un-remediated landfills may be subject to site investigation and remediation requirements

**Hazards:**

- Landfill gas is potentially explosive and flammable
- Landfill gas may contain hazardous substances such as hydrogen sulfide, carbon monoxide, and various volatile organic chemicals (VOCs)
- Habitable structures on landfills may be required to have barriers, ventilation, and alarm systems designed to prevent dangerous accumulations of landfill gas and must have continuous monitoring systems

**Development on Landfills:**

- Proposed projects and development on landfills are subject to California Code of Regulations, Title 27 (27 CCR), section 21190

- All projects must be submitted to the LEA, Water Board, and local planning agency for review and approval
- Unapproved projects may result in enforcement, removal of improvements, and cost recovery for enforcement and site restoration

**Ongoing Regulatory Fees and Activities:** Sacramento County Environmental Management Department (EMD) as the Local Enforcement Agency (LEA) in Sacramento County regulates and inspects landfills and assesses fees to landfill owners to cover the costs of these activities. Fees vary depending on facility type and the amount of time spent by LEA staff and are typically billed on a quarterly basis. Current fees are listed in the Environmental Compliance Annual Fee Schedule on EMD's website <https://emd.saccounty.gov/Pages/EMDFees.aspx>.

During inspections LEA staff may note deficiencies and require the landfill owner to correct them and submit proof of correction to the LEA within a specified timeframe.

**Advance Notification Requirement for Property Transfer:** 27 CCR 21630 requires that owners and/or operators of landfills who plan to sell, or who plan to change their address shall notify the LEA and the CalRecycle 45 days prior to the anticipated transfer.

**Authority:** The Sacramento County Environmental Management Department (EMD) is certified by the California Department of Resources, Recycling, and Recovery (CalRecycle) to act as the Local Enforcement Agency (LEA) to regulate landfills and other solid waste facilities within the cities and county of Sacramento. In addition to the LEA, other agencies such as the Regional Water Quality Control Board (RWQCB), may have jurisdiction and requirements over such sites, and local zoning and permitting requirements may also apply such as building and grading permits. Some projects may also be subject to environmental review (CEQA).

**For more information regarding landfills, visit the websites below:**

Search for a specific site's public records

<https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>

Landfill permit requirements

<https://calrecycle.ca.gov/swfacilities/permitting/facilitytype/landfill/>

Closed, Illegal, and Abandoned Disposal Sites Program

<https://calrecycle.ca.gov/swfacilities/cia/>

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