

APPENDIX N

LEICHNER LANDFILL

History & Present Activities

The Leichner Landfill, 9411 NE 94th Ave., was Clark County's primary disposal site for solid waste for more than 50 years, from 1935 to the end of 1991. Until 1962, garbage primarily was burned at the site and the residue was buried. Then garbage was buried for almost 30 more years until the landfill closed. The 74-acre landfill lacks a bottom membrane liner and a collection system for leachate.

Groundwater contamination was first detected at the Leichner Landfill during the early 1980s. Under a consent order from the Washington State Department of Ecology, the landfill was closed at the end of 1991. Waste disposal areas were capped with a top membrane liner, soil and native grasses. A gas collection system was installed to capture and burn methane gas from the decomposing waste.

In December 1988, three years before the landfill's closure, Clark County and the city of Vancouver entered into an agreement with the landfill's owner, the Leichner Brothers Land Reclamation Corp., that gave the county and the city a significant role in overseeing the closure and groundwater monitoring-treatment at the site.

The county, city, Leichners and Washington Utilities and Transportation Commission agreed to raise disposal rates to pay for the landfill's closure. The agreement also gave the county an option to purchase the landfill and adjacent properties once Clark County Public Health and the Ecology Department determine the landfill has "stabilized" and no longer requires post-closure monitoring and maintenance for gas emissions and groundwater contamination.

After the Leichner Landfill closed, a final cover system was constructed above the previous waste disposal areas and related environmental control systems were installed. Final closure activity at the site was completed in September 1992. On-going post-closure activities of the site include groundwater monitoring, storm water monitoring and management of the landfill gas collection system. Post-closure monitoring and maintenance of the site is performed by an engineering consulting firm under contract with the parties to the agreement.

On December 15, 2009, Clark County signed a letter of intent to purchase the closed Leichner Landfill. The County and LBLRC then entered into a purchase and sale agreement for the entire 120 acre landfill site in May of 2010 for \$1,500,000. An appraisal of the properties was conducted and set the value somewhere between \$4.5 and \$5.4 million.

A Leichner Property Fatal Flaw Analysis of Potential Reuses was completed in June of 2012. This was conducted in part as the due diligence documentation for the purchase of the site. The Fatal Flaw Analysis was also considered Phase One of the master planning process for end use of the site.

The property was acquired on December 28, 2012. The property acquisition included approximately 70 acres of closed landfill, 33 acres of clean property that is zoned light industrial (commonly referred to as the Koski property), 9 acres were acquired for the extension of 99th street, and 8 acres of seasonally wet land was donated by LBLRC to the County for use in storm water management. Funding for the acquisition was primarily from the Leichner Landfill Financial Assurance Reserve Fund ("FARF"). The

County Road Fund funded the acquisition of right of way for extension of the 99th Street.

In order to complete the transaction, the County was required to amend existing agreements with LBLRC, City of Vancouver, the Washington State Department of Ecology and Washington Utilities and Transportation Commission. Following the sale, the oversight committee consists of representatives from City of Vancouver, Clark County Department of Environmental Services and Clark County Public Health. LBLRC will continue to serve on the oversight committee in an advisory role. The County has assigned a project manager to administer and oversee the on-going post-closure activities at the site and to implement the master planning process.

In November 2013, the County entered into a contract with Maul Foster Alongi for master planning process for the 120-acre purchase area, which includes the 74-acre landfill and adjacent properties to the north and south. Any reuses cannot interfere with the landfill's post-closure maintenance and monitoring. In December 2013, the County applied for an Integrated Planning Grant offered by the Washington Department of Ecology to evaluate the economic viability to remediate the Fleischer property which is adjacent to the Leichner Landfill site. This grant was awarded to the County in April 2013. This evaluation will be included in the Maul Foster Alongi contract. Funding for Master Planning will come exclusively from the Leichner Landfill FARF.