

SALE OF HARNEY  
LANE LANDFILL  
PROPERTY

Following introduction of the matter by City Manager Glaves, Public Works Director Jack Ronsko apprised the Council that the City of Lodi presently owns the Sanitary Landfill property (100 acres ±) on Harney Lane which is being operated by the San Joaquin County Public Works Department.

The County is operating the Landfill under a lease agreement dated January 1975 which will automatically terminate at such time as the existing site is no longer used as a landfill. At that time the City and the County will be covered under a subsequent supplemental agreement dated March 19, 1980, under which the County will be responsible for the Landfill closure in conformance with their plan and that the County will provide the required monitoring and maintenance of the Landfill for a 10-year period after closure. This agreement also states that the County and the City will have joint responsibilities as it relates to groundwater contamination.

The City of Lodi recently received a letter from Supervisor George Barber requesting that the City of Lodi consider selling a 1.8 acre strip of land along the westerly property line of the Harney Lane Landfill property. However, the actual amount they desired is 2.5 acres which includes the 25-foot PUE easement under the PG&E powerline. The purpose of the request is to provide additional land to the San Joaquin County Housing Authority for the proposed improvement of the Harney Lane Farm Labor Facility. A copy of their preliminary site plan was presented.

The acreage being requested has not been used for the sanitary fill operation.

Prior to the County taking over the operation of the Harney Lane site in 1975, they operated a County Landfill adjacent to the City's property. The County Landfill is directly south of the Labor Facility and west of the site. The County will have the long-term responsibility of maintaining and monitoring their closed landfill. Therefore, there would be two public agencies maintaining and monitoring two adjacent landfills. The County has the trained staff to accomplish this, the City does not.

After reviewing the total site in the field with the City Council, and considering the limited use of the property, the long-term maintenance and monitoring requirements, and the ongoing liability of groundwater quality and methane production, it appears to be in the City's overall best interest to transfer ownership of total site to the County. In addition, the State Solid Waste Management Board is continually upgrading their standards as they relate to Sanitary Landfill closures, maintenance, monitoring and land owner responsibilities. Therefore, the City's long-term liabilities will only be increasing with time.

Following discussion with questions being directed to Staff, Council, on motion of Council Member Olson, Hinchman second, adopted Resolution No. 84-048 authorizing Staff to negotiate the transfer of the Harney Landfill to San Joaquin County.



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

TO: City Council  
FROM: City Manager  
DATE: April 16, 1984  
SUBJECT: Sale of Harney Lane Sanitary Landfill Property

RECOMMENDED ACTION: That the City transfer ownership of our Harney Lane Sanitary Landfill property to San Joaquin County.

BACKGROUND INFORMATION: The City of Lodi presently owns the Sanitary Landfill property (100 acres ±) on Harney Lane which is being operated by the San Joaquin County Public Works Department. The County is operating the Landfill under a lease agreement dated January 1975 which will automatically terminate at such time as the existing site is no longer used as a landfill. At that time the City and the County will be covered under a subsequent supplemental agreement dated March 19, 1980, under which the County will be responsible for the landfill closure in conformance with their plan and that the County will provide the required monitoring and maintenance of the Landfill for a 10-year period after closure. This agreement also states that the County and the City will have joint responsibilities as it relates to groundwater contamination.

The City of Lodi recently received the attached letter from Supervisor George Barber requesting that the City of Lodi consider selling a 1.8 acre strip of land along the westerly property line of our Harney Lane Landfill property. However, the actual amount they desired is 2.5 acres which includes the 25-foot PUE easement under the PG&E powerline. The purpose of the request is to provide additional land to the San Joaquin County Housing Authority for their proposed improvement of the Harney Lane Farm Labor Facility. A copy of their preliminary site plan has also been attached. The area shaded is the 2.5 acres they wish to obtain ownership of.

The acreage being requested has not been used for the sanitary fill operation.

Prior to the County taking over the operation of our Harney Lane site in 1975, they operated a County Landfill adjacent to the City's property. The County Landfill is directly south of the Labor Facility and west of our site. The County will have the long-term responsibility of maintaining and monitoring their closed landfill. Therefore, there would be two public agencies maintaining and monitoring two adjacent landfills. The County has the trained staff to accomplish this. The City does not.

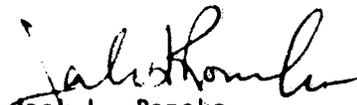
APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

City Council  
April 16, 1984  
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Jack L. Ronsko  
Public Works Director

cc: Supervisor Barber

Attachment

2.5 acre parcel requested  
by San Joaquin County

DUMP SITE

12.5'  
12.5'  
25'

City of Lodi, Property

Existing City - County  
Property Line

HARNEY LANE

HARNEY LANE SITE PLAN



DO NOT SCALE - TO BE USED ONLY  
FOR GENERAL REFERENCE  
(7/20/00 10:00 AM)

**R-M-S**

PROFESSIONAL CONSULTANTS, INC.  
1000 N. GARDEN ST. SUITE 200  
SACRAMENTO, CA 95833  
TEL: 916.441.1111  
WWW.RMS-PC.COM

LOCAL AUTHORITY OF THE COUNTY  
OF SAN JOAQUIN  
NIGHTEN PAVEN LARSON HOLDINGS  
HARNEY LANE  
SITE PLAN

NO.	DATE	DESCRIPTION	BY	CHECKED
1	7/20/00	ISSUED FOR PERMITTING	J. SMITH	
2				
3				
4				
5				
6				
7				
8				
9				
10				



**GEORGE L. BARBER**  
MEMBER  
**BOARD OF SUPERVISORS**  
FOURTH DISTRICT

222 EAST WEBER AVENUE  
ROOM 701  
STOCKTON, CALIFORNIA 95202

TELEPHONE 944-3113  
THORNTON 796-2764

NICKOLAS J. ISAAC  
ADMINISTRATIVE ASSISTANT

March 30, 1984

Mr. Jack Ronsko  
City of Lodi  
Public Works Dept.  
221 West Pine  
Lodi, CA 95240

Dear Mr. Ronsko: *Jack*

Attached are a letter and maps from the San Joaquin County Housing Authority's engineers outlining their proposal to use a 1.8 acre strip of land adjacent to the Harney Lane migrant camp for future camp improvements. This strip of land is part of the parcel presently owned by the City of Lodi and operated as a sanitary landfill by San Joaquin County.

In order for the improvements to be made, it is proposed that San Joaquin County either acquire title to the parcel in question -the landfill- or enter into a long term lease with the City of Lodi for use of the parcel. The County would then be able to allow the Housing Authority to use the property as part of its migrant labor camp.

I would appreciate your prompt review and comment on the attached materials since a decision on this matter must be made before construction of the new migrant center can begin.

Please don't hesitate to call if I can provide any more information or be of assistance in any way.

Sincerely,

GEORGE L. BARBER  
Supervisor

GLB:tb  
Attachments

*Called Joe Antese 4-2-84  
confirmed they had  
area within power line  
(additional 20' strip)*

**RECEIVED**

MAR 30 1984



**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT

# R-M-S PROFESSIONAL CONSULTANTS, INC.

ARCHITECTS · ENGINEERS · CONSTRUCTION MANAGERS  
PHONE 209/466-3035 · P.O. BOX 8873 · STOCKTON, CA 95208

March 26, 1984

Supervisor George Barber  
San Joaquin County  
222 E. Weber Ave.  
Stockton, CA 95202

Re: Harney Lane Farm Labor Camp

Dear Mr. Barber:

In response to a request by Mr. Joe Artesi, San Joaquin County Housing Authority, we have investigated an adjacent area to the east of the former campsite.

At Mr. Artesi's request we are directing the results of that investigation to your attention.

The area presently used as the dump site, is owned by the City of Lodi.

A P.G.&E. right-of-way (dating back to 1917) traverses the property from Harney Lane on the north to the center of the section on the south.

A narrow strip of land (approximately 1.8A) is isolated by the P.G.&E. right-of-way and the dump property line.

This strip of land appears to present an interesting but positive effect on the proposed Labor Camp.

It is our understanding the dump site will terminate receiving solid waste in approximately 2 years and will reach a maximum fill height.

We proposed to Mr. Artesi and were encouraged by his response that this strip be utilized as a portion of the Labor Camp.

The positive effects on the Labor Camp are:

1. Allowing more beneficial use of the land.
2. Reducing land use intensity by increasing area without adding additional dwellings or inhabitants.
3. Allow greater area for landscaping and family activities.
4. Enhance appearance of general area adjacent to landfill.

The negative effects on the Labor Camp are:

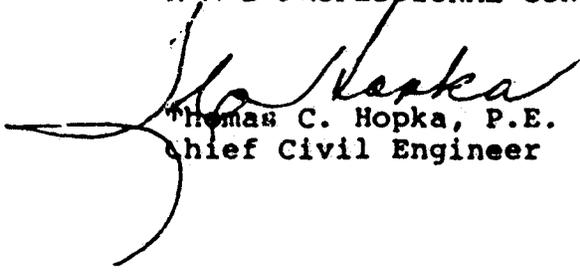
1. Requires relocation of a portion of landfill service road on the westerly perimeter.
2. Additional runoff from rainfall must be addressed in the design process.
3. Control of migrating methane gases as developed within the landfill must be considered.

We have had tentative discussions with P.G.&E. about the type of development allowed within the right-of-way. Compatible uses include green-belts, parking, etc. but disallows any permanent structures.

We look forward to your consideration of this effort and the opportunity to be of service.

Sincerely,

R-M-S PROFESSIONAL CONSULTANTS, INC.



Thomas C. Hopka, P.E.  
Chief Civil Engineer

TCH/dls

RESOLUTION AUTHORIZING NEGOTIATION OF CONTRACT  
FOR SALE OF HARNEY LANE SANITARY LANDFILL PROPERTY

WHEREAS, the City of Lodi presently owns the Harney Lane Sanitary Landfill property (100 acres ±) on Harney Lane; and

WHEREAS, said Sanitary Landfill property is now being operated by the San Joaquin County Public Works Department pursuant to a lease agreement between the City of Lodi and San Joaquin County, entered into in January 1975; and

WHEREAS, said aforementioned lease agreement will terminate when the existing landfill site is no longer used as a landfill; and

WHEREAS, at said time, San Joaquin County will be responsible for the landfill closure in conformance with their plan and, further, the County will provide the required monitoring and maintenance of the landfill for a 10-year period after closure; and

WHEREAS, the City of Lodi has received information that San Joaquin County is interested in purchasing the Harney Lane Landfill property; and

WHEREAS, the Lodi City Council believes that it is in the best interest of the City of Lodi to sell said property to the County;

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does authorize the negotiation of a Contract of Sale of the Harney Lane Sanitary Landfill property by the City of Lodi to San Joaquin County. Said agreement should include, but not be limited to, provisions which would require the County to hold the City of Lodi free and harmless from any and all liability which might arise in the future from the City's and/or County's use of the Harney Lane Sanitary Landfill property.

DATED: April 18, 1984

I hereby certify that Resolution No. 84-048 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 18, 1984 by the following vote:

Ayes: Council Members - Reid, Pinkerton,  
Hinchman, Olson, and  
Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - None

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk