

Leichner Brothers Landfill



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	none
• SHARP date	05/09/2025		CSID	3019
• EJFlagged?	⊘ - No Override		FSID	1017
• LD confidence level	low		VCP	none
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	none
• SHARPster	Danielle Gibson		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	⊘
Groundwater	C3	high	risk to off-site people	⊘
Surface water	D4	low	climate change impacts	⊘
Sediment	B4	low	plant/animal tissue data	⊘
Soil	A2	medium		

Location and land use info

9411 NE 94th Ave, Vancouver, Clark County, 98662

Primary parcel various

Land use mixed use

Responsible unit SWRO

Sources reviewed

2025, 2024 Annual Report, SCS Engineers

2011, Periodic Review, Ecology

1998, Restrictive Covenant, The Public and Leichner Brothers Land Reclamation Corporation

Primary census tract	Associated census tracts
199843-000	SHARP it

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

The Site is a closed, 70-acre municipal solid waste landfill that operated between the late 1930s and 1991. Investigations in 1987 and 1991 identified groundwater impacts likely due to the release of landfill leachate into the shallow Alluvial aquifer, and to a lesser degree, the deeper Troutdale aquifer. The landfill also produces methane gas.

Soil comments

PCBs were identified in soil at the Site in November 2023 along the property boundary with the Fleischer Property site (CSID 2827). This area is outside the capped landfill waste but within the Site boundaries. It is anticipated that PCB-contaminated soil will be removed during redevelopment of the parcel.

Groundwater comments

no comments

Surface water comments

The Site includes a stormwater control system including at least one detention pond.

Sediment comments

The Site includes a stormwater control system including at least one detention pond.

Indoor air comments

Methane is present at the Site; however, there are no MTCA cleanup levels available for methane. Methane is monitored at the Site and compared against the lower explosive limit (LEL) of 5%.

Additional factors comments

no comments

Site history

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The Site was a gravel pit prior to the start of landfill operations in the late 1930s. Waste received at the landfill was burned prior to the mid-1960s. The burning of waste was terminated in the mid-1960s and the landfill subsequently operated by compacting waste in areas where sand and gravel had been mined. The majority of the solid waste received at the landfill was collected by the Clark County Disposal Group from residential and commercial customers located within the city limits of Vancouver and throughout unincorporated Clark County. Solid waste was also received from other cities and towns within Clark County, the general public, and other self-haul customers. The landfill was open and accepted waste for disposal until the end of 1991. Seventy of the 100 acres that makeup the Site have received solid waste. All of the landfilled area has received final closure with an engineered composite cap and a landfill gas control recovery system. Closure of the landfill occurred in phases during the summer seasons of 1989, 1990, 1991, and 1992.

Groundwater monitoring is conducted semi-annually at the Site. Manganese and iron remain in groundwater above the cleanup levels. Landfill gas monitoring is conducted quarterly. Methane has periodically exceeded the 5% lower explosive limit in some compliance monitoring wells. Routine operations, maintenance, and reporting activities are conducted on landfill post-closure systems.

Overflow - Site contamination and cleanup history

The Site includes parcels 199843, 199845, 199846, 199847, 199848, 199856, 199857, 199858, 199859, 199860, 199863, 199865, 199866, 199869, 199871, and 105740.

Leichner Brothers Landfill

3019 Leichner Brothers Landfill 20250509

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

05/09/2025



Assessment scores by environmental medium

