

**NM1 - \_35\_**

**Response to OCD  
Review of the  
Annual Report**

**September 9, 2022**

**Jones, Brad, EMNRD**

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**From:** Jones, Brad, EMNRD  
**Sent:** Tuesday, November 8, 2022 3:30 PM  
**To:** 'Gordon, I'  
**Subject:** RE: [EXTERNAL] Response to OCD review of Lea Land, LLC's Annual Report

Keith,

Thank you for the quick response. I'm sorry that it has taken me this long to get to it. The financial assurance summary the was provided in the addendum is the same one that was submitted with the annual report. OCD was requesting the detailed closure and post-closure cost estimate that shows what tasks were updated to demonstrate how the additional \$163,890.00 was determined. OCD usually reviews the updated cost estimates to determine if everything has been considered and addressed prior to requested the replacement financial assurance mechanism. Please submit the detailed closure and post-closure cost estimate so that OCD can complete the review, approve the new total, and request for the replacement financial assurance mechanism or the rider. If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Brad Jones

**Brad A. Jones** • Environmental Scientist Specialist - Advanced  
Environmental Bureau  
EMNRD - Oil Conservation Division  
1220 S. Saint Francis Drive | Santa Fe, New Mexico 87505  
(505) 469-7486 | [brad.a.jones@emnrd.nm.gov](mailto:brad.a.jones@emnrd.nm.gov)  
[www.emnrd.nm.gov](http://www.emnrd.nm.gov)

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**From:** Keith Gordon, PE <[wbcsw@aol.com](mailto:wbcsw@aol.com)>  
**Sent:** Friday, September 9, 2022 1:13 PM  
**To:** Jones, Brad A., EMNRD <[brad.a.jones@state.nm.us](mailto:brad.a.jones@state.nm.us)>  
**Cc:** [lealand.sgrantham@gmail.com](mailto:lealand.sgrantham@gmail.com); [claykilmer@gmail.com](mailto:claykilmer@gmail.com)  
**Subject:** [EXTERNAL] Response to OCD review of Lea Land, LLC's Annual Report

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Good Afternoon Brad,

Please Find attached the requested documentation for Lea Land, LLC. Have a nice weekend.

Thank You,

I. Keith Gordon, PE  
IKG, LLC  
505.301.2026



## Jones, Brad, EMNRD

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**From:** Keith Gordon, PE <wbcsw@aol.com>  
**Sent:** Friday, September 9, 2022 1:13 PM  
**To:** Jones, Brad A., EMNRD  
**Cc:** lealand.sgrantham@gmail.com; claykilmer@gmail.com  
**Subject:** [EXTERNAL] Response to OCD review of Lea Land, LLC's Annual Report  
**Attachments:** Financial Assurance Update.pdf; B.Jones OCD Transmittal 9.9.22.pdf; LLC Resp to B.Jones\_Attachment B\_VZ\_Rpts.pdf; ERRATA - LLC Inspection 2022-3-8 (1).pdf

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Good Afternoon Brad,

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Thank You,

I. Keith Gordon, PE  
IKG, LLC  
505.301.2026





Mr. Brad A. Jones  
Environmental Specialist  
New Mexico Oil Conservation Division (OCD)  
Environmental Bureau  
1220 South St. Francis Drive  
Santa Fe, NM 87505

Submitted Electronically  
Hard copy to follow.

Re: Lea Land, LLC  
Annual Report Review  
Permit NM1-0035  
Section 32, T 20 S, R 32 East NMPM

Dear Mr. Jones:

Thank you for your expeditious review of the 2022 Annual Report for Lea Land, LLC; and the related compliance documents submitted December 21, 2021:

- Vadose Zone Monitoring Well Installation Report (Kilmer)
- Engineering Certification Report: Unit IIA (Weaver)

In response to your request, we are providing the March 2022 monthly facility inspection report as Attachment A. The Vadose Zone Monitoring Well Installation Report satisfies Condition 6B of the June 22, 2020 Permit:

*6B. The request for an alternative to the groundwater monitoring requirements of 19.15.36.14.B NMAC by incorporation of a vadose zone monitoring system around the landfill, evaporation ponds, and stabilization/solidification areas is adequately addressed and supported in the application and hereby approved. The operator shall notify the OCD 30 Days prior to installation of the vadose zone monitoring wells and system. Final vadose zone monitoring well locations may be modified based on field conditions. The operator shall furnish OCD with maps detailing the final vadose zone monitoring well locations and logs. **The vadose zone monitoring system shall be installed and operational prior to the commencement of operations in the new landfill units, evaporation ponds, and of stabilization/solidification areas.** The operator shall inspect and monitor the vadose zone monitoring wells on a regular basis for the presence of liquids, along with gaseous hydrogen sulfide and methane. If liquids or gases are found to be present, the operator shall notify the OCD immediately. If liquids are present, the operator shall also gather representative samples. All groundwater samples must also be analyzed by EPA Method 8260 (full list) for volatile organic compounds, in addition to those parameters outlined in the application.*



We have sounded the vadose zone monitoring wells three times since completion (Attachment B), and found them dry and free of gasses. Lea Land plans to initiate monthly vadose zone monitoring in October, 2022, and will attach each to the appropriate monthly reports. We will not initiate operations in new cell Unit IIA until the first official Vadose Zone Monitoring Event has been completed.

We have secured additional financial assurance (FA) in the amount of \$163,890 corresponding to the additional 8.4 acres of final cover represented by the Unit IIA. Attachment C provides an updated Attachment II.4.D with the closure construction costs increased from \$1,385,673 to \$1,549,563. Lea Land is collecting the originals from the financial institutions as you have previously requested these documents will be sent to you via surface mail; and operations in Unit IIA will not be initiated until you confirm that you are in possession of FA originals. Please confirm the current contact and address to send the Financial Assurance documents to.

Thank you for your time and effort in reviewing Lea Land's compliance status. It has been our pleasure to work with OCD on Lea Land, LLC's Surface Waste Management Facility.

Regards,

I. Keith Gordon, PE  
Principal, IKG, LLC

Cc: Stephanie Grantham  
Clay Kilmer

Attachments:

- A. March 2022 Monthly Facility Inspection Report (ERRATA - LLC Inspection 2022-3-8)
- B. Three Vadose Zone Well Reports (LLC Resp to B.Jones\_Attachment B\_VZ\_Rpts.pdf)
- C. Financial Assurance Update

LEA LAND LLC 2022 ANNUAL REPORT  
FINANCIAL ASSURANCE SUMMARY

Summary of Closure Construction, Landfill Maintenance and Environmental Monitoring Costs - Units I & IIA

Task		Cost Estimate Unit I 30.8 acres	Incremental Cost Unit IIA 8.4 acres	Subtotal Units I - IIA 39.2 acres
1.0	Landfill Closure Construction	\$ 600,933	\$ 163,890	\$ 764,823
2.0	Landfill Maintenance	\$ 547,800	\$ -	\$ 547,800
3.0	Environmental Monitoring	\$ 165,000	\$ -	\$ 165,000
4.0	Pond Area Closure (future facility)	\$ -	\$ -	\$ -
5.0	Process Area Closure (future facility)	\$ -	\$ -	\$ -
6.0	Post-Closure Maintenance	\$ 71,940	\$ -	\$ 71,940
Subtotals, Units I and IIA		\$ 1,385,673	\$ 163,890	\$ 1,549,563
Grand Total Financial Assurance - UNITS I and IIA		\$ 1,549,563		



# ATTACHMENT - 8

## Vadose Zone Well Monitoring Log

Lea Land LLC  
Surface Waste Management Facility  
Lea County, New Mexico

Date: 11/29/21 - 11/30/21

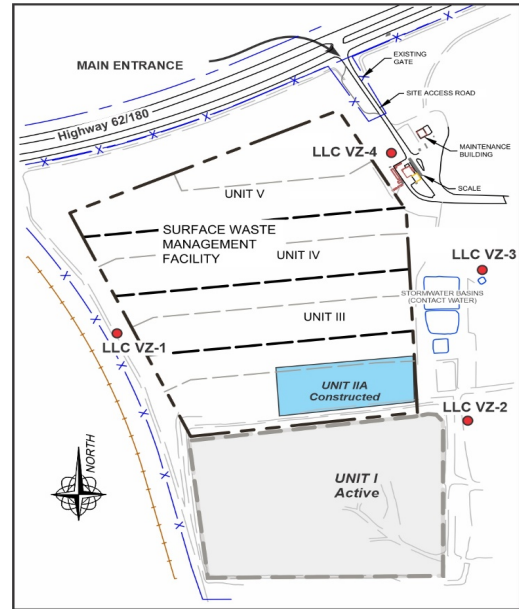
Monitored by: *Clay Tima*

### Weather Information

Date, Amount Last Precip:	None	inches
Current Temp:	71	°F
Current Wind Speed:	12 - 15	mph
Current Wind Direction:	SW	
Current Barometric Pressure:	30.10	in. Hg
Barometric Pressure Trend:	Steady	

### Gas Detection Equipment

Monitoring Equipment Used:	MultiRae Mini
Date and Time Last Calibrated:	11/30/2021



Vadose Zone Well Vapor Data							
Vadose Zone Well Designation	Date	Time	Screen Interval Depth Below Top Casing (feet)	CH <sub>4</sub> Concentration (% LEL)	H <sub>2</sub> S (ppm)	O <sub>2</sub> (%)	CO (%)
LLC VZ-1	11/30/2021	9:15	27.75 - 37.75	0.0	0.0	20.3	0.0
LLC VZ-2	11/30/2021	9:45	68.38 - 78.38	0.0	0.0	19.3	0.0
LLC VZ-3	11/30/2021	10:15	50.57 - 60.57	0.0	0.0	20.2	0.0
LLC VZ-4	11/30/2021	10:30	40.58 - 50.58	0.0	0.0	18.8	0.0
supplemental data							
Vadose Zone Well Fluid Measurements							
Vadose Zone Well Designation	Date	Time	Well Diameter (inch)	Total Well Depth Below Top of Casing (feet)	Fluid Level Below Top of Casing (ft)	Comments	
LLC VZ-1	11/29/2021	15:30	2	37.75	Dry		
LLC VZ-2	11/29/2021	15:45	2	78.38	Dry		
LLC VZ-3	11/29/2021	16:00	2	60.57	Dry		
LLC VZ-4	11/29/2021	16:15	2	50.58	Dry		
supplemental data							

## Vadose Zone Well Monitoring Log

Lea Land LLC  
Surface Waste Management Facility  
Lea County, New Mexico

Date: 3/29/22

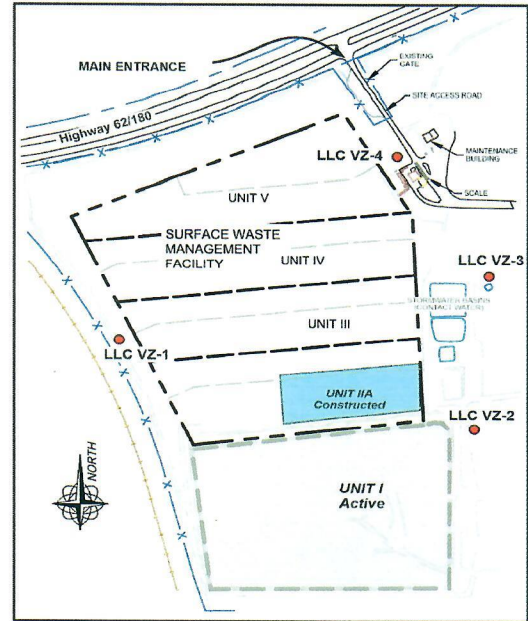
Monitored by: Clay Gilmore

## Weather Information

Date and Amount of Last Precipitation: None inches  
Current Temp: 67° °F  
Current Wind Speed: 4 mph  
Current Wind Direction: North  
Current Barometric Pressure: 29.68 in. Hg  
Barometric Pressure Trend: Steady

## Gas Detection Equipment

Monitoring Equipment Used: Multi Gas 5-Gas  
Date and Time Last Calibrated: 3/29/22 8:30



Vadose Zone Well Vapor Data							
Vadose Zone Well Designation	Date	Time	Screen Interval Depth Below Top Casing (feet)	CH <sub>4</sub> Concentration (% LEL)	H <sub>2</sub> S (ppm)	O <sub>2</sub> (%)	CO (%)
LLC VZ-1	3/24/22	8:00	27.75 - 37.75	0.0	0.0	20.9	0.0
LLC VZ-2	3/24/22	8:20	68.38 - 78.38	0.0	0.0	20.9	0.0
LLC VZ-3	3/24/22	8:40	50.57 - 60.57	0.0	0.0	20.9	0.0
LLC VZ-4	3/24/22	9:00	40.58 - 50.58	0.0	0.0	20.9	0.0
supplemental data							
Vadose Zone Well Fluid Measurements							
Vadose Zone Well Designation	Date	Time	Well Diameter (inch)	Total Well Depth Below Top of Casing (feet)	Fluid Level Below Top of Casing (ft)	Comments	
LLC VZ-1	3/28/22	15:00	2	37.75	Day		
LLC VZ-2	3/28/22	15:20	2	78.38	Day		
LLC VZ-3	3/28/22	15:40	2	60.57	Day		
LLC VZ-4	3/28/22	16:00	2	50.58	Day		
supplemental data							



## Vadose Zone Well Monitoring Log

Lea Land LLC  
Surface Waste Management Facility  
Lea County, New Mexico

Date: 6-27-22

Monitored by: Clay Silvestre

## Weather Information

Date and Amount of Last Precipitation: 6-26-22; 0.25 inches

Current Temp: 81 °F

Current Wind Speed: 3 mph

Current Wind Direction: N

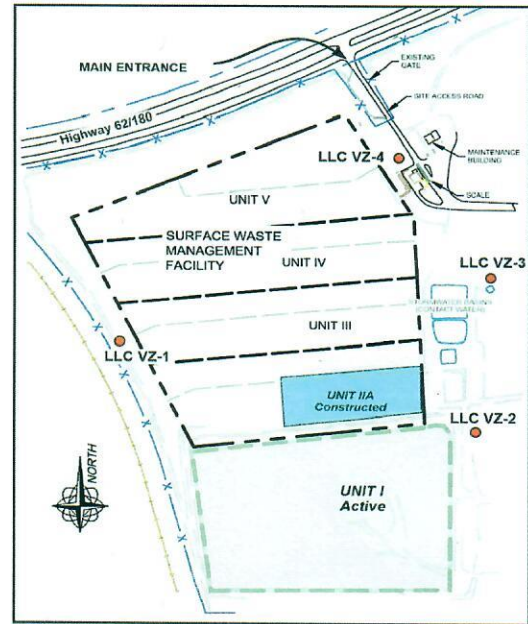
Current Barometric Pressure: 30.09 in. Hg

Barometric Pressure Trend: Steady

## Gas Detection Equipment

Monitoring Equipment Used: Ras 5gas

Date and Time Last Calibrated: 6-27-22



Vadose Zone Well Vapor Data							
Vadose Zone Well Designation	Date	Time	Screen Interval Depth Below Top Casing (feet)	CH <sub>4</sub> Concentration (% LEL)	H <sub>2</sub> S (ppm)	O <sub>2</sub> (%)	CO (%)
LLC VZ-1	6-27-22	14:57	27.75 - 37.75	0.0	0.0	20.9	0.0
LLC VZ-2	6-27-22	15:05	68.38 - 78.38	0.0	0.0	20.9	0.0
LLC VZ-3	6-27-22	15:15	50.57 - 60.57	0.0	0.0	20.3	0.0
LLC VZ-4	6-27-22	15:25	40.58 - 50.58	0.0	0.0	20.9	0.0
supplemental data							
Vadose Zone Well Fluid Measurements							
Vadose Zone Well Designation	Date	Time	Well Diameter (inch)	Total Well Depth Below Top of Casing (feet)	Fluid Level Below Top of Casing (ft)	Comments	
LLC VZ-1	6-27-22	14:55	2	37.75	Dry @ 37.75		
LLC VZ-2	6-27-22	15:00	2	78.38	Dry @ 78.38		
LLC VZ-3	6-27-22	15:10	2	60.57	Dry @ 60.57		
LLC VZ-4	6-27-22	15:20	2	50.58	Dry @ 50.58		
supplemental data							

Lea Land LLC Surface Waste Management Facility  
 Application for Permit Modification  
 Volume II: Facility Management Plans  
 Section 1: Operations, Inspection, and Maintenance Plan  
 June 2019

## ATTACHMENT II.1.C - Inspection Form (Typical)

Date: 03-07-2022 Monday Print Name: JOE GONZALEZ  
 Others: \_\_\_\_\_ Signature: JOE GONZALEZ

Inspection will be in accordance with NMOCD operational conditions.

Item	Satisfactory	Action Required
Entrance Sign	✓	
Berms and outside pond levees	✓	
Tank Labels	NA	
Sumps	NA	
Pond levels three-foot free board	✓	
Free oil on Pits-Ponds	NA	
Pit and Pond condition	✓	
Pit and Pond marker numbers	✓	
Treatment Plant inspection	NA	
Solid waste disposal area inspection	NA	
Blowing trash	✓	
Fences and Gates	✓	
Leak detection sumps - Landfill - Liquid present?	NA	(Monthly analysis required if yes)
Leak detection sumps - Evaporation Ponds - Liquid present?	NA	(Monthly analysis required if yes)
Leak detection sumps - Jet Out Pit - Liquid present?	NA	(Monthly analysis required if yes)
Leak detection sumps - Stab. & Solid. - Liquid present?	NA	(Monthly analysis required if yes)
Landfill Leachate Sump		
Vadose Zone Monitoring		
Pond Sludge Depth		

\*Comments &amp; Repairs: \_\_\_\_\_

H<sub>2</sub>S

READINGS ARE TO BE TAKEN 4 FT DOWNWIND FROM EVAPORATION PONDS

Evaporation Pond (readings in ppm):

POND

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

NA

\*In the event that a reading of 10 ppm is registered at the Facility, **IMPLEMENT THE CONTINGENCY PLAN!**Personnel will evacuate the area and operator will monitor H<sub>2</sub>S levels downwind of the Pond.If H<sub>2</sub>S levels reach 20 ppm, the Facility will be closed and notification will be given to the following:

Lea Land Office	575-887-4048	NMOCD Hobbs	575-393-6161
New Mexico State Police	575-392-5580	NMOCD Santa Fe	505-476-3440
Eddy County Sheriff	575-887-1888		
Lea County Sheriff	575-397-3611		

## Receipt &amp; Approval

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**District I**  
1625 N. French Dr., Hobbs, NM 88240  
Phone:(575) 393-6161 Fax:(575) 393-0720  
**District II**  
811 S. First St., Artesia, NM 88210  
Phone:(575) 748-1283 Fax:(575) 748-9720  
**District III**  
1000 Rio Brazos Rd., Aztec, NM 87410  
Phone:(505) 334-6178 Fax:(505) 334-6170  
**District IV**  
1220 S. St Francis Dr., Santa Fe, NM 87505  
Phone:(505) 476-3470 Fax:(505) 476-3462

State of New Mexico  
Energy, Minerals and Natural Resources  
Oil Conservation Division  
1220 S. St Francis Dr.  
Santa Fe, NM 87505

CONDITIONS  
  
Action 162627

CONDITIONS

Operator: LEA LAND, LLC 1300 W Main St Oklahoma City, OK 73106	OGRID: 195376
	Action Number: 162627
	Action Type: [C-137] Non-Fee SWMF Submittal (SWMF NON-FEE SUBMITTAL)

CONDITIONS

Created By	Condition	Condition Date
bjones	None	11/30/2022