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8 UNITED STATES DISTRICT COURT
9 SOUTHERN DISTRICT OF CALIFORNIA
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11 TODD INGALLS, Trustee of the
12 MELVYN INGALLS LIVING TRUST,
13 Plaintiff,

14 v.

15 AMG DEMOLITION &
16 ENVIRONMENTAL SERVICES, a
17 California Corporation;
18 BALFOUR BEATTY CONSTRUCTION,
19 LLC, a Delaware limited liability
20 company, et al.,

Defendants.

Case No.: 17-cv-2013-AJB-MDD

**ORDER GRANTING IN PART AND
DENYING IN PART DEFENDANTS'
MOTION TO DISMISS PLAINTIFF'S
COMPLAINT**

(Doc. No. 20)

21 Before the Court is Defendants AMG Demolition & Environmental Services, Inc.
22 (“AMG”), Balfour Beatty Construction, LLC (“Balfour”), Zephyr Partners-RE, LLC
23 (“Zephyr”), and 36 BHILL Owner, LLC’s (“36 BHILL”) (collectively referred to as
24 “Moving Defendants”) motion to dismiss Plaintiff Todd Ingalls’s (“Ingalls”) complaint.
25 (Doc. No. 20-1.) Ingalls opposes the motion. (Doc. No. 29.) Pursuant to Civil Local Rule
26 7.1.d.1, the Court finds this matter suitable for determination on the papers and without
27 oral argument. For the reasons discussed herein, the Court **GRANTS IN PART AND**
28 **DENIES IN PART** Moving Defendants’ motion.

I. BACKGROUND¹

1
2 Ingalls filed his complaint on September 29, 2017, against fourteen named
3 Defendants.² (Doc. No. 1.) Ingalls, as the son of decedent Melvyn Ingalls, is the Trustee of
4 the Melvyn Ingalls Living Trust (the “Trust”). (*Id.* ¶ 1.) The Trust owns approximately ten
5 acres of land located at 405 Alta Road, in an unincorporated portion of San Diego County
6 (the “Property”). (*Id.* ¶¶ 3, 29.)

7 The Moving Defendants worked together on a construction project called “The Park
8 at Banker’s Hill” (the “Project”). (*Id.* ¶ 31.) 36 BHILL owns the property where the Project
9 took place, (*Id.* ¶ 34), Zephyr is the developer, (*Id.* ¶ 36), Balfour is the general contractor,
10 (*Id.* ¶ 38), and AMG is the demolition contractor, (*Id.* ¶ 40). During October and November
11 of 2015, solid waste—consisting of soil, construction and demolition debris, crushed and
12 chunks of concrete, rebar, plastic, wood, metal, glass, insulation, solids, sediment, and
13 other materials—from the Project was dumped onto the Property. (*Id.* ¶ 31.) Neither Ingalls
14 nor Melvyn Ingalls, now deceased, granted permission for any of the Defendants to dispose
15 of waste on the Property. (*Id.* ¶ 62.) Thereafter, on March 25, 2016, the San Diego County
16 Department of Environmental Health Solid Waste Local Enforcement Agency (“LEA”)
17 issued an order identifying the waste as “municipal solid waste” that had been disposed of
18 in violation of California Public Resource Code § 44000.5(a). (*Id.* ¶ 63.)

19 In his complaint, Ingalls alleges one federal and five state law causes of action
20 stemming from the Defendants’ purported contribution to the dumping of solid waste onto
21 the Property: (1) Injunctive Relief under the Resource Conservation & Recovery Act
22

23
24 ¹ The following facts are taken from Ingalls’s complaint, (Doc. No. 1), and are construed
25 as true for the limited purpose of resolving the instant motion. *See Brown v. Elec. Arts,*
Inc., 724 F.3d 1235, 1247 (9th Cir. 2013).

26 ² In addition to the four Moving Defendants, Ingalls also names the following ten entities
27 as Defendants: Kelly & Associates, Inc., De Waal Enterprises, Steve Gaetske Trucking,
28 LLC, Just Truckin LLC, Wollaston Transportation, Philip Pickett Trucking, Noriega &
Partners, Marrams Trucking, Atkin Trucking, and Franklin Trucking. (Doc. No. 1 ¶¶ 12–
21.)

1 (“RCRA”), 42 U.S.C. § 6972; (2) Trespass; (3) Nuisance; (4) Negligence; (5) Business &
2 Professional Code §§ 17200; and (6) Equitable Indemnity. (*See generally* Doc. No. 1.) On
3 November 30, 2017, Moving Defendants filed the instant action, their motion to dismiss.
4 (Doc. No. 20-1.) This Order now follows.

5 II. LEGAL STANDARD

6 A motion to dismiss under Federal Rule of Civil Procedure 12(b)(6) tests the legal
7 sufficiency of a plaintiff's complaint and it allows a court to dismiss a complaint upon a
8 finding that the plaintiff has failed to state a claim upon which relief may be granted. *See*
9 *Navarro v. Block*, 250 F.3d 729, 732 (9th Cir. 2001). Specifically, “[t]he court may dismiss
10 a complaint as a matter of law for (1) lack of a cognizable legal theory or (2) insufficient
11 facts under a cognizable legal claim.” *SmileCare Dental Grp. v. Delta Dental Plan of Cal.,*
12 *Inc.*, 88 F.3d 780, 783 (9th Cir. 1996) (internal quotations and citation omitted). However,
13 a complaint will survive a motion to dismiss if it contains “enough facts to state a claim to
14 relief that is plausible on its face.” *Bell Atl. Corp. v. Twombly*, 550 U.S. 544, 570 (2007).
15 In making this determination, a court reviews the contents of the complaint, accepting all
16 factual allegations as true and drawing all reasonable inferences in favor of the nonmoving
17 party. *See Cedars-Sinai Med. Ctr. v. Nat’l League of Postmasters of U.S.*, 497 F.3d 972,
18 975 (9th Cir. 2007). Although, the scope of review is limited to the content within the four
19 corners of the complaint. *Marder v. Lopez*, 450 F.3d 445, 448 (9th Cir. 2006).

20 Notwithstanding this deference, the reviewing court need not accept legal
21 conclusions as true. *See Ashcroft v. Iqbal*, 556 U.S. 662, 678–79 (2009) (reasoning that
22 allegations of material fact are accepted as true and reviewed for plausibility, while
23 conclusory statements are ignored); *see also Twombly*, 550 U.S. at 555 (explaining that a
24 complaint does not need detailed factual allegations, but “a plaintiff’s obligation to provide
25 the grounds of his entitlement to relief requires more than labels and conclusions, and a
26 formulaic recitation of the elements of a cause of action will not do[.]”). It is also improper
27 for a court to assume “the [plaintiff] can prove facts that [he or she] has not alleged”
28 *Assoc. Gen. Contractors of Cal., Inc. v. Cal. State Council of Carpenters*, 459 U.S. 519,

1 526 (1983). However, “[w]hen there are well-pleaded factual allegations, a court should
2 assume their veracity and then determine whether they plausibly give rise to an entitlement
3 to relief.” *Iqbal*, 556 U.S. at 679.

4 III. DISCUSSION

5 Moving Defendants seek to dismiss each of Ingalls’s six claims, arguing in each
6 instance that Ingalls did not state a claim upon which relief can be granted. (*See generally*
7 Doc. No. 20-1.) The Court will first examine whether Ingalls adequately pled an RCRA
8 violation and then will examine each state law claim.

9 A. INGALLS DOES NOT ADEQUATELY PLEAD A VIOLATION OF THE 10 RCRA

11 Moving Defendants contend that Ingalls’s RCRA claim should be dismissed because
12 it does not plausibly allege that Moving Defendants were contributors to the disposal of
13 the waste onto the Property or that imminent or substantial endangerment existed. (Doc.
14 No. 20-1 at 8–13.) Ingalls challenges each of Moving Defendants’ contentions. (Doc. No.
15 29 at 10–17.)

16 The RCRA permits citizen suits against “any person . . . who has contributed or who
17 is contributing to the past or present handling, storage, treatment, transportation, or disposal
18 of any solid or hazardous waste which may present an imminent and substantial
19 endangerment to health or the environment[.]” 42 U.S.C. § 6972(a)(1)(B). Thus, a plaintiff
20 must establish three things in an “imminent and substantial endangerment” citizen suit
21 under RCRA:

- 22 (1) the defendant has been or is a generator or transporter of solid
23 or hazardous waste, or is or has been an operator of a solid or
24 hazardous waste treatment, storage or disposal facility; (2) the
25 defendant has “contributed” or “is contributing to” the handling,
26 storage, treatment, transportation, or disposal of solid or
27 hazardous waste; and (3) the solid or hazardous waste in question
28 may present an imminent and substantial endangerment to health
or the environment.

1 *Ecological Rights Foundation v. Pac. Gas and Elec. Co.*, 713 F.3d 502, 514 (9th Cir. 2013)
2 (citations omitted). As to the second factor, it requires that a “defendant be actively
3 involved in or have some degree of control over the waste disposal process to be liable
4 under RCRA.” *Hinds Invs., L.P. v. Angioli*, 654 F.3d 846, 851 (9th Cir. 2011).

5 Ingalls simply pleads that all of the Defendants “contributed to the generation,
6 handling, storage, treatment, transportation and disposal of solid waste” (Doc. No. 1
7 ¶ 31.) Similarly, Ingalls also argues that Defendants are past and present generators and
8 transporters of solid waste and that they contributed to the disposal of the solid waste from
9 the Project to the Property. (*Id.* ¶ 70.) Additionally, Ingalls plainly asserts that the past and
10 ongoing generation and disposal of the solid waste by Defendants “may present an
11 imminent and substantial endangerment to the environment.” (*Id.* ¶ 71.)

12 Unfortunately, as a whole, the allegations to support Ingalls’s RCRA claim do not
13 sufficiently allege that each of the Moving Defendants are “contributors.” *Hinds*, 654 F.3d
14 at 851. As the Ninth Circuit in *Hinds* illustrated “[h]andling the waste, storing it, treating
15 it, transporting it, and disposing of it are all active functions with a direct connection to the
16 waste itself.” *Id.* (emphasis added). Presently, Ingalls’s complaint resorts to legal
17 conclusions to support its RCRA cause of action. However, “naked assertion[s] devoid of
18 further factual enhancement” do not present a sufficient claim with facial plausibility.
19 *Iqbal*, 556 U.S. at 678 (citation and internal quotation marks omitted).

20 The Court notes that Ingalls devotes a large portion of his opposition brief to arguing
21 that Moving Defendants’ characterization of the decision in *Hinds* would eliminate half of
22 the RCRA statute and that *Hinds* is factually inapposite to the present matter. (Doc. No. 29
23 at 12–13.) The Court disagrees. First, the Court finds that the Ninth Circuit could not have
24 been clearer in holding that the “language Congress chose seems plain” in that a contributor
25 must have an “active role with a more direct connection to the waste[.]” *Hinds*, 654 F.3d
26 at 851. As currently pled, Ingalls’s allegations are nothing more than “[t]hreadbare recitals
27 of the elements of a cause of action, supported by mere conclusory statements” that cannot
28 withstand Moving Defendants’ motion to dismiss. *Iqbal*, 556 U.S. at 678. Second, though

1 Ingalls is correct that *Hinds* dealt with the manufacture of dry cleaning equipment—which
2 does not necessarily produce waste like that of the Project at issue in this case—Ingalls still
3 cannot depend on legal conclusions to provide the framework of his complaint. *Id.* at 678–
4 79.

5 Further, because of the conclusory nature of Ingalls’s assertions, the Moving
6 Defendants are not adequately put on notice of the harms they supposedly committed. *See*
7 *Starr v. Baca*, 652 F.3d 1202, 1216 (9th Cir. 2011) (explaining that allegations in a
8 complaint “may not simply recite the elements of a cause of action, but must contain
9 sufficient allegations of underlying facts to give fair notice and to enable the opposing party
10 to defend itself effectively.”). The Court reiterates that the purpose of Federal Rule of Civil
11 Procedure 8, and its requirements that allegations be pled with sufficient specificity, is to
12 put the opposing party on notice of the wrong they allegedly committed so that they can
13 adequately defend themselves. Fed. R. Civ. P. 8; *see also Gauvin v. Trombatore*, 682 F.
14 Supp. 1067, 1071 (N.D. Cal. 1988) (lumping together of multiple defendants in one broad
15 allegation fails to satisfy the notice requirement of Rule 8(a)(2)).

16 Thus, finding that Ingalls’s RCRA claim lacks sufficient factual specificity, it is
17 **DISMISSED**. As a result, the Court will not analyze whether Ingalls’s complaint
18 adequately alleges the existence of an imminent or substantial danger.³

19 **B. INGALLS’S STATE LAW CLAIMS**

20 As an initial matter, Moving Defendants request that the Court decline to exercise
21 supplemental jurisdiction over Ingalls’s state law claims. (Doc. No. 20-1 at 13–15.)
22 However, as the Court is granting Ingalls leave to amend his federal RCRA claim, the
23 Court declines to rule on this issue. Accordingly, the Court **DENIES** Moving Defendants’
24 request.

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27 ³ Moving Defendants request that Ingalls’s RCRA cause of action be dismissed with
28 prejudice as it cannot be cured by any amendment. (Doc. No. 20-1 at 13.) At this early
stage of the litigation, the Court declines to dismiss this claim with prejudice.

1 Next, the Court will briefly address Ingalls’s state law claims, each of which Moving
2 Defendants seek to dismiss. (*Id.* at 16–22.) The Court finds these claims to be linked—both
3 in underlying facts and in pleading deficiencies—to Ingalls’s federal claim, so the
4 following discussion will be brief.

5 ***1. Ingalls does not Adequately Plead that Moving Defendants Trespassed***

6 Moving Defendants contend that Ingalls’s trespass claim should be dismissed
7 because it does not plausibly allege that Moving Defendants entered the Property. (Doc.
8 No. 20-1 at 16.) Ingalls argues that his trespass claim should survive this motion to dismiss
9 because trespass does not require actual entry and can include contamination. (Doc. No. 29
10 at 20–21.)

11 Trespass is “an unlawful interference with possession of property.” *Staples v.*
12 *Hoefke*, 189 Cal. App. 3d 1397, 1406 (1987). The interference with possession “need not
13 take the form of a personal entry onto the property by the wrongdoer. Instead, it may be
14 accomplished by the casting of substances or objects upon the plaintiff’s property from
15 without its boundaries.” *Elton v. Anheuser-Busch Beverage Grp. Inc.*, 50 Cal. App. 4th
16 1301, 1306 (1996) (citation and internal quotations omitted). The elements of trespass are:
17 “(1) the plaintiff’s ownership or control of the property; (2) the defendant’s intentional,
18 reckless, or negligent entry onto the property; (3) lack of permission for the entry or acts
19 in excess of permission; (4) harm; and (5) the defendant’s conduct was a substantial factor
20 in causing the harm.” *Ralphs Grocery Co. v. Victory Consultants, Inc.*, 17 Cal. App. 5th
21 245, 262 (2017).

22 Here, Ingalls alleges that all fourteen Defendants “intentionally entered the Ingalls
23 Property” without authorization or approval. (Doc. No. 1 ¶ 76.) Additionally, Ingalls pleads
24 that Defendants’ entry onto the Property caused “harm” to the Property and that
25 Defendants’ conduct “constitutes a trespass.” (*Id.* ¶¶ 79, 80.) The Court reiterates that
26 Moving Defendants are purportedly the owner of the land where the waste was generated,
27 and the developer, general contractor, and the demolition contractor for the Project. (*Id.* ¶¶
28 34–41.)

1 Even taking the allegations as true, though Ingalls presents a cognizable legal theory,
2 his complaint is insufficient as it “fails to plead essential facts under” his theory of trespass.
3 *Washington v. Richards*, No. 11cv749 DMS (JMA), 2011 WL 6215505, at *2 (S.D. Cal.
4 Dec. 14, 2011). In other words, Ingalls’s complaint makes only conclusory allegations
5 without any factual basis and simply resorts to repeating the elements of his claim.
6 Moreover, Ingalls again groups all fourteen Defendants together without distinguishing the
7 purported actions that each Moving Defendant took that constitutes trespass.

8 In his opposition brief, Ingalls argues that the Court should be able to infer from the
9 complaint that “Defendants, by the nature of their jobs and relationship to the Project, were
10 involved in the ‘casting of substances or objects upon the plaintiff’s property.’” (Doc. No.
11 29 at 21.) Unfortunately, this contention only further belabors the Court’s point. As
12 currently alleged, the complaint only pleads allegations referring to Defendants’ entry,
13 there is no inference that Ingalls’s trespass claim arises solely from the unauthorized
14 disposal of objects onto the Property. Thus, without more, the Court as well as Defendants
15 are left guessing as to what actions each Moving Defendant supposedly committed that
16 constitutes a trespass.

17 Thus, similar to Ingalls’s RCRA claim, this cause of action is **DISMISSED**. *See*
18 *Iqbal*, 556 U.S. at 679 (“But where the well-pleaded facts do not permit the court to infer
19 more than the mere possibility of misconduct, the complaint has alleged—but it has not
20 ‘show[n]’—‘that the pleader is entitled to relief.’”); *see also Gregory Village Partners,*
21 *L.P. v. Chevron U.S.A., Inc.*, 805 F. Supp. 2d 888, 902 (N.D. Cal. 2011) (dismissing the
22 plaintiff’s trespass claim with leave to amend so that it could “allege facts supporting the
23 elements of the claim[.]”).

24 ***2. Ingalls does not Adequately Plead that Moving Defendants Caused a***
25 ***Private Nuisance***

26 A private nuisance is the interference with, or the invasion of, the use and enjoyment
27 of the life or property of another. CAL. CIV. CODE §§ 3479–81. In order for the interference
28 to be actionable, the interference must be both substantial and unreasonable. *See Fashion*

1 *21 v. Coalition for Humane Immigrant Rights of Los Angeles*, 117 Cal. App. 4th 1138,
2 1154 (2004). To demonstrate that the interference was substantial, the plaintiff must
3 provide evidence that he or she suffered “substantial actual damage.” *San Diego Gas &*
4 *Elec. Co. v. Super. Ct.*, 13 Cal. 4th 893, 938 (1996). As opposed to trespass, liability for
5 nuisance “does not require proof of damage to the plaintiff’s property; proof of interference
6 with the plaintiff’s use and enjoyment of that property is sufficient.” *Id.* at 937.

7 Again, because of the conclusory nature of the underlying allegations, Ingalls’s
8 nuisance claim lacks a sufficient factual basis to entitle his conclusions the presumption of
9 truth. Ingalls alleges that “Defendants’ conduct constitutes a private nuisance,” and that
10 Defendants’ actions “interfered with, and continues to obstruct and interfere with,
11 Plaintiff’s free use of its property.” (Doc. No. 1 ¶¶ 85, 86.) This regurgitation of the
12 elements of the claim at issue do not sufficiently allege culpable conduct from each of the
13 Moving Defendants. Therefore, the Court **DISMISSES** Ingalls’s private nuisance claim.
14 *See Coppola v. Smith*, 935 F. Supp. 2d 993, 1033–34 (E.D. Cal. 2013) (explaining that the
15 allegation that the defendant “operated the Well is too vague to reasonably indicate the
16 active or knowing generation of the contamination nuisance.”).

17 On a final note, as the Court is dismissing Ingalls’s negligence claim below, his
18 nuisance claim cannot stand alone. *See Melton v. Boustred*, 183 Cal. App. 4th 521, 542
19 (2010) (“Where negligence and nuisance causes of action rely on the same facts about lack
20 of due care . . . the nuisance claim stands or falls with the determination of the negligence
21 cause of action”) (citation and internal quotation marks omitted).

22 ***3. Ingalls does not Adequately Plead a Negligence Claim***

23 Moving Defendants contend that Ingalls’s negligence claim should be dismissed
24 because it contends merely economic damages and also does not adequately plead duty or
25 breach. (Doc. No. 20-1 at 17–20.) Ingalls mounts in opposition that the economic loss
26 doctrine does not apply and that Moving Defendants owed him a duty of care as a
27 landowner. (Doc. No. 29 at 22–24.)

28 In California, negligence is the “failure to exercise the care a reasonable person

1 would exercise under the circumstances.” *Massey v. Mercy Med. Ctr. Redding*, 180 Cal.
2 App. 4th 690, 694 (2009). To state a claim of negligence, one must allege “the existence
3 of a legal duty of care, breach of that duty, and proximate cause resulting in injury.”
4 *Castellon v. U.S. Bancorp*, 220 Cal. App. 4th 994, 998 (2013). “[A] duty to exercise due
5 care can arise out of possession alone.” *Sprecher v. Adamson Companies*, 30 Cal. 3d 358,
6 367 (1981). Moreover, “[t]he law is well settled that an owner or occupier of land is
7 required to exercise ordinary care in the management of his property and the breach of such
8 duty constitutes actionable negligence.” *Davert v. Larson*, 163 Cal. App. 3d 407, 410
9 (1985). Specifically, “[a] landowner’s duty of care to avoid exposing others to a risk of
10 injury is not limited to injuries that occur on premises owned or controlled by the
11 landowner.” *Barnes v. Black*, 71 Cal. App. 4th 1473, 1478 (1999). Instead, “the duty of
12 care encompasses a duty to avoid exposing persons to risks of injury that occur off site if
13 the landowner’s property is maintained in such a manner as to expose persons to an
14 unreasonable risk of injury off-site.” *Id.*

15 Here, Ingalls alleges that “[b]y entering the Ingalls Property without permission and
16 disposing of the Waste . . . Defendants breached their duties to the Plaintiff.” (Doc. No. 1
17 ¶ 91.) This is another formalistic recitation of the elements, a deficiency that has permeated
18 the entire complaint. Nowhere in the complaint does Ingalls allege facts that a duty existed,
19 or what the duty entailed. Also, again, Ingalls does not distinguish between the fourteen
20 Defendants, giving the Moving Defendants no notice of what they actually did to breach a
21 duty, let alone what duty they had, individually. This differentiation is especially important
22 in light of the fact that only 36 BHILL is alleged to be the landowner of the property that
23 generated the waste. Thus, pursuant to the pleading, 36 BHILL is the only Defendant who
24 purportedly owed Ingalls a duty under his theory of landowner negligence.

25 Consequently, since the underlying factual background of duty and breach are not
26 adequately pled, the Court does not reach the economic loss doctrine and **DISMISSES** this
27 cause of action. *See Gregory Village Partners*, 805 F. Supp. 2d at 903 (dismissing the
28 plaintiff’s claim of negligence as “[t]he complaint [did] not clearly allege the existence of

1 a legal duty owed by [Defendants] to [Plaintiff], or facts showing the breach of any such
2 legal duty.”).

3 ***4. Ingalls does not Adequately Plead that Moving Defendants Violated***
4 ***California Business and Professions Code §§ 17200 et seq.***

5 California’s Unfair Competition Law—comprised of California Business and
6 Professions Code sections 17200–17209 (“UCL”)—defines unfair competition as “any
7 unlawful, unfair or fraudulent business act or practice[.]” CAL. BUS. & PROF. CODE §
8 17200. “Each prong of the UCL is a separate and distinct theory of liability[.]” *Kearns v.*
9 *Ford Motor Co.*, 567 F.3d 1120, 1127 (9th Cir. 2009).

10 The basis for Ingalls’s RCRA and § 44000.5 violations are the same conduct
11 discussed previously—namely, Moving Defendants’ purported entry onto Ingalls’s
12 property to dispose of solid waste. Because Ingalls has not sufficiently pled violations
13 under the RCRA or § 44000.5⁴, his UCL claim must also fail. Thus, Ingalls’s UCL claim
14 is **DISMISSED**. *See Vargas v. JP Morgan Chase Bank, N.A.*, 30 F. Supp. 3d 945, 952–53
15 (C.D. Cal. 2014) (“If unable to state a claim for the underlying offense, the plaintiff
16 similarly cannot state a claim under UCL for unlawful practices.”); *see also Krantz v. BT*
17 *Visual Images, LLC*, 89 Cal. App. 4th 164, 178 (2001) (stating that section 17200 claims
18 “stand or fall depending on the fate of the antecedent substantive causes of action.”).

19 ***5. Ingalls does not Adequately Plead Equitable Indemnity***

20 Moving Defendants contend that Ingalls’s equitable indemnity claim should be
21 dismissed because it does not plausibly allege any malfeasance on the part of Moving
22 Defendants. (Doc. No. 20-1 at 21–22.) Ingalls argues that his equitable indemnity claim
23 should survive this motion to dismiss because he plausibly alleged multiple viable tort
24 claims. (Doc. No. 29 at 25–26.)

25
26 ⁴ Section 44000.5 states that “a person shall not dispose of solid waste, cause solid waste
27 to be disposed of, arrange for the disposal of solid waste, transport solid waste for purposes
28 of disposal, or accept solid waste for disposal, except at a solid waste disposal facility . . .
.”

1 The equitable indemnity doctrine “originated in the common sense proposition that
2 when two individuals are responsible for a loss, but one of the two is more culpable than
3 the other, it is only fair that the more culpable party should bear a greater share of the loss.”
4 *Fremont Reorganizing Corp. v. Faigin*, 198 Cal. App. 4th 1153, 1177 (2011) (citation and
5 internal quotations omitted). The elements of equitable indemnity are: “(1) a showing of
6 fault on the part of the indemnitor and (2) resulting damages to the indemnitee for which
7 the indemnitor is contractually or equitably responsible.” *Expressions at Rancho Niguel*
8 *Ass’n. v. Ahmanson Devs., Inc.*, 86 Cal. App. 4th 1135, 1139 (2001).

9 Ingalls alleges that Defendants disposed of the Waste on the Property, which resulted
10 in substantial costs to Ingalls. (Doc. No. 1 ¶¶ 104, 106.) Unfortunately, as Ingalls’s
11 complaint lacks allegations establishing an essential requirement for equitable indemnity,
12 namely, that Moving Defendants shared liability for the damage to his Property through a
13 successfully pleaded cause of action such as negligence, his claim lacks an underlying
14 factual basis and is **DISMISSED**. See *BFGC Architects Planners, Inc. v. Forcum/Mackey*
15 *Construction, Inc.*, 119 Cal. App. 4th 848, 852 (2004) (“With limited exception, there must
16 be some basis for tort liability against the proposed indemnitor. Generally, it is based on a
17 duty owed to the underlying plaintiff . . .”).

18 IV. CONCLUSION


19 As the majority of Ingalls’s complaint is based on legal conclusions, his allegations
20 are not entitled to the presumption of the truth. See *Iqbal*, 556 U.S. at 678–79 (holding that
21 a court cannot “unlock the doors of discovery for a plaintiff armed with nothing more than
22 conclusions.”). Consequently, as explained in more detail above, the Court **GRANTS IN**
23 **PART AND DENIES IN PART** Moving Defendants’ motion to dismiss. (Doc. No. 20-
24 1.)

25 As this is only Ingalls’s first complaint, he is granted leave to amend. Ingalls must
26 file his first amended complaint within **fourteen (14) days** from the issuance of this Order
27 curing the deficiencies noted herein. Failure to file an amended complaint will result in
28 dismissal of this action. Additionally, as the Court has not dismissed Ingalls’s complaint

1 with prejudice, Moving Defendants' request for costs pursuant to Fed. R. Civ. P. 54(d) is
2 **DENIED.**

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4 **IT IS SO ORDERED.**

5 Dated: May 4, 2018

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7 Hon. Anthony J. Battaglia
8 United States District Judge
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