

Appendix C Operations Plan and Grading Permit Approvals

Appendices

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Los Angeles Regional Water Quality Control Board

September 14, 2022

Mr. Jeff Dritley, President
KP Irwindale Owner, LLC.
11150 Santa Monica Blvd, #300
Los Angeles, CA 90025

APPROVAL OF OPERATIONS PLAN – NU-WAY LIVE OAK RECLAMATION LANDFILL, IRWINDALE, CALIFORNIA (FILE NO. 83-17, GEOTRACKER GLOBAL ID NO. L10008793600)

Dear Mr. Dritley:

The Los Angeles Regional Water Quality Control Board (Regional Water Board) has received an Operations Plan, dated August 29, 2022, that was prepared and submitted by Heavy Iron Contracting, LLC (Operator), for the Nu-Way Live Oak Reclamation Landfill (Landfill), in Irwindale, California. The Landfill is currently owned by KP Irwindale Owner, LLC (Discharger) and regulated under waste discharge requirements (WDRs) included in Regional Water Board Order No. 91-016 for the discharge of inert solid wastes.

The Landfill occupies an approximately 77-acre former aggregate mining pit. The WDRs permit the discharge of uncontaminated soil, broken concrete, bricks, broken asphalt, inert aggregate mining wastes, and plasterboard, for the reclamation of the mining pit. The Landfill has been filled to its capacity to street level and no wastes have been accepted at the site for disposal since 2005. However, because the fill was not compacted to achieve the engineering properties for the intended post-closure land use, the Discharger has decided to excavate, process, and recompact all wastes at the Landfill to allow for future development.

The Operations Plan proposes to excavate the existing fill in workable areas down to predetermined depths with the oversight of a geotechnical engineer. Excavated materials will be spread out and inspected for non-compliant materials. Any non-compliant materials, including but not limited to, hazardous wastes, organics, and asbestos, will be segregated and disposed of at a legal place offsite in accordance with the WDRs. The waste materials will then be processed to reduce the size to 12-inch minus, placed in the workforce in thin lifts, moisture conditioned, and compacted to meet engineering standards. Compaction monitoring and testing will be conducted by a California Professional Geotechnical Engineer to ensure that the material is properly compacted. Recovered steel (mainly rebars extracted from concrete wastes) will be recycled. Project

JAMES STAHL, ACTING CHAIR | RENEE PURDY, EXECUTIVE OFFICER

320 West 4th Street, Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

progress will be reported in the quarterly self-monitoring reports submitted to the Regional Water Board for the Landfill.

We have reviewed the Operations Plan and determined that the proposed waste excavation and re-compaction operations meet the requirements of the WDRs. The Operations Plan is hereby approved.

Please note that the WDRs (Requirement A.1.d.) require that “asphalt shall not be dumped into standing water nor shall it be placed below the highest anticipated groundwater elevation”, which is estimated to be at 318 feet above mean sea level (amsl) at the Landfill. Therefore, any asphalt wastes encountered at elevations below 318 feet amsl must be segregated, to the maximum extent that is feasible, before processing and ultimately be placed at an elevation higher than 318 feet amsl.

If you have any questions, please contact Dr. Wen Yang, Supervisor of the Land Disposal Unit, at (213) 620-2253 (wen.yang@waterboards.ca.gov).

Sincerely,

 Digitally signed by R
Purdy
Date: 2022.09.13
19:26:24 -07'00'

Renee Purdy
Executive Officer

Cc: Jed Douglas, SCS Engineers (JDouglas@scsengineers.com)

LEGAL ID:
ON FILE

ASSESSOR INFORMATION NUMBER:
8532-002-042

TENANT:
NUWAY

OWNER: TEL. NO:
MNOIAN MANAGEMENT INC
401 ROLYN PL
ARCADIA CA 91007

APPLICANT: TEL. NO:
HILLGREN, STEVEN (949) 246-2816
11150 SM BLVD 300
LOS ANGELES CA 90025

CONTRACTOR: TEL. NO:
JOHN BACHMANN (951) 830-9703-
520 N BALTON AVE LIC. NO
SAN DIMAS CA 91773 1059093

ARCHITECT OR ENGINEER: TEL. NO:
LIC. NO:

SURETY BOND: \$ BOND NO:
SURETY COMPANY:
DATE FILED: REC'D BY:
CASH DEPOSIT: DATE FILED:
REC'D BY :

OTHER LEGAL IDS:

STATE HIWAY: USE ZONE: MAP NO:
NO


PERMIT EXPIRES 1 YEAR IF
1) WORK DOES NOT COMMENCE, OR
2) WORK IS SUSPENDED OR ABANDONED, OR
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION

CUBIC YARDS HANDLED : 4908000

SUPERVISED GRADING : NO

FEE DESCRIPTION: QUANTITY: UOM: AMOUNT:

JN GEOTECH REPORT REVIE	999999.00000	CU	85,804.00
08 PLAN CHECK - B&S	999999.00	CU	349,750.00
02 SITE INSPECTION			1,098.80
10 ADD'L P C D&G	6.00	HOU	1,713.60
2A GRADING PERMIT	8329300.00	CU	248,145.00
2G PERMIT ISSUANCE FEE			72.00
TOTAL FEES			686,583.40



REPORT ID: DPR262 ROUTE TO: BS0506

BUILDING ADDRESS:
13620 LIVE OAK LN
IRWD CA 91706
NEAREST CROSS STREET:
THOMAS PAGE: GRID: LOCALITY: IRWINDALE

***** THIS IS A LIMITED TIME PERMIT *****

ISSUED ON: 10/27/22 PROCESSED BY: KI

EXP. EXTENDED TO: EXTENDED BY:

FINAL DATE FINAL BY: CODE:
1

DESCRIPTION OF WORK
GRADING FOR 8,329,300 CY

SPECIAL CONDITIONS:
PER CITY PLANNING DEPARTMENT: ANY PROPOSED CRUSHING WOULD BE SUBJECT TO A CUP

APPROVALS	DATE	INSPECTOR SIGNATURE
INITIAL GRADE PREP.		
COMPACTION REPORT REC'D		
SUP. ENGNR'S CERT REC'D		
ROUGH GRADING APPROVAL		
PLANTING AND IRRIGATION		
SUP. ENG'S FINAL CERT		
SURETY BOND RELEASED		

GEOLOGIC AND SOILS REPORTS FILED

TYPE	PREPARED BY	DATE	RECEIVED	APPROVED

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code): Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Date: _____

Signature of Property Owner or Authorized Agent

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone Number _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Signature of Applicant _____ Date _____

LOBBYIST ORDINANCE CERTIFICATION

Complete this section for permits in Unincorporated Los Angeles County only

This is to certify that I, as permit applicant, am familiar with the requirements of Los Angeles County Code Chapter 2.180 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and that all persons acting on behalf of myself complied and will continue to comply therewith through the application process.

Applicant (Print Name) _____ Applicant Signature _____

Company Name _____ Date _____

JOB ADDRESS _____

LOCALITY _____

HAZARDOUS MATERIAL DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amount specified on the hazardous materials information guide?

Yes No

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

Yes No

I have read the hazardous materials information guide and the SCAQMD permitting checklist, I understand my requirements under the Los Angeles County Code Title 2, Chapter 220 Sections 220.100 through 220.140 concerning hazardous material reporting and for obtaining a permit from the SCAQMD.

ASBESTOS NOTIFICATION

Notification letter sent to AQMD and/or EPA

I declare that notification of asbestos removal is not applicable to addressed project.

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a Construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name _____

Lender's Address _____

By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf.

I have read this application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

I authorize representatives of this county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent _____

Date _____