



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

MARCH 17, 2017

Ohio EPA MAR 17 '17  
Entered Directors Journal

Robert Campellone  
Large Land, LLC  
1277 E. Schaaf Road  
Brooklyn Heights, Ohio 44131

Re: Cleveland Land Develop Go \*  
Director's Authorization  
Approval  
Municipal Solid Waste Landfills  
Cuyahoga County  
MSWL019367

**Subject: Closed Schaaf Road Landfill  
Ohio Administrative Code (OAC) Rule 3745-27-13 Authorization**

Dear Mr. Campellone:

On February 1, 2017, the Ohio Environmental Protection Agency (Ohio EPA), Division of Materials and Waste Management (DMWM), Northeast District Office (NEDO) received a request titled Request for Rule 13 Authorization; 1319 E. Schaaf Road, Brooklyn Heights (Request). The document was submitted in accordance with OAC Rule 3745-27-13 by Large Land, LLC.

OAC Rule 3745-27-13 requires authorization from the Director of Ohio EPA (Director) before engaging in filling, grading, excavating, building, drilling, or mining on land where a solid waste facility was operated. The closed Schaaf Road Landfill (Landfill) is located on the property adjacent to 1319 E. Schaaf Road (Property). Due to the proximity of the proposed building at the Property to the Landfill, Ohio EPA requested that Large Land, LLC obtain authorization prior to construction of the building.

Based upon a review of the Request, I have determined, pursuant to OAC Rule 3745-27-13, that the proposed activities, if conducted in accordance with the Request and the following conditions, will not result in violation of applicable laws and regulations, will not create a nuisance, and are unlikely to adversely affect public safety or health or the environment. Therefore, Large Land, LLC and/or its representative is hereby authorized to perform the activities outlined in this letter in accordance with the plans, specifications, and information submitted as part of this Request.

As part of this authorization, Large Land, LLC is subject to the following conditions:

#### CONDITIONS

1. This approval grants Large Land, LLC and/or its representative authorization to perform activities at the Property in accordance with the Request. All activities

shall be conducted in strict accordance with the plans, specifications, and other information submitted as part of this Request. There may be no deviation from the approved plans without prior written authorization from Ohio EPA. Any future activities at the Property may require additional Ohio EPA approval.

2. Not later than seventy-two (72) hours prior to the start of the activities associated with this authorization, Large Land, LLC shall submit written notification, which specifies the anticipated date of commencement, to Ohio EPA, DMWM, NEDO and Cuyahoga County Board of Health.
3. All on-site activities shall be accomplished in compliance with all applicable state and federal laws and regulations pertaining to environmental protection, including but not limited to the control of air pollution, leachate, surface water run-on and run-off, and protection of ground water.
4. All on-site activities shall be performed in a manner that prevents migration of leachate, explosive gas, or toxic gas from the facility.
5. All activities undertaken shall not create a nuisance and shall not adversely affect public safety or health or the environment.
6. Not later than one year after the date of this authorization, Large Land, LLC shall abandon the ground water monitoring wells located at the Property in accordance with the Ohio EPA September 2016 Technical Guidance Manual for Hydrogeological Investigations and Ground Water Monitoring, Chapter 9, Sealing Boreholes and Decommissioned Monitoring Wells.
7. Not later than sixty (60) days after completing the activities authorized through this approval, Large Land, LLC shall submit to Ohio EPA, DMWM, NEDO, a certification report in accordance with OAC Rule 3745-27-13(H)(10).
8. In accordance with OAC Rule 3745-27-13(M), this authorization shall terminate three (3) years after its effective date if Large Land, LLC has not begun the activities authorized herein.
9. In accordance with OAC Rule 3745-27-13(O), the Director may revoke this authorization if Large Land, LLC violates, or is likely to violate, any applicable law or if continued implementation of the approved plans may cause a threat to human health or safety or the environment.
10. Nothing in this letter shall be construed to authorize any waiver from any requirements of applicable federal or state laws or regulations except as specified herein. This authorization shall not be interpreted to release the City and/or its appointed representative from responsibility under ORC Chapters 3704, 3714, 3734, or 6111; under the Federal Clean Water Act, the Resource Conservation

and Recovery Act, the Toxic Substances Control Act, or the Comprehensive Environmental Response, Compensation, and Liability Act; or from other applicable requirements for remedying conditions resulting from any release of contaminants to the environment.

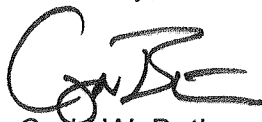
### END OF CONDITIONS

You are hereby notified that this action of the Director is final and may be appealed to the Environmental Review Appeals Commission pursuant to ORC Section 3745.04. The appeal must be in writing and set forth the action complained of and the grounds upon which the appeal is based. The appeal must be filed with the Commission within thirty (30) days after notice of the Director's action. The appeal must be accompanied by a filing fee of \$70.00 made payable to "Treasurer, State of Ohio." The Commission, in its discretion, may reduce the fee if by affidavit it is demonstrated that payment of the full amount of the fee would cause extreme hardship. Notice of the filing of the appeal shall be filed with the Director within three (3) days of filing with the Commission. Ohio EPA requests that a copy of the appeal be served upon the Ohio Attorney General's Office, Environmental Enforcement Section. An appeal may be filed with the Environmental Review Appeals Commission at the following address:

Environmental Review Appeals Commission  
77 South High Street, 17th Floor  
Columbus, Ohio 43215

If you have any questions concerning this authorization, please contact Lynn Sowers of Ohio EPA, DMWM, NEDO at (330) 963-1254.

Sincerely,



Craig W. Butler  
Director

CWB:JB:cla

ec: Scott Hester, Ohio EPA, Central Office, DMWM  
Dane Tussel, Cuyahoga County Board of Health