



State of Ohio Environmental Protection Agency

STREET ADDRESS:

Lazarus Government Center
50 W. Town St., Suite 700
Columbus, Ohio 43215

TELE: (614) 644-3020 FAX: (614) 644-3184
www.epa.state.oh.us

MAILING ADDRESS:

P.O. Box 1049
Columbus, OH 43216-1049

Mr. John Edgar, Chairman
The Central Ohio Community Improvement Corporation
300 East Broad Street, Suite 190
Columbus, Ohio 43215

**Re: Former Bedford I Landfill, Gahanna, Franklin County
Ohio Administrative Code (OAC) Rule 3745-27-13 Authorization**

Dear Mr. Edgar:

On November 7, 2007, the Ohio Environmental Protection Agency (Ohio EPA), Division of Solid and Infectious Waste Management (DSIWM), Central District Office (CDO) received a request titled "The Central Park Golf Facility Project" dated November 6, 2007, prepared by BJAAM Environmental, Inc. (BJAAM), on behalf of The Central Ohio Community Improvement Corporation (COCIC). The document was submitted pursuant to Ohio Administrative Code (OAC) Rule 3745-27-13, to engage in filling, grading, excavating, and building on the closed Bedford I Landfill (Facility), located at 1161 Claycraft Road, Gahanna, in Franklin County.

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.

Specifically, COCIC proposes to construct a golf course complex on the Facility which will include:

1. Placement of utility, drainage and irrigation lines.
2. Construction of tees, greens, bunkers and landscape design.

Based upon a review of the November 6, 2007 request, I have determined, pursuant to OAC Rule 3745-27-13, that the proposed activities will not result in a violation of applicable laws or regulations, will not create a nuisance, and will not adversely affect the public safety or health or the environment. Therefore, COCIC is hereby authorized to perform the proposed activities outlined in this letter in accordance with the submitted and approved plans, specifications, and information.

As part of this authorization, COCIC is subject to the following conditions:

Ted Strickland, Governor
Lee Fisher, Lieutenant Governor
Chris Korleski, Director

CONDITIONS

1. This approval grants COCIC authorization to perform activities at the Facility in accordance with the document titled "The Central Park Golf Facility Project," received on November 7, 2007. 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 Facility may require additional Ohio EPA approval.
2. Prior to the start of activities associated with this authorization, COCIC shall submit written notification, which specifies the anticipated date of work commencement, to Ohio EPA, DSIWM, CDO and the Franklin 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 runoff and runoff, 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 the public safety or health or the environment.
6. No excavation of waste shall occur. If solid waste is encountered, Ohio EPA, CDO, DSIWM shall be notified immediately. All solid waste shall be properly disposed in accordance with Ohio Revised Code (ORC) Chapter 3734 and the regulations promulgated thereunder.
7. If during any activity authorized by this approval, suspected hazardous waste is encountered, construction activities shall cease and Ohio EPA, CDO, DSIWM and the Division of Hazardous Waste Management shall be notified immediately.
8. For the purposes of erosion control during all phases of construction on the landfill, COCIC shall notify Ohio EPA, CDO, Division of Surface Water, apply for a "Notice of Intent," and use best management practices and standards as specified by the Ohio Department of Natural Resources, Division of Soil and Water Conservation manual titled Rainwater and Land Development.
9. Prior to opening the Pro Shop, COCIC shall update the explosive gas monitoring plan in accordance with OAC Rule 3745-27-12(D)(5)(a)(i)(c).
10. COCIC shall take measures to control fugitive dust and other air emissions that may result from activities authorized by this action.
11. In accordance with OAC Rule 3745-27-13(M), this authorization shall terminate three (3) years after its effective date if COCIC has not begun the activities authorized herein.

12. Not later than sixty (60) days after completing the activities authorized through this approval, COCIC shall submit to Ohio EPA, CDO a certification report in accordance with OAC Rule 3745-27-13(H)(10). COCIC shall not open the facility until Ohio EPA provides written concurrence on the certification report.
13. The Director may revoke this authorization if COCIC violates, or is likely to violate, any applicable law or if the continued implementation of the approved plans causes a threat to human health or safety or the environment.
14. Nothing in this letter shall be construed to authorize any waiver from any requirements of applicable state solid waste laws or regulations. This authorization shall not be interpreted to release COCIC or others 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 (Commission) pursuant to Ohio Revised Code 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 30 days after notice of the director's action. The appeal must be accompanied by a filing fee of \$70.00 which the Commission, in its discretion, may reduce if by affidavit you demonstrate 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
309 South Fourth Street, Room 222
Columbus, OH 43215

If you have any questions regarding this authorization, please contact Allan Hurtt of Ohio EPA, CDO at (614) 728-3889

Sincerely,

Chris Korleski, Director

cc: Franklin County Health Department
Zach Pierce, BJAAM Environmental, Inc.
Scott Hester, DSIWM/CO
Duane Snyder, DSIWM/CDO