



March 6, 2021

Mr. Arman Gabay

Mr. Mark Gabay

Charles Company

M&A Gabaee

Dear Sirs:

In May 2020, nearly one year ago your company submitted plans to the City of West Covina for an Industrial Park at the BKK landfills.

As an existing landowner<sup>1</sup> there we fully recognize your right to develop that land. As residents, our concern is that such development occurs in a manner that is consistent with all requirements and needs. Those may extend well beyond any that the City might impose. This is particularly the case at BKK where eight agencies help ensure that public health and safety as well as the environment and sensitive ecological areas are protected.

It is our understanding that at this time planning for the Industrial Park includes focus on cost considerations, which help ensure M&A Gabaee can receive an adequate return on its investment.

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<sup>1</sup> Negotiations underway and associated with additional land as well such as the 730 and 880 pads as well infrastructure to support future development at BKK.

Accordingly we respectfully ask that if you have not already done so, please consider initiating consultations with all eight agencies with responsibilities at and surrounding BKK.

We recognize that the California Environmental Quality Act may not require such consultations at this time. We are urging these consultations begin now so that M&A Gabae might have a thorough financial analysis as early as possible; one that includes consideration of any added requirements and needs at BKK associated with protecting public health and safety, the environment and sensitive ecological areas. The latter includes areas already designated for habitat preservation and restoration as well as Galster Park.

The eight agencies with responsibilities at and surrounding include: The California Department of Toxic Substances Control, California Department of Resources Recycling and Recovery, U.S Environmental Protection Agency, South Coast Air Quality Monitoring District, Los Angeles Regional Water Quality Control Board, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and the U.S. Army Corps of Engineers.

Livable West Covina is a local civic group founded in early 2017. Our focus is on BKK – protecting the residents of West Covina, Walnut and surrounding communities. BKK includes California’s largest toxic hazardous waste landfill. *That landfill, the Class I landfill is also unlined; there is no physical barrier between it and adjacent land.*

According to the U.S. Environmental Protection Agency BKK contains 3.9 million tons of toxic hazardous waste such as acids, arsenic, cyanide, lead, mercury, asbestos, chromium, degreasing agents, oil sludge, gasoline, pesticides, vinyl chloride, plating solutions, acetone, heavy metal solutions, pharmaceuticals, and hazardous spills cleanups. *Almost all of the hazardous waste dumped at BKK was liquid, dumped directly on to the dirt or injected into the ground.*

The Class III landfill, the landfill closest to your Industrial Park site is mostly municipal trash (by volume), but also contains toxic hazardous waste. *Toxic hazardous waste is co-mingled in both landfills.*

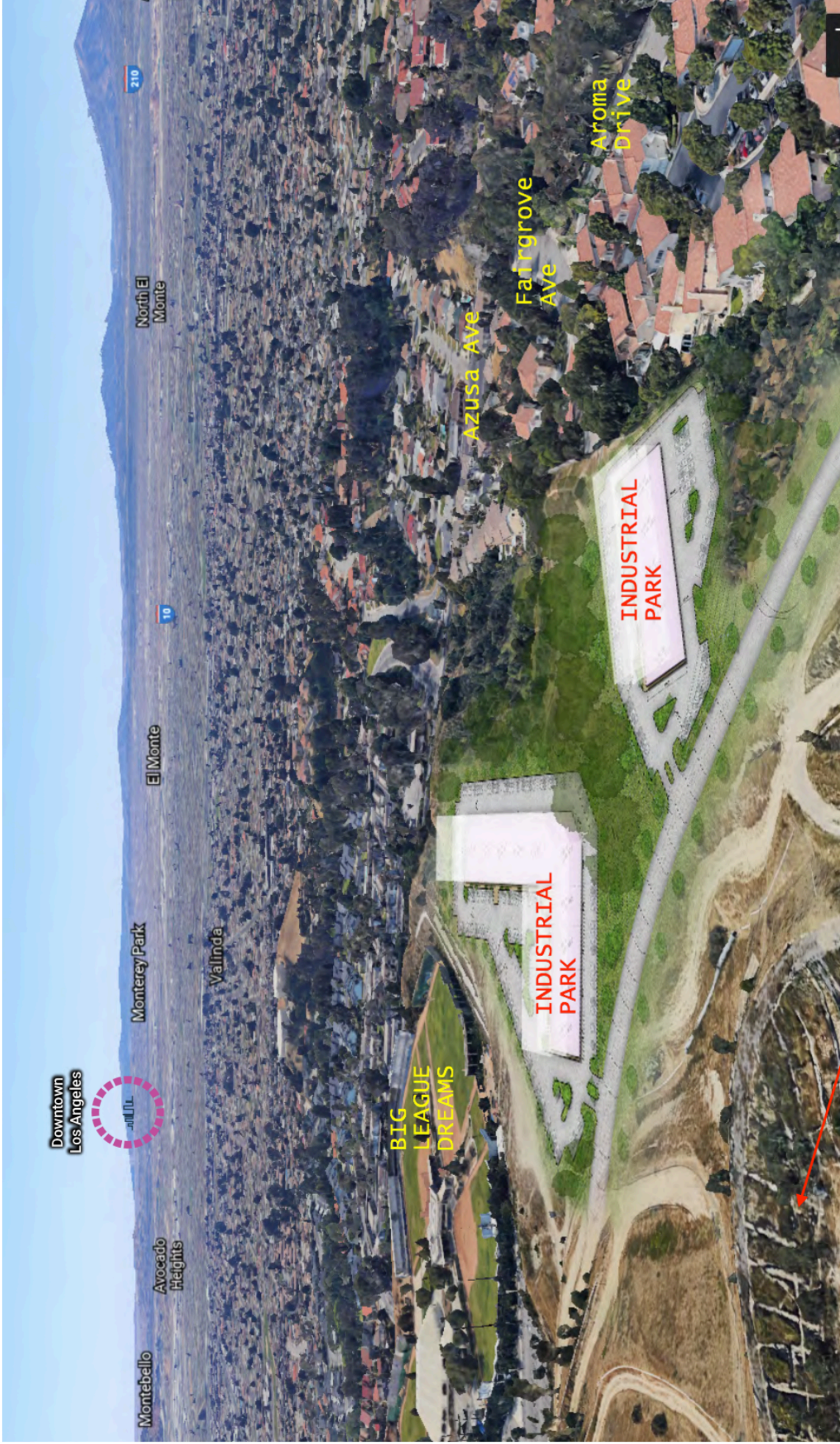
We would be happy to meet with you if you would like to do so. We are interested in your perspectives and plans; we are open to hearing your thoughts.

Thank you for your consideration.

Sincerely and respectfully,

Brian Jobst  
Co-founder, Livable West Covina  
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626-430-7506

Cc: SEstes (Army Corps)  
PJan (CalRecycle)  
RKwan-Davis (CDFW)  
ELopez (DTSC)  
JLopez (Suburban Water)  
CMedak (USFWS)  
WMindermann (CalRecycle)  
MNewton (EPA)  
LProtopapadakis (Army Corps)  
PRohrer (L&L LLP)  
KSellards (CalRecycle)  
KSigolwide (DTSC)  
ASingh (DTSC)  
VTang (CDFW)  
MWochnick (Cal Recycle)  
WYang (Water Board)  
VYip (Air Quality Mgmt District)  
DZiarkowski (DTSC)  
Livable West Covina  
West Covina Improvement Association  
Change West Covina  
San Gabriel Valley Progressives  
Sierra Club San Gabriel Valley Task Force  
Sierra Club Angeles Chapter  
United Walnut Taxpayers  
CB LLP



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Detention  
Basin