



JUN 2017

PRIOR GEOTECHNICAL INVESTIGATION & DESIGN

Between Fall 2015 and June 2017, geotechnical engineer, TetraTech performed 14 geotechnical borings on the project site and generated an October 2017 geotechnical design report also incorporating data from the prior 11 borings performed in 1998 and 2014.



ENVIRONMENTAL WORKPLAN

Development team prepares and submits an environmental investigation work plan to LA County Health, the Local Enforcement Agency (LEA) for review, comment, and approval.



DEC 2023



APR 2024

GEOTECHNICAL WORKPLAN SUBMITTAL

Development team prepares and submits geotechnical investigation work plan to the City of Irwindale for review, comment, and approval.



ENVIRONMENTAL WORKPLAN APPROVAL

After several rounds of comments, the environmental work plan is approved allowing the development team to proceed with the on-site drilling, testing and monitoring.



JUL 2024



FEB 2025

ON-SITE INVESTIGATION WORK

Development team completes the work outlined in the environmental work plan and geotechnical work plan. Twenty-one borings at depths ranging between 40' - 210' feet are drilled to enable the engineering teams to analyze and test the material and complete geophysical testing.



GEOTECHNICAL REMEDIATION DESIGN

Utilizing the data collected from the geotechnical work plan, as well as incorporating the prior geotechnical investigation data, the development team submits a geotechnical remediation design to the City of Irwindale for review, comment and approval.



MAY 2025



JUL 2025

POST CLOSURE LAND USE PLAN (PCLUP)

Development team prepares a PCLUP that describes the specific environmental inspection, monitoring and maintenance requirements during and after the geotechnical remediation. The PCLUP is submitted to the LEA and distributed to various state and local agencies for review and approval to ensure regulatory compliance.

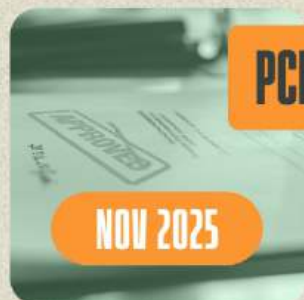


GEOTECHNICAL REMEDIATION DESIGN APPROVAL

After multiple rounds of review and commentary, the City Engineer will formally approve the geotechnical remediation design.



OCT 2025



NOV 2025

PCLUP APPROVAL

Once the City of Irwindale approves the geotechnical remediation design, the approved design is incorporated into the PCLUP which is then approved by the LEA and other state and local regulatory agencies.



REMEDIAL GRADING COMMENCEMENT

Following approval of the PCLUP, the developer is issued a remedial grading permit from the City of Irwindale and the onsite remediation effort will commence.



DEC 2025