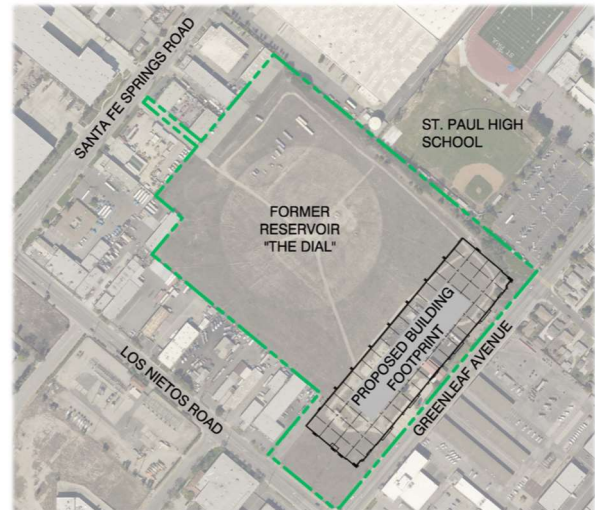
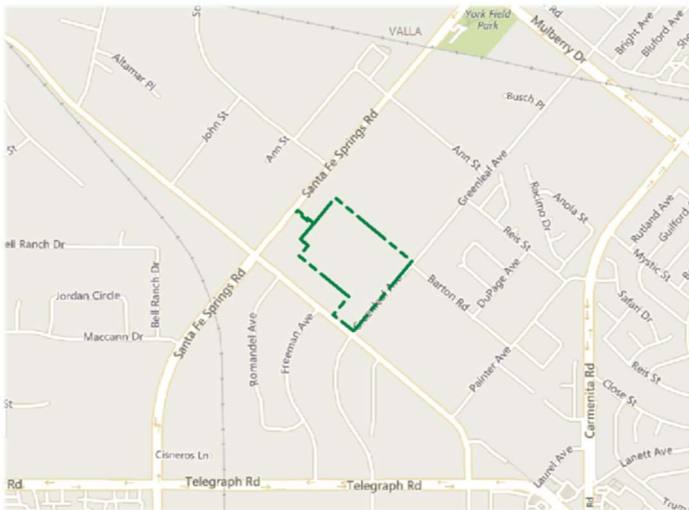


# ENVIRONMENTAL FACT SHEET

## FREQUENTLY ASKED QUESTIONS (FAQs)



## REDEVELOPMENT OF THE WASTE DISPOSAL, INC. SUPERFUND SITE

FOR MORE INFORMATION CONTACT:



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# ENVIRONMENTAL FACT SHEET

## WHAT IS THE WASTE DISPOSAL, INC. (WDI) SUPERFUND SITE?

- Superfund is the informal name for the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which allows the United States Environmental Protection Agency (USEPA) to implement response actions to clean up contaminated sites on the National Priorities List (NPL).
- The WDI Superfund Site is located to the south of the St. Paul High School playing fields. The Site was operated as an oil storage reservoir from the 1920s – 1930s and was later converted to an industrial waste landfill for local oilfield operations until the 1950s.
- The Site is currently a mix of vacant land, an empty warehouse building, and existing structures for numerous small businesses. Aboveground and subsurface environmental engineering and monitoring systems are also present.



## IS IT SAFE?



- In 2002, after decades of environmental investigation into soil, groundwater, and landfill gases at the Site, the USEPA agreed that the Site had been adequately investigated and they approved a Site remedy.
- All active remediation has been completed.
- The Site remedy consists of covering the reservoir and former landfill with several feet of soil and a landfill capping system. This protects human health and the environment by minimizing exposure to the buried waste and associated chemicals.
- The Site is monitored regularly to ensure that workers and the public are not exposed to chemicals associated with the landfill waste.
- Since the remedy was constructed, the Site has undergone three five-year reviews (a total of 15 years) overseen by the USEPA that have demonstrated continued protectiveness of human health and the environment.

## WHAT IS THE PROPOSED REDEVELOPMENT?

- Proposed redevelopment of the WDI Superfund Site includes a warehouse and distribution building along Greenleaf Avenue and a paved parking lot mainly for truck trailers.
- The proposed redevelopment would be consistent with the Specific Plan approved by the City of Santa Fe Springs in 2004 and in accordance with the Development Plan Approval granted by the City in March 2020.
- The ground beneath the warehouse would be strengthened to provide a suitable foundation.
- Soil would be imported to raise the elevation of the Site to provide additional separation from the existing waste and protection for all occupants.
- Following construction, stormwater is proposed to be treated via subterranean detention basins and artificial wetlands before discharge to the municipal storm drain system. This would be preferable to existing conditions whereby stormwater infiltrates the soil or sheet-flows off the Site onto neighboring properties.



# ENVIRONMENTAL FACT SHEET



## WILL THE REDEVELOPED SITE STILL BE SAFE?

- Yes, CenterPoint does not plan to change the Site remedy in ways that would reduce its effectiveness. The landfill cover will remain in place and additional barriers will be installed to further enhance the remedy.
- Existing remedy maintenance and monitoring requirements are proposed to remain in place.
- Redevelopment plans that could affect the remedy will be submitted for regulatory review and approval. The effectiveness of the remedy during and after Site redevelopment will be confirmed in accordance with current and proposed procedures.

## WHAT CAN YOU EXPECT TO HAPPEN DURING CONSTRUCTION?

- Before construction of the warehouse building, CenterPoint proposes to import clean soil to the Site. Strict measures are proposed to be implemented to control dust at the Site, including air monitoring at the Site perimeter to make sure the dust control measures are effective. Trucks importing soil to the Site would primarily enter via Los Nietos Road or Santa Fe Springs Road.
- Installation of the building foundation and drainage system will require some excavation at the Site. All construction workers will require certification to work around the waste, which requires training on safe work practices. CenterPoint has retained Roux, an environmental consultant, to continuously monitor excavation work at the Site and the Site perimeter to make sure air quality is within acceptable levels for Site workers and the neighboring properties.
- Noise and odors are also proposed to be monitored to avoid becoming a nuisance.
- During construction, stormwater is proposed to be managed under a Site-specific stormwater pollution prevention plan. This plan will be designed to ensure that untreated stormwater does not flow off the Site.



## WHAT IF I HAVE ADDITIONAL QUESTIONS?

- Additional information can be provided upon request from CenterPoint or Roux (an environmental consultant to CenterPoint).
- The general contractor selected for redevelopment is experienced in this type of construction and will have a full-time liaison on Site to address parent, student, and school inquiries during construction.



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