I. ATTENDEES:
- Owner/owner's rep and staff as desired by owner (property manager, environmental specialist)
- Dante Rodríguez (EPA Project Manager), Jose Garcia (Community Involvement Coordinator)

II. COMMUNICATION AIDS:
- Fact sheet re: IC Pilot
- Parcel-specific summary, parcel data package (from RI)
- Past fact sheets
- Generic Superfund fact sheets

III. INTRODUCTION: We want to meet with you because you own property within Del Amo Superfund site . . . where EPA found environmental contamination . . . and we want to help you avoid problems. . . We want this meeting to achieve:
- introduce ourselves and our roles in the clean-up . . . explain who does what
- give information on Del Amo Superfund site and how relates to your parcel
- inform you of the institutional control we are doing with City, and explain how they can potentially impact any construction projects you may do
- and tell you what next steps are in Superfund process and how you can be involved.

IV. POINTS:
- What is “Superfund?”
  o Nickname for a federal law . . . passed in 1980 . . . that enables federal government to act to address releases of hazardous substances into environment.
  o When specific sites of such releases are discovered, they are evaluated and screened for inclusion on the National Priority List.

- What is Del Amo Superfund site
  o Former synthetic rubber plant extending from 190th-Del Amo Blvd-Pacific Gateway/Normandie-Hamilton . . . built in 1942 . . . owned by . . . sold to . . . dismantled . . . redeveloped.
  o Original feedstock benzene, propane . . . synthesized styrene and butadiene . . . polymerized into synthetic rubber.
  o Releases of hazardous substances . . . contaminating soil and groundwater . . . waste pits.
  o Environmental contaminants found mostly BTEX VOCs (benzene etc) and PAHs SVOCs (naphthalene etc) with some metals, PCBs in limited locations.

- Where we are in Superfund process
  o EPA got involved in 1992 . . . began work with Responsible Parties . . . investigations . . . RPs conduct the work under EPA and DTSC oversight.
Superfund sites start with preliminary assessment ... remedial investigation ... then feasibility study ... proposed plan ... public comment ... clean-up decision ... remedy design ... construction ... operation (show a pictorial depiction of this.)

Site divided into 3 parts — soil, waste pits, and groundwater. Waste pits addressed first ... clean-up decision made, constructed, and is being operated now. Groundwater clean-up decision made, and is being designed now. Soil investigation completed, and we are doing feasibility study now.

[Parcel specific information — FOR INDIVIDUAL MEETINGS]

After soil feasibility study, EPA issues proposed clean-up plan for public comment ... currently scheduled for end of 2008 (but could take longer).

- **Institutional Controls**
  - Superfund does not always clean-up all the contamination ... when leave residuals such that use restrictions are needed, Institutional Controls are put in place ... many different types of Institutional Controls can be used ... often, many different controls are used at the same site.
  - As part of feasibility study, we are working with City to pilot an Institutional Control through the building permits system ... calling it the Environmental Review ... work as follows:
    - City Building Department informs permit applicants about the Superfund site and direct them to contact us for an Environmental Review
    - EPA, DTSC, and RPs will have a team prepared to review construction plans and compare to our environmental data ... identifying any areas where construction workers could contact Superfund contamination ... recommending protective measures ... or identifying any needs for further environmental data gathering.
    - RPs have liability for conducting any further environmental investigations needed related to Superfund site
    - Overall objective of Environmental Review Pilot is to work with owners in advance of construction projects ... to protect workers from hazardous substances ... avoid project delays ... and protect owners from liability.

- **What's going to happen next in Superfund process.**
  - After we finish feasibility study, EPA will issue proposed clean-up plan for public comment ... this is owners' official opportunity to input into clean-up plan.
  - EPA then responds to all public comments ... prepares and issues its Record of Decision, specifying selected clean-up remedy.
  - Then EPA and DTSC negotiate agreement with RPs for the design and implementation work.
  - EPA is interested in meeting further with owners in advance of the proposed clean-up plan ... to explain the alternatives being examined ... and receive feedback from owners ... would you be interested?
  - Mid-Feasibility Study public meeting

**V. CONCLUSION:**

- Thank them for their time and interest
- Ask if they have any additional questions about anything discussed
- Make sure that they have all of our contact information before departing