

Michael Miller



West Covina CA

August 6, 2020

Mr. Kin Hui  
Owner and Chief Executive Officer  
Singpoli Group  
25 East Foothill Blvd. Penthouse  
Arcadia, CA 91006

Dear Mr. Hui:

My name is Michael Miller. I'm a retired employee of the City of West Covina. I worked for the city for 24 years and when I retired I was the city's Director of Environmental Services.

From my first day on the job in 1973 the landfills at BKK were my assignment. I worked on BKK issues almost daily for nearly one-quarter of a century. The land use permit issued gave the right to dispose wastes on site approved by the United States Environmental Protection Agency (USEPA) and the California Agencies: Department of Toxic Substances Control (DTSC), Solid Waste Management Board (SMWB) and the Regional Water Quality Control Board for Los Angeles Regions (LARWQ). The last named determines the underlying geology will prevent any liquids to enter groundwater used for humans.

On July 17, 1984, I led the response to the Southern California Gas Company that they detected gas in the water meter boxes at the street curb in front of

homes on two streets abutting the BKK property the was not their gas. The City's Fire Department ordered the homes on these streets evacuated until we could confirm these homes were safe. As these 17 homes were evacuated the State agencies confirmed the presence of methane and vinyl chlorine in the gas. This gas was confirmed to be landfill gas from BKK. I had the coordination role trying to ensure public health and safety took. I live with it to this day.

I'm very aware of your proposed plans at BKK on the city-owned land, which used to be owned by BKK. Each version of your plans since 2016 ignores that BKK remains very, very dangerous.

I can't be clearer. No development should occur on or next to the landfills at BKK. The land is best left alone as open space. Anything else is just too dangerous.

The city-owned land you wish to purchase and build on is contaminated. Some of the areas of worst contamination are where you have proposed your hotel and where you have proposed the police & firefighter-training center.

Also, some of the city owned land actually has buried landfill trash underneath the surface. Plus, the underlying geology of the city owned land is highly fractured sandstone that is very porous and unstable. Much of the hazardous waste disposed of at BKK was liquids that was injected into the ground – and traveled through the fractures, contaminating the soil underneath the city-owned land. The hazardous waste landfill does not have a liner; there is no barrier between it and the land you want to develop.

While I was doing work on the BKK landfills we became aware of four new earthquake fault systems at and close to BKK. Building atop highly fractured,

loose, uncemented sandstone will cause serious problems in the future for any structures.

Underneath the city owned land at BKK and within the landfills are creeks and natural seeps that were filled in and covered, but still run – today with contaminated groundwater and leachate. Any development on the city owned at BKK risks altering the flows of contaminated groundwater, possibly accelerating it and/or moving it in new directions.

We've learned a lot since BKK closed. Today cautious developers do not do any new construction within 2,500 feet of the edges of a hazardous waste landfill. Your plans call for almost zero feet of set back between the hotel and where we think BKK stopped dumping hazardous waste.

**I cannot urge you strongly enough, do not do any development on the city owned land at BKK.**

Sincerely,

A handwritten signature in cursive script that reads "Michael Miller".

Michael Miller  
Retired Environmental Services Director  
City of West Covina