



An update on activities at the  
Operating Industries, Inc.  
Landfill Superfund site  
in Monterey Park, California

# OII Update

United States Environmental Protection Agency • Region 9

Fact Sheet #26

May 2000

## Major Construction Nearly Complete at Superfund Site

**A**fter more than two years of nearly non-stop construction of systems controls at the OII site, the job of putting the finishing touches on the final landfill cover for one of California's most complex Superfund sites is a reality. Although there are still areas to be addressed, such as the Final Remedy (addressing groundwater at and near the site and long-term site operation and maintenance), the majority of the work on the landfill cover and gas control systems has been completed. What follows is a description of what has been going on with the various components of the OII site and how the neighboring communities of Monterey Park and Montebello can see the results first-hand. This fact sheet is being distributed by the U.S. Environmental Protection Agency (EPA) to our mailing list and other interested parties.

### Landfill Cover Completed

The most noticeable work that has been done on the site was construction of the permanent landfill cover. This involved major earth-moving activities (six million cubic yards worth) that consisted of removing old dirt and replacing it with a six-foot-thick "monocover" of clean soil and vegetation on the slopes of the landfill. The flat, top deck of the landfill required a somewhat different cover design -- a multi-layer system of woven matting and clay called a "geosynthetic clay liner." The purpose of both covers is to



Northeast view: Spring grasses on OII's new cover

prevent rainwater from entering the landfill and to stop landfill gas from migrating out.

Vegetation is an essential component of the landfill cover system for several reasons. First, plants help collect rainwater so it does not seep down into the trash. Second, the roots of the plants help anchor the topsoil and prevent it from eroding when it rains. Finally, the vegetation makes the site look better. The entire landfill was sprayed with "hydroseed", a mixture of seed and binder (to hold the seed in place).

### COMMUNITY OPEN HOUSE AT THE OII SITE

SATURDAY, JUNE 3, 2000

10:00 am - 2:00 pm

Hosted by EPA & New Cure, Inc.

To celebrate the completion of major remediation work at OII,  
please join us for site tours and special displays.

Most of the hydroseeding “took”, but there were some bare spots that were re-seeded. Although grasses grow fairly rapidly, a good variety of plants have been placed on the landfill and some of the shrubs will take time to mature. The types of plants that will cover the OII site are native to the area and will look much like the surrounding hills... green in the winter and spring and brown in the summer and fall.

## **Landfill Gas Treatment System**

The new Landfill Gas Treatment System (LFGTS) is up and running on the North Parcel. This state-of-the-art system, designed to safely and efficiently destroy the landfill gas that is collected from throughout the site, takes the place of the antiquated flare system that had been in existence since the landfill was in operation. The final siting of the LFGTS was established with input from the neighboring communities; it is located near another essential facility, the leachate treatment plant. All indications are that the LFGTS is operating as it was designed. The operation of the LFGTS is closely monitored so that operators have continuous information on the efficiency of the landfill gas destruction.

## **Final Remedy**

This last component of the OII cleanup addresses contaminated groundwater from the site, institutional controls, and long-term operation and maintenance of all site facilities. Specifically, the Record of Decision (signed in 1996 after public input) requires subsurface control of landfill liquids at the perimeter of the landfill through extraction wells to prevent further migration of contaminated groundwater beyond the site boundary. The collected liquids will be treated at the on-site leachate treatment plant and then discharged to the sanitary sewer system. Contaminant levels in the groundwater beyond the site boundary are expected to be reduced by natural attenuation, or the natural degradation of contaminants.

Institutional controls will supplement the engineering controls to prevent or limit exposure to contaminants and ensure the effectiveness of the remedial actions. Examples of institutional controls that may be appropriate for the OII site include deed restrictions to limit construction on the landfill, building restrictions to limit subsurface construction immediately adjacent to the landfill, and restrictions on well installation and use in the

vicinity of the site. Site security and ongoing maintenance of site facilities are also part of the Final Remedy.

Negotiations between EPA and the responsible parties are continuing in an effort to produce an enforceable Consent Decree that will outline how the components of the Final Remedy will be implemented. It is hopeful that discussions on these issues will be completed in a satisfactory manner in the near future.

## **North Parcel Development**

EPA’s Superfund Redevelopment Initiative is meant to assist in returning land once deemed “environmentally impaired” back to beneficial use. The impact of landfill operations on OII’s North Parcel was much less than on the rest of the site, making the North Parcel ideal for consideration of this type. Because of this, EPA has worked in cooperation with the City of Monterey Park to help make commercial development of the North Parcel a reality.

Greenfield International, a group that specializes in helping to make once-unusable land profitable again, along with Ezralow Retail Properties, are currently engaged in discussions for development of a retail shopping area for the 45-acre North Parcel. EPA is allowing this section of the OII Superfund site to be developed commercially because it will be safe to do so. Any hazardous substances that may be located on the part of the site to be developed must be cleaned up to standards that ensure the safety of all visitors to the shopping center. This would include the cleanup of any contaminants that may have been left by former tenants of the North Parcel.

## **THANK YOU TO THE COMMUNITY**

**EPA, the U.S. Army Corps of Engineers, its contractors and New Cure, Inc. would like to express appreciation to all the neighbors of the OII site for your patience and understanding during this extremely busy construction period. Your support of the efforts to ensure the safety and integrity of the landfill has not gone unnoticed.**



## INFORMATION REPOSITORIES

Copies of site-related documents and indices of EPA's Administrative Record for OII are available at the libraries listed below. A microfilm copy of the Administrative Record is located at the Bruggemeyer Library.

Bruggemeyer Memorial Library  
318 South Ramona Ave.  
Monterey Park, CA 91754  
(626) 307-1333

Montebello Regional Library  
1550 W. Beverly Blvd.  
Montebello, CA 90640  
(323) 722-6551

Chet Holifield Library  
1060 S. Greenwood Ave.  
Montebello, CA 90640  
(323) 728-0421



## FOR MORE INFORMATION



If you have questions or concerns regarding the OII site or would like to be added to the site mailing list, please contact:

Vicki Rosen, Community Involvement Coordinator  
U.S. Environmental Protection Agency  
75 Hawthorne St. (SFD-3)  
San Francisco, CA 94105  
(415) 744-2187 or (800) 231-3075



## MAILING LIST COUPON

If you are not already receiving information on the OII site by mail, please return the coupon below. If you have a change of address, please include your old mailing label. Send coupon to:

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On the road to completion...OII's final cover along 60 Freeway

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U.S. Environmental Protection Agency, Region IX  
75 Hawthorne Street (SFD-3)  
San Francisco, CA 94105  
Attn: Vicki Rosen

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Penalty for Private Use, \$300

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