

## All Systems in Place for Long-Term Operation & Maintenance of Oil Site North Parcel Development / Metro Line Options Move Forward

This fact sheet by the U.S. Environmental Protection Agency (EPA) provides updated information to the community and other interested parties on recent activities at the Operating Industries, Inc. (OII) Landfill Superfund Site (Site). With all required monitoring, containment and cleanup systems in place, the work at the OII Landfill is moving into the long-term Operation and Maintenance (O&M) phase. While this transition is ongoing, the redevelopment plans for the North Parcel are moving forward and the Metro Transit Authority is continuing to develop its LA Metro Gold Line Eastside Extension draft plan which, among other options, proposes two possible alternative routes along California Hwy 60, near the OII Site.

It has been a long road to full containment and control of one of the country's oldest Superfund hazardous waste landfills, but work on the OII Site has reached the goal of being fully protective of human health and the environment. Since 1994, approximately 99 million gallons of contaminated groundwater have been extracted, treated and disposed of as part of the cleanup efforts. All physical systems for controlling landfill gas and liquids, as well as those to make sure the Site remains protective in the future, are in place and ready for long-term O&M. Measures are in place for the South Parcel to ensure that any future activities will not compromise the integrity of the established remedies (these measures are known as Institutional Controls). A small portion of the North Parcel, owned by Southern California Edison, still requires additional institutional controls. EPA expects those will be in place in the upcoming months. In addition,

the OII Work Group has successfully demonstrated that all systems are in place and working as intended to prevent Site groundwater contamination from migrating off-site and to protect human health from Site exposure. Continuous monitoring of the groundwater and other control systems are in place as a regular component of O&M activities. Under EPA oversight, the responsible parties, who were in charge of all Site construction, will also be responsible for performing long-term O&M at the OII Site.

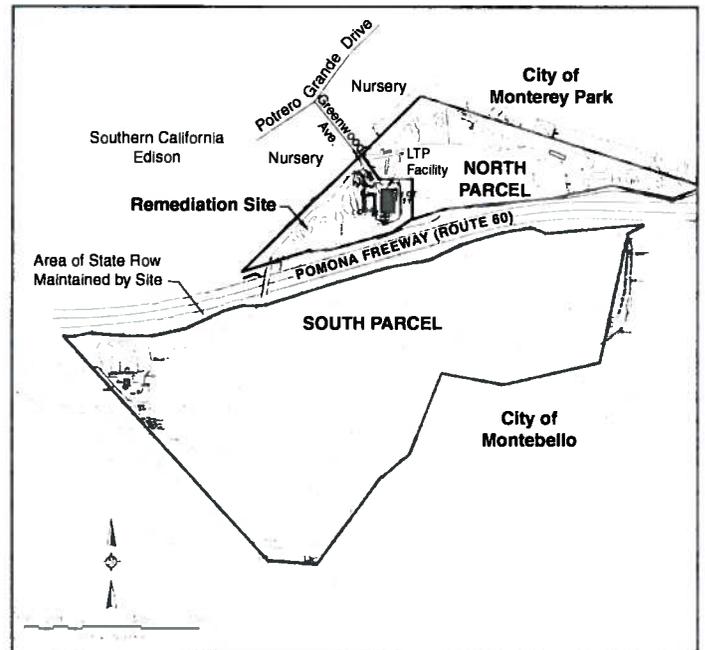


Figure 1: Oil Site

### Future Beneficial Use of Oil Site

**North Parcel Development** – As most nearby residents are aware, the City of Monterey Park has discussed reuse proposals with developers and the OII Site Custodial Trust (OII Trust) for many years. At this time, Monterey Park Retail Partners, LLC is in escrow with the OII Trust to purchase portions of the North Parcel for the development of an approximately 577,000 square-foot commercial shopping center. EPA is currently reviewing the purchase agreement and must approve it before the sale of the property is completed. Major retailers are lined up to be part of the development, and groundbreaking is expected in 2014 after all permits are approved.



Figure 2: OII North Parcel ready for development

**Eastside Transit Corridor Phase 2 Project** – EPA has reviewed a draft of the Environmental Impact Statement, which will be released to the public in the coming months, for the implementation of a light rail transit project being proposed by the Federal Transit Administration and the LA Metropolitan Transportation Authority to extend the existing Metro Gold Line Eastside Extension 6.9 to 9.5 miles further east. The project would provide residents and businesses in the Eastside communities with an enhanced transit link to the rest of the Los Angeles region. One of the proposed alternatives runs adjacent to the OII site along California Hwy 60—the SR60 alternative would operate on the northern portion of the South Parcel along California Hwy 60. This alternative also has a design variation—SR60 North Side Design Variation (on the south side of the North Parcel along California Hwy 60). Both proposed alternatives consider the protection and integrity of the OII Site North and South Parcels.

**Solar Installation** – In the next few years, EPA will be working with the OII Work Group to evaluate potential development of a solar array installation for renewable energy on top of the South Parcel (approximately 40 acres).

## For More Information

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## Information Repositories

OII site documents are available to the public at the following locations:

### Monterey Park Bruggemeyer Library

318 South Ramona St.  
(626) 307-1333  
Hours: Sun: 1:00 PM – 5:00 PM  
Mon, Tues: Noon – 9:00 PM  
Wed, Thurs:  
10:00 AM – 6:00 PM  
Fri: 10:00 AM – 1:00 PM

### Montebello Public Library

1550 Beverly Blvd.  
(323) 722-6551  
Hours: Tues, Wed, Thurs:  
10:00 AM – 8:00 PM  
Sat: 8:00 AM – 6:00 PM

### EPA Superfund Records Center

95 Hawthorne St., 4th floor  
San Francisco, CA 94105  
(415) 820-4700  
Hours: Mon thru Fri:  
8:00 AM – 5:00 PM

EPA OII website:  
<http://www.epa.gov/region9/operatingindustries>



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United States Environmental Protection Agency, Region 9  
75 Hawthorne Street (SFD-6-3)  
San Francisco, CA 94105  
Attn: Vicki Rosen (OII 12/13)

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Operating Industries, Inc. Landfill Superfund Site

# OIL UPDATE

An Update on Activities at the

