

## Fourth Five-Year Review Completed and Other Site Information

This fact sheet by the U.S. Environmental Protection Agency (EPA) provides information on what has been going on at the Operating Industries, Inc. (OII) Landfill Superfund site over the past couple of years (see Figure 1). With monitoring, containment and cleanup systems in place, work at the landfill has been moving along like a well-oiled machine. This report summarizes how the various site elements are operating as well as how the plans for the development of the North Parcel are proceeding.

### Fourth Five-Year Review

As part of the Superfund process, EPA must thoroughly review the effectiveness of cleanup systems at sites every five years as long as waste is still in place there. The Five-Year Review aims to ensure that such systems remain protective of human health and the environment. At OII, the fourth Five-Year Review, completed in 2010, determined that the remedies at the OII site are indeed still protective and that response actions taken have successfully

controlled exposure to contaminants in soil, air and groundwater. There were two caveats to the long-term protectiveness of the remedies--one concerns the groundwater remedy which needs further technical evaluation to determine the effectiveness of Monitored Natural Attenuation; the second is regarding institutional controls that govern site access and future use.

Issue #1: Monitored Natural Attenuation (MNA) is generally working as intended. MNA involves monitoring the natural degradation/dilution of contaminants over time. However, there have been high concentrations of 1,4-dioxane detected in a monitoring well in the southwest area downgradient of the South Parcel and approximately 200 feet upgradient of the compliance line for organic compounds in the groundwater. This indicates that MNA may not be effective for 1,4-dioxane. The recommendation is to continue monitoring and assessing the movement of 1,4-dioxane in this area and complete the technical evaluation of MNA currently underway.

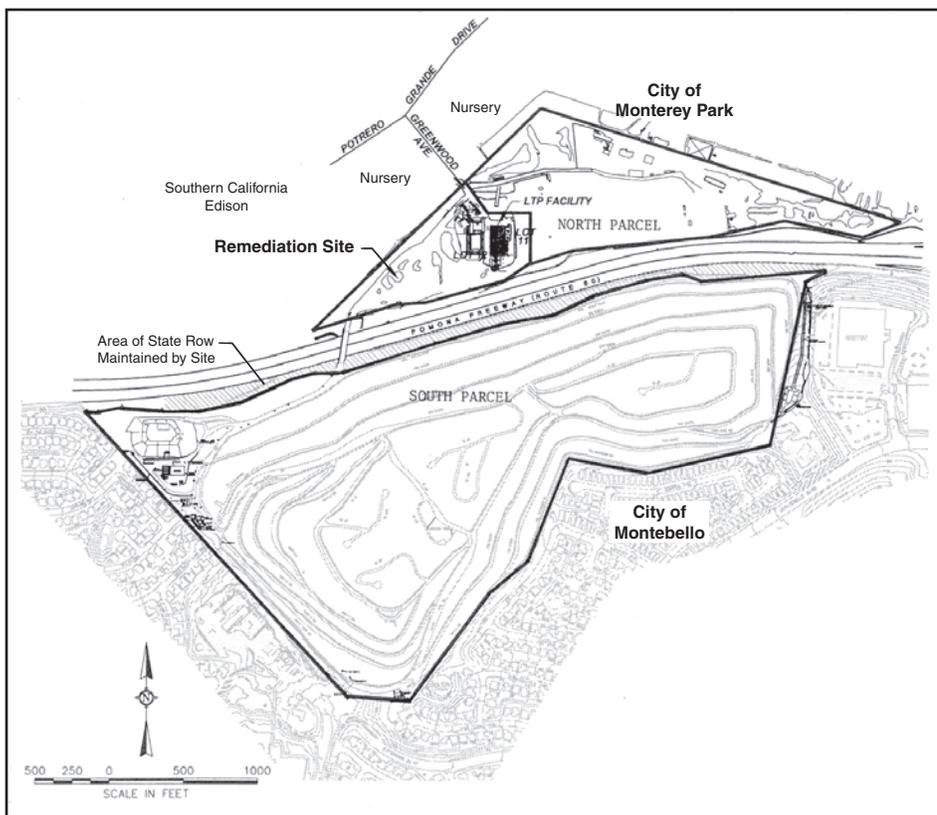


Figure 1: OII Site Map

Issue #2: Institutional Controls (ICs) restrict or allow specific activities on the site including use of groundwater that has come from below the site. Most of the ICs have been implemented at OII except Restrictive Covenants on the North and South Parcels and the execution and recording of two Access and Restrictive Easements. These ICs are meant to ensure access to the South Parcel for remedial purposes and restrict future uses of the site. The recommendation is to complete the recording and execution of these two ICs.

## Restrictions and Prohibitions on Well Drilling and Groundwater Extraction

Because contaminants were detected in groundwater in some OII offsite wells, there are certain groundwater use restrictions that apply to properties that are above this groundwater. **It is highly unlikely that anyone would come into contact with this groundwater. Also, your drinking water does NOT come from this groundwater source.** However, it is important to know that property owners cannot drill a well into this groundwater source until the groundwater has been cleaned up to specific standards.



**Figure 2:** OII North Parcel

## Perimeter Liquids Control System

Controlling liquids around the OII landfill is a major component of the remedy required for the site. There are three areas where this is taking place:

- Western and southwestern perimeter of the South Parcel (called the SWEAP—Southwest Early Action Plan area)
- Western perimeter of the North Parcel (called the North Central area)
- Northeast corner of the South Parcel (called the Northeast area)

In the SWEAP area, the liquids control system has expanded over the years and has been in full operation since 2009. The system in the North Central area has operated almost continually since 2008 (full operation began last summer) and extracts between 5-10 gallons of liquids per minute. Perimeter liquids control in the Northeast area has been more problematic due to the complexity of the groundwater flow pattern and gradient. However, full implementation of this system is expected by 2012.

## North Parcel Cover Construction

Currently, the 45-acre North Parcel is largely open land. Two acres on the south side of this area contain the leachate and landfill gas treatment systems and an analytical laboratory (see Figure 2). For the past 10 years, the Potentially Responsible Parties (PRPs) have operated six microturbine units installed next to the landfill gas treatment system that use methane in the landfill gas to generate electric power for site use. These microturbines are now eight years old and have exceeded their service life. The PRPs are looking into other renewable energy equipment to replace the microturbines.

Only a small portion of the North Parcel was used as a landfill, and a 10-acre cover for that area was the required remedy. Because the North Parcel has been geared to eventual development, the cover design needed to be consistent with such future use. The North Parcel cover construction was completed in 2009, and you can see the results in Figure 2. The North Parcel is now ready for redevelopment, which has been encouraged by the City of Monterey Park.

## North Parcel Redevelopment

The PRPs have entered into a Purchase and Sales Agreement with a group of developers which would ultimately result in redevelopment of the North Parcel into a retail shopping center. The developers are working diligently to obtain the necessary financing and commitments from prospective businesses and negotiate the development agreements with the City of Monterey Park. Redevelopment is not expected to be completed for at least two years.

## For More Information

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## Information Repositories

OII site documents are available for public review at the following locations. The most complete set of documents (the Administrative Record) is available at the Monterey Park Library and the Superfund Records Center.

### **Monterey Park Bruggemeyer Library**

318 South Ramona Avenue  
Monterey Park, CA 91754  
(626) 307-1333

Hours: Mon & Tues—Noon to 9 pm  
Wed & Thurs—10 am to 6 pm  
Fri & Sat—closed  
Sunday—1 pm to 5 pm

### **Montebello Public Library**

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

Hours: Tues, Wed, Thurs—10 am to 6 pm  
Saturday—8 am to 6 pm  
Sun, Mon, Fri—closed

### **Superfund Records Center**

95 Hawthorne St., 4<sup>th</sup> floor  
San Francisco, CA 94105  
(415) 820-4700

Hours: Mon through Fri—8 am to 5 pm

EPA OII site website:

<http://www.epa.gov/region09/operatingindustries>



# OII UPDATE

An Update on Activities at the  
Operating Industries, Inc. Landfill Superfund Site

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