

SFUND RECORDS CTR  
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# COMMUNITY RELATIONS PARTICIPATION PLAN



**WDI Superfund Site**  
Santa Fe Springs, California

*Submitted to*

Environmental Protection Agency, Region IX

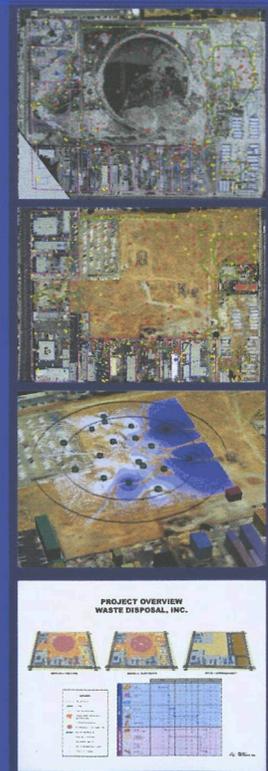
*Prepared for*

Waste Disposal, Inc. Group

*Prepared by*

Project Navigator, Ltd.

2600 Nutwood Ave., Suite 830  
Fullerton, California



Project No. 98-101  
September 23, 2003

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## **1.0 OVERVIEW OF COMMUNITY RELATIONS PARTICIPATION PLAN**

### **1.1 Purpose and Goals**

This Community Relations Participation Plan (Plan) is submitted pursuant to Section XXXIII of the Waste Disposal, Inc. Superfund Site (Site) Consent Decree, entered August 12, 2003. The Plan was prepared using the required elements and contents outlined in Section 5.12.1 of the Consent Decree Statement of Work (SOW).

The Plan describes the Waste Disposal, Inc. Group's (WDIG) involvement in EPA's community relations activities. EPA will continue to work with community members over the entire life of the project and will focus on providing both technical and general information to community members. EPA is the lead in community relations, with the WDIG playing a support role.

This Plan also generally describes procedures for interaction with on-Site tenants and landowners. Detailed procedures for on-Site interactions will be described in the Remedial Action Work Plan.

The Plan includes the five required elements outlined in Section 5.12.2 of the SOW:

- Strategies for dealing with the public/community in connection with remedial activities (normal, abnormal, and emergency remedial system conditions);
- Procedures for preparation of information related to the remedial activities to be provided to the public;
- Participation at public meetings;
- Procedures for coordination with EPA, State and other governmental agencies; and
- Use and identification of media and public relations consultants.

### **1.2 Agency Oversight and Designated EPA Contacts**

The WDIG will implement the Plan under the direct oversight of EPA. Please see Appendix A for a listing of EPA personnel involved with the Site.

### **1.3 Plan Organization**

The Plan contains four main sections: Overview, Site History, History of Community Involvement and Community Participation Procedures. Appendix A provides Site contact information.

## **2.0 SITE HISTORY**

### **2.1 Site Location and Description**

The Waste Disposal, Inc. Superfund Site is located in Santa Fe Springs, Los Angeles County, California on a 38-acre parcel of land. (See Figure 1) The Site is currently bordered on the northwest

by Santa Fe Springs Road, on the northeast by the former Fedco Distribution Center and Saint Paul High School, on the southwest by Los Nietos Road, and on the southeast by Greenleaf Avenue.

The Site is comprised of 22 parcels, 19 on which various businesses are currently operating and three are vacant. (See Figure 2). Investigations suggest that three of the 19 parcels have structures located over buried waste.

## 2.2 Summary of Historical Activities

The reservoir was used for the storage of crude oil from the Santa Fe Springs field from 1924 to an undetermined time in the 1930s. Additionally, the Site was subject to ponding of rainwater. Beginning in the late 1940s to early 1950s, the Site was used for disposal of a range of wastes and solid fill materials. By 1963, the reservoir was covered with fill and most disposal activities had ended, and it was used for light industrial purposes.

Reliable documentation on disposal was not maintained and as a result, a comprehensive history of Site disposal is not available. However, permitted waste included the following: rotary drilling muds, clean earth, rock, sand and gravel, paving fragments, concrete, brick, plaster, steel mill slag, dry mud cake from oil field sumps and acetylene sludge. Investigations have shown that disposed material also included organic waste, oil refinery waste, solvents and waste chemicals. Wastes were disposed of primarily within the reservoir boundary, and in bermed areas surrounding the reservoir. However, field investigations and aerial photograph analyses indicate occurrences of wastes throughout the Site.

## 2.3 Remedial Activities

Remedial activities consist of those activities to provide a barrier over contaminated soil, prevent rainwater infiltration and gas migration, and allow for future potential land uses. The major components of the remedy include:

- Resource Conservation and Recovery Act (RCRA) Subtitle C-Equivalent Cap: In the area of concrete lined disposal facility (i.e., the reservoir) to prevent infiltration into the facility.
- RCRA Subtitle D-Equivalent Cap: Cover systems in areas where waste occurs outside the reservoir to prevent infiltration through the waste. There are three Subtitle D-Equivalent covers: 1) a geosynthetic clay liner 2) an asphalt cover and 3) a concrete cover. The three different covers are used in areas of different land uses, including underdeveloped land, paved areas and inside of affected buildings.
- Surface Water Management Systems: Grading plans and surface water drainage systems (ditches and a catch basin) are included to manage water run off.
- Soil Gas Control Systems: The design provides for soil gas collection and treatment for the area inside the reservoir. In addition, preventative measures for potential migration of gas in areas outside the reservoir are provided. In particular, inspection of existing building foundations with repair of cracks which could represent a conduit for gas migration and sentinel biovent wells

outside the reservoir are provided to enhance natural biodegradation of soil gas. Contingency engineering controls (i.e., foundation venting systems and building ventilation improvements) are also included for onsite buildings in the event that gas concentrations exceed standards in the future.

- Leachate Monitoring and Control Systems: Leachate monitoring and control systems for the reservoir are incorporated.
- Implementation of Institutional Controls and Environmental Restrictive Covenants: Institutional Control monitoring and enforcement inspections are required at the properties of the WDI Site on which Environmental Restrictive Covenants (ERCs) have been recorded.
- Operations and Maintenance: Specific O&M that will be required at the Site includes:
  - Visual inspection of the RCRA Subtitle C-equivalent and Subtitle D-equivalent caps.
  - Vapor treatment system operation, inspection and carbon changeouts.
  - In-business air quality monitoring.
  - Vapor well sampling.
  - Ground water well sampling.
  - Stormwater sampling.
  - Monitoring of leachate levels and leachate removal.
  - Site security.
  - Reporting.
- Non-technical, Consent Decree Requirements:
  - Records Retention
  - WDIG Trust administration
  - Financial Assurance
  - Past Costs Payment
  - Notices to EPA regarding changes in Project Coordinator, Site Trustee or Supervising Contractor positions
  - Filing of Environmental Restrictive Covenant for Owner Settling Defendant

### **3.0 HISTORY OF COMMUNITY INVOLVEMENT**

Historically, the community has shown an interest in cleanup activities at the WDI Site. A local community group, called the Protect Our Neighborhood Committee (PONC) has participated in meetings and hearings arranged by EPA since approximately 1996.

The City of Santa Fe Springs has followed the progress at the Site since 1988, and was awarded a Superfund Redevelopment Initiative pilot grant to study redevelopment of the Site. The City is currently preparing a Specific Plan for the WDI Site that addresses the City's vision for an integrated redevelopment. Also, the Consent Decrees with the WDI Site landowners have specific requirements regarding maintaining the integrity of the remedy during future construction and redevelopment.

St. Paul High School's principals have been given regular briefings concerning progress at the Site, and have corresponded with EPA regarding specific concerns.

Specific issues that have been mentioned by interested community stakeholders in the past include:

- Timing of Remedial Actions
- Future land use
- Aesthetics of remedy
- Noise and dust abatement
- Site access and security

### 3.1 Summary History of EPA Community Involvement

The following list highlights community relations activities that EPA has conducted at the WDI Site:

- Summer 1997 – The EPA issued a fact sheet stating that additional field work and investigative studies were required at the Site to obtain soil gas emissions data and groundwater data.
- July 1998 - The EPA issued a fact sheet stating that there were weather delays that were caused by El Nino and that the field activities schedule was impacted.
- February 1999 - The EPA issued a fact sheet providing an update on the results of the groundwater investigation conducted by the U.S. EPA.
- May 1999 - The EPA issued a fact sheet informing the community that the WDIG would be conducting a liquids removal treatability study at the Site.
- August 1999 - The EPA issued a fact sheet that summarized 1. the results of the subsurface soil gas investigations and related activities at the WDI Superfund site and 2. the results of the Remedial Design Investigation Site Conditions Extent of Buried Wastes and Liquids.
- October 2000 – The EPA organized a community forum to update the community on the Waste Disposal, Inc. Superfund site.
- December 2000 - The EPA issued a fact sheet that provided the latest developments occurring at the Waste Disposal, Inc. Superfund site including information on the Subsurface Soil Investigation and the Redevelopment Grant Update.
- May 2001 - The EPA issued a fact sheet that describes how the EPA plans to protect people from any potential problems from the Site. In addition, the Remedy Alternatives are described and citizen opinion is solicited.
- June 2001 – The EPA held a community meeting to discuss activities at the Site.
- January 2003 - The EPA held a community meeting to discuss recent events regarding the Site such as: the Public Health Assessment, amended Record of Decision (ROD), and the current cleanup status.

- March 2003 - The EPA issued a fact sheet that invited citizens to comment on the proposed legal settlement between WDIG, the Department of Justice, and the EPA.

## 4.0 COMMUNITY PARTICIPATION PROCEDURES

### 4.1 Coordination Procedures

The WDIG has designated Roberto Puga as the Project Coordinator and Elizabeth Fontana as the Alternate Project Coordinator for the purposes of communicating with and for handling the submittal of internal documents and documents to EPA, per Section XIII in the WDI Site Consent Decree. Additionally, Roberto Puga will be the main point of contact for EPA's Community Involvement Coordinator (CIC).

Listed below is contact information for the Project Coordinator and Alternate Project Coordinator:

Roberto Puga  
Project Navigator, Ltd.  
2600 Nutwood Avenue, Suite 830  
Fullerton, CA 92831  
Main: (714) 449-8920  
Direct: (714) 449-8922  
Fax: (714) 449-8929  
Email: [rpuga@projectnavigator.com](mailto:rpuga@projectnavigator.com)

Elizabeth Fontana  
Project Navigator, Ltd.  
2600 Nutwood Avenue, Suite 830  
Fullerton, CA 92831  
Main: (714) 449-8920  
Direct: (714) 253-0198  
Fax: (714) 449-8929  
Email: [efontana@projectnavigator.com](mailto:efontana@projectnavigator.com)

The Project Coordinator will interact with EPA as follows:

Project Coordinator and EPA staff: The Project Coordinator will interact with the EPA RPM and CIC regarding community relations issues on a regular basis and report back to the WDIG. The Project Coordinator will provide assistance to the EPA Community Involvement Coordinator as requested.

A representative from the U.S. Army Corps of Engineers (USACE) will likely serve as a field-based site representative for EPA during some or much of the remedial construction. The USACE site

representative, who will be coordinating field-based construction oversight during RA, should be included as a point of contact for community involvement issues.

Project Coordinator and Other Agencies: The Project Coordinator will interact with other Agencies regarding community relations on an as needed basis, with EPA's knowledge, depending upon ongoing activities.

#### **4.2 Community Relations Participation Procedures**

During Site remedial activities, EPA will maintain open communication avenues with members of the Santa Fe Springs community and local officials through:

- Fact Sheets
- Information Repositories
- Community Meetings
- Personal Contact
- Media Advisories
- Interagency Committee Meetings

Other public relations consultants are not considered necessary on this project. If public concern heightens, the WDIG will consider hiring these consultants as appropriate.

##### Fact Sheets

EPA will oversee the preparation and publication of Site Fact Sheets at important remediation milestones to inform the community of progress. Fact Sheets can clearly and accurately explain Site background, EPA's role, the Superfund process, and remedial activities. All Fact Sheets will have the approval of the EPA Community Involvement Office.

The WDIG will assist EPA in the preparation of Fact Sheets by providing text, figures and tables as requested. The mailing list for the WDI Superfund Site is maintained by the EPA.

##### Information Repositories

Information repositories have been established to provide the public with access to Site-related information, such as reports, Fact Sheets, and other project documents. The information repositories are maintained by the EPA and are updated as necessary to include the most current information about the Site.

The Information Repositories are located at the following locations:

- Santa Fe Springs Public Library  
11700 E. Telegraph Rd.  
Santa Fe Springs, CA 90670  
(562) 868-7738  
Hours:  
M – Th            10:00 a.m. - 9:00 p.m.

F 10:00 a.m. - 6:00 p.m.  
Sat. 10:00 a.m. - 5:00 p.m.

- Superfund Records Center  
95 Hawthorne Street, Suite 403  
San Francisco, CA 94105  
(415) 536-2000  
Hours:  
M-F 8:00am – 5:00pm

### Community Meetings

Community meetings will be held for both the public and local officials to inform the community of Site remediation milestones. Public meetings will be conducted to provide information, address questions, and allow the public to express concerns related to the Site and Site activities. All community meetings will be held at a location accessible to community members. All meetings will be announced through a public notice or advisories or newsletters. Public meetings will be held under the direction of EPA. The WDIG will assist EPA by providing meeting materials, presentations and placards as requested.

At EPA discretion, such as before major work activities occur on the Site, briefings may be held with local officials. Local officials have been active in maintaining awareness of the WDI Superfund Site and are a good source for identifying broad community concerns.

### Site Information Contacts

EPA will be the community's main point of contact for further information on the Site remedial activities. EPA contact information is contained in Appendix A.

## **4.3 Strategies for Communicating with the Community for Various Remediation Program Conditions**

Implementation as Planned and Changes: - This strategy addresses the normal implementation of the remedy. EPA's CI Coordinator, with WDIG's assistance as requested, will coordinate the newsletters, briefings, and meetings as necessary. Newsletters will be distributed before the start of remedial activities and after the completion of remedial activities. Briefings and public meetings will be offered to Santa Fe Springs residents and other interested community members. If Site factors warrant, the scope of the Remedial Action may change or expand. This strategy addresses situations where Site factors warrant changing or expanding the scope of the Remedial Action. Changes to the scope of Remedial Action will be communicated to the community with Fact Sheets, briefings and/or public meetings. Fact Sheets, briefings and meetings will be arranged by the EPA Community Involvement Coordinator, with WDIG's assistance as requested.

Emergencies: - This strategy addresses situations where there may be an immediate danger to human health and the environment. Emergency conditions include:

- Spills of dangerous and hazards materials,

- release of chemicals of concern into the atmosphere,
- or exceedances of perimeter or in-business air monitoring standards.

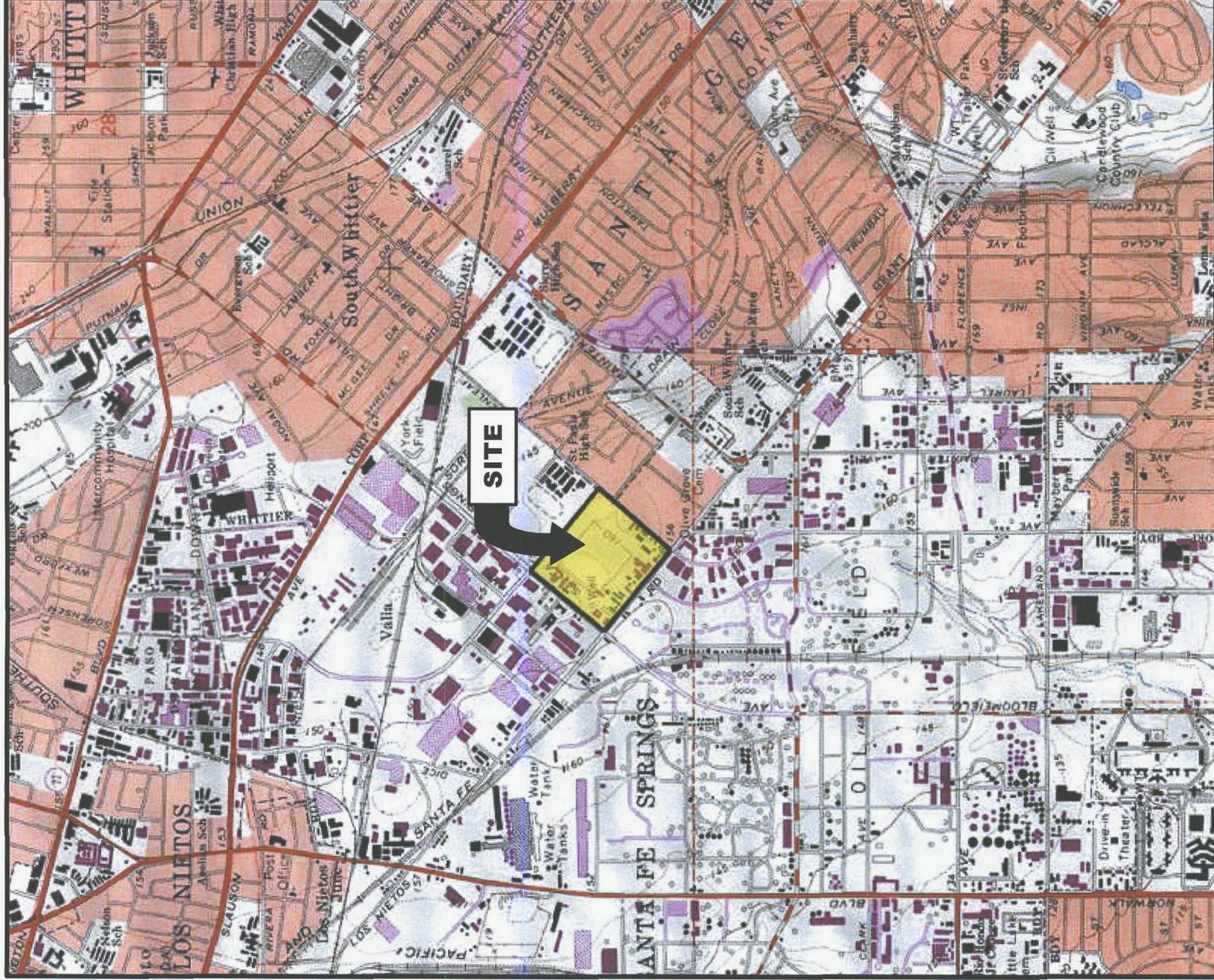
These emergency conditions will be communicated through the emergency communication procedure diagramed in Figure 3. The Supervising Contractor will notify the EPA RPM and CIC. The EPA RPM and CIC are responsible for notifying other community contacts.

#### **4.4 Coordination with WDI Site Landowners and Tenants**

Although this Plan does not specifically address the processes and procedures for coordinating with WDI Site landowners and tenants, it is acknowledged that coordination with the on-site stakeholders will be one of the most important and challenging components of the community involvement process. Given the scope of the activities that will be occurring at the site, each on-site stakeholder must be thoroughly briefed regarding the remedial activities that will directly and indirectly affect him/her. The following bullets generally describe procedures that will be employed to coordinate with the on-site stakeholders:

- **EPA-led Group Meetings:** EPA will hold meeting group meeting with the on-site stakeholders at key milestones, e.g., before mobilization. The WDIG will assist EPA during these meetings.
- **One-on-one Meetings:** The purpose of these meetings between the EPA, WDIG and onsite stakeholders is to compile parcel specific layout and operating data in order to efficiently plan the necessary remedial activities. Issues that will be particularly sensitive to onsite stakeholders may include:
  - Construction scope and schedule
  - Mitigation of construction impacts
  - Procedures for complaints and communication channels
- **Parcel-Specific Work Plans:** These plans will be summaries of the remedial activities at each site parcel, and will document agreements and understanding reached during the one-on-one meetings.

These issues will be discussed in greater detail in the RAWP, especially Section 3.0 - Remedy Implementation and Appendix B – Site Management Plans.



**FIGURE 1**  
**Site Location Map**

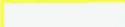


SCALE

REFERENCE: USGS 7.5 MINUTE TOPOGRAPHIC MAP WHITTIER, CALIFORNIA, DATED 1981

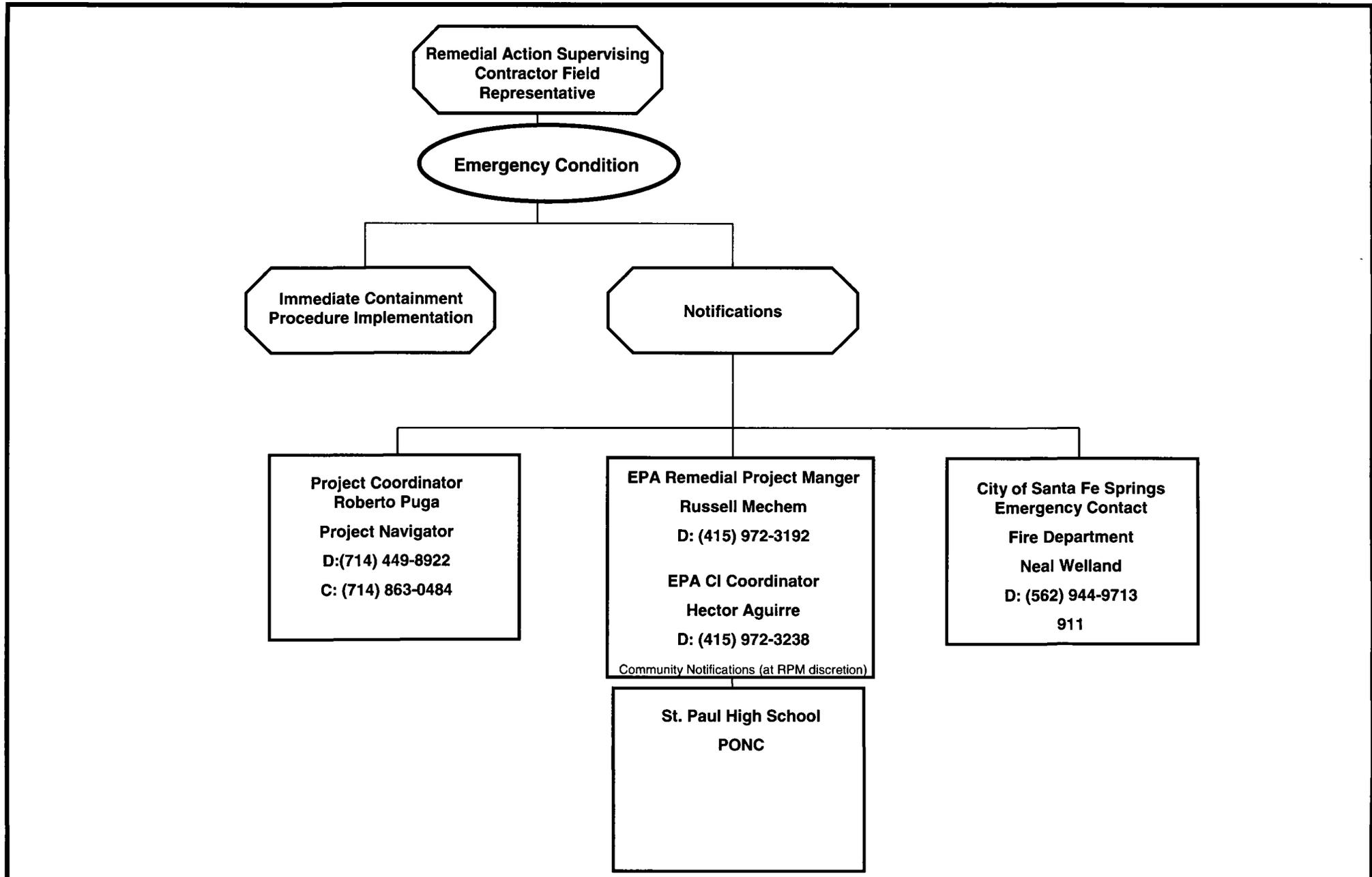


Legend

Parcel Boundary 

Parcel Number 25

**FIGURE 2**  
**Site Features Map**



**WDI Emergency Communication Procedure Diagram**

**Figure 3**

**APPENDIX A**  
**LIST OF KEY CONTACTS AND INTERESTED PARTIES**

**U.S. EPA REGION IX OFFICIALS**

Mr. Russell Mechem  
Remedial Project Manager  
75 Hawthorne Street (SFD-7-1)  
San Francisco, California 94105  
(415) 972-3192

Ms. Michele Benson, Esq.  
Assistant Regional Counsel  
75 Hawthorne Street (ORC-3)  
San Francisco, California 94105  
(415) 972-3918

Mr. Hector Aguirre  
CI Coordinator  
75 Hawthorne Street (SFD-3)  
San Francisco, California 94105  
(415) 972-3238

**STATE AND LOCAL AGENCIES**

Department of Toxic Substances Control  
Ms. Jessy Fierro  
1011 North Grandview Avenue  
Glendale, California 91201  
(818) 551-2174

City of Santa Fe Springs (SFS)  
Andy Lazzaretto  
11710 Telegraph Road  
Santa Fe Springs, CA 90670-3658  
(562) 868-0511 ex. 291

City of SFS Fire Department– Fire Chief  
Neal Welland  
11300 Greenstone Avenue  
Santa Fe Springs, CA 90670-4619  
(562) 944-9713

City of SFS Police Department – Director of Police Services  
Fernando Tarin  
11576 Telegraph Road.  
Santa Fe Springs, CA 90670-9928  
(562) 409-1850

### **WDIG PROJECT COORDINATOR AND SUPERVISING CONTRACTOR**

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Project Navigator, Ltd.  
2600 Nutwood Avenue, Suite 830  
Fullerton, CA 92831  
Main: (714) 449-8920  
Direct: (714) 253-0198

Supervising Contractor  
Remedial Construction Services, Inc.  
Robert Lartz  
22784 Canyon View Drive  
Corona, CA 92883  
(909) 277-2196

### **COMMUNITY ORGANIZATIONS AND CITIZENS GROUPS**

Protect Our Neighborhood Community (PONC)  
Ms. Gen Duncanson  
9540 Bright Ave.  
Whittier, CA 90606

Ms. Deborah Smiley  
13036 E. Cornishcrest St.  
Whittier, CA 90605

St. Paul High School  
Ms. Lois Maldonado  
9635 Greenleaf Avenue  
Santa Fe Springs, CA 90670  
(562) 698-6246 ex. 727