



An update on activities at the
Operating Industries, Inc.
Landfill Superfund Site

OII Update

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SUMMARY OF FINDINGS

FIVE-YEAR REVIEW OF LANDFILL CLEANUP REMEDIES

The U.S. Environmental Protection Agency (EPA) has completed a Five-Year Review of the cleanup remedies required at the Operating Industries, Inc. (OII) Landfill Superfund Site in Monterey Park, CA (see photo page 2). The purpose of a Five-Year Review is to evaluate the implementation and effectiveness of the cleanup in order to ensure that it remains protective of human health and the environment. This review was conducted between April and September 2005 and the OII Five-Year Review Report was issued on September 28, 2005. In this update, you will find an explanation of the Five-Year Review process, site background information, findings and recommendations along with contact information.

The Five-Year Review Process

In addition to regular and on-going site evaluations, the Superfund law requires EPA to evaluate the effectiveness and protectiveness of remedial systems every five years in a very specific and detailed manner. The first and second Five-Year Reviews were completed in May 1995 and February 2000, respectively. During Five-Year Reviews, EPA develops a fact sheet to notify local residents, studies information about the site, conducts a site inspection and interviews people who are familiar with the site. The methods, findings, conclusions and recommendations of the review are documented in a Five-Year Review Report. The report includes the following: site background and history; an explanation of any remedial measures in place; an explanation of documents and laws reviewed; a discussion of the site inspection conducted and sampling results; an explanation of how the community will be notified about the review; actions taken in response to previous reviews; institutional controls; site recommendations and a statement of protectiveness. A statement of protectiveness documents whether the remedial actions selected for a site continue to be effective in protecting human health and the environment.

Site Background

The OII site was placed on the National Priorities List (NPL or Superfund list) in May 1986. While in operation, the facility allowed disposal of residential and commercial refuse, industrial wastes, liquid wastes and various hazardous wastes. In the past, releases of hazardous substances occurred which may have posed a threat to human health and the environment had they not been contained or cleaned up. The contamination threatened the air, soil, surface water and groundwater. To manage the cleanup of the contamination, the site was divided into four activity-based cleanup areas: 1) Site Control and Monitoring; 2) Leachate Management and Treatment; 3) Landfill Gas Migration Control and Landfill Cover; and 4) Liquids Control and Contaminated Groundwater. Each of these areas has an associated Record of Decision (ROD) which specifies cleanup requirements. After issuing the RODs, which date from July 1987 to September 1996, EPA worked with the potentially responsible parties (PRPs) to install a number of remedial systems to manage site cleanup: a landfill cover on the South Parcel; construction of a leachate treatment plant; expansion of the landfill gas extraction system; improvement of the landfill gas destruction facility; construction of a storm-water storage facility; and installation of new groundwater extraction wells. Development of a perimeter liquids control system for the groundwater remedy and a remedial design for the North Parcel cleanup and redevelopment are currently in progress.

Five-Year Review Findings and Recommendations

The Final Remedy at the Operating Industries, Inc. Landfill site is expected to be protective of human health and the environment. Although three issues were identified while conducting the Five-Year Review, only one of these issues has the potential to impact the long-term protectiveness of the remedy if not addressed.

Issue #1: The design and implementation of a final remedial action at the North Parcel has not yet been completed. Under the Seventh Partial Consent Decree (CD-7), the cleanup action in the 10-acre landfill area was to be integrated with commercial development of the entire 45-acre North Parcel. The work has been considerably delayed due to fact that the remediation as anticipated under CD-7 did not take place because of problems with the original developer. In April 2004, EPA directed the PRPs to implement the North Parcel remedy as an item of Excluded Work under the Third Partial Consent Decree (CD-3).

Recommendation: The Five-Year Review findings have shown that, despite the issue relating to redevelopment of the North Parcel, progress continues to be made toward fulfilling the remedial action requirements set forth in both the ROD and Consent Decree. In August 2005, EPA approved the pre-design report that includes evaluation of various alternatives for systems including a cover, landfill gas control and surface water management. The recommendation is that New Cure, Inc. (NCI, the company doing the remediation for the PRPs under EPA oversight) continue to move forward toward development of a final design for the North Parcel remedy and, ultimately, its construction. At the same time, EPA and the PRPs are continuing to pursue integration of redevelopment with the cleanup work.

Issue #2: Design and implementation of perimeter liquids control (PLC) actions have not been completed. A system installed as part of the landfill gas remedy is providing some degree of PLC around the western/southwestern perimeter of the South Parcel, but PLC actions required along the northwestern boundary of the North Parcel and the north-eastern corner of the South Parcel are still in the pre-design stage.



Oil Site from the air

Recommendation: NCI should accelerate design and implementation of the PLC system in the northwestern portion of the North Parcel and, following the completion of necessary groundwater investigative work, in the northeastern corner of the South Parcel. A complete schedule extending through PLC implementation should be developed.

Issue #3: Although NCI has prepared a Final Access and Institutional Controls Work Plan which was submitted to EPA in March and approved in May 2003, the Five-Year Review results showed that this work has not been fully implemented. No deed notification with restrictive covenants has been attached to the landfill parcel title. The EPA recommends that NCI and the stakeholders execute and record a restrictive covenant for the property that would bind current and future owners and restrict certain uses of the site itself, including residential use, and prohibit use of the groundwater underneath the site. In addition, the plan is to be updated every two years in accordance with the Eighth Partial Consent Decree (CD-8). Although NCI indicated that the plan is currently undergoing revision, it had not been completed at the time of the Five-Year Review.

Recommendation: NCI should complete the update of the Final Access and Institutional Controls Work Plan and provide a status report on its implementation and a schedule for placement of restrictive covenants on the landfill property. (Note: EPA has already instituted controls on future use of groundwater which may be contaminated by the OII site. This has been accomplished by notifying property owners within the area of concern. These controls will continue until the groundwater cleanup goal is reached.)

In Conclusion

The Final Remedy at the OII Landfill site is expected to be protective of human health and the environment. Portions of the required remedies that are still incomplete include capping and landfill gas control on the North Parcel and full implementation of the PLC systems. Additionally, implementation of institutional controls has not yet been completely fulfilled. Completion of these remedial activities, along with continued groundwater monitoring and evaluation, will allow EPA to predict with greater certainty the time required to achieve groundwater cleanup goals. In the interim, exposure pathways that could result in unacceptable risks are being controlled. Many of the threats at the

site have been addressed through capping and capture/treatment of both landfill gas and leachate. Continued operations and maintenance activities and implementation of site security measures will result in further reduction of these threats.

Long-term protectiveness of the remedies will be verified by taking additional water samples to fully evaluate potential migration of the contaminant plume from the site. Current data indicate that the plume remains relatively stable, and areas where a problem may be evolving are undergoing further study and remedial actions. Full implementation of institutional controls will also prevent exposure to or ingestion of contaminated water.

Availability of the Five-Year Review Report

If you have questions or concerns regarding the OII Five-Year Review, please feel free to contact the EPA personnel listed below. A copy of the final report is available at the OII information repositories.

Information Repositories

Copies of site-related documents for the OII site, including the Five-Year Review Report, are available at the following locations:

Bruggemeyer Memorial Library

440 S. McPherrin Ave. (temporary location,
government documents)
Monterey Park, CA 91754
(626) 307-1333
Hours:
Mon, Tues, Noon to 9 p.m.
Wed, Thurs, Fri, Noon to 6 p.m.



Montebello Public Library

1550 W. Beverly Blvd.
Montebello, CA 90640
(323) 722-6551
Hours:
Mon, Tues, 10 a.m. to 8 p.m.
Wed, Thurs, 10 a.m. to 6 p.m.
Fri, Sat, 10 a.m. to 5 p.m.

Superfund Records Center

95 Hawthorne St., 4th Floor
San Francisco, CA 94105
(415) 536-2000
Hours:
Mon - Fri, 8 a.m. to 5 p.m.

Summary of Findings at Oil Superfund Site

Five-Year Review of Landfill Cleanup Remedies

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EPA / Oil web site: www.epa.gov/region09/waste/sfund/oii



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