



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

OII Update

Fact Sheet #25

April 1997

EPA Signs Record of Decision for Final Remedy

This fact sheet provides an update of activities at the Operating Industries, Inc. (OII) Landfill Superfund site. It is being distributed to EPA's mailing list for the OII site and other interested parties to advise of cleanup activities and site decisions which have occurred in recent months. If you are not on the mailing list and would like to be, please see the EPA contact information at the end of this fact sheet.

The U.S. Environmental Protection Agency (EPA) has selected remedial measures to address landfill-related contamination and provide final cleanup of the Operating Industries, Inc. (OII) Landfill Superfund site. As with all remedial measures now in place at the OII site, the objective of this final cleanup plan is to protect human health and the environment by preventing the release and migration of contaminants to air, soil, surface water and groundwater from the landfill. Specifically, the final remedy will provide subsurface control of landfill liquids at the perimeter of the landfill, treat collected liquids at the on-site leachate treatment plant and provide long-term operation and maintenance of all site control facilities. The remedial measures described here for the final remedy are in addition to previously selected remedial measures for landfill gas control and landfill cover.

EPA selected the final remedy based upon several factors including the ability to be protective of human health and the environment, compliance with state and federal standards, cost effectiveness and state and community acceptance. After considering all comments received during the

public comment period, EPA selected an alternative from the four that were presented in the Proposed Plan, dated May 1996. This decision is summarized in a document called the Record of Decision, or ROD. Comments received from the public are addressed in the Responsiveness Summary, which appears as an appendix to the ROD. Site documents, including the ROD for the final remedy, can be reviewed at the repositories listed at the end of this fact sheet. The entire site Administrative Record is available at the Bruggemeyer Library in Monterey Park.

The Selected Remedy

The ROD, signed by EPA on September 30, 1996, specifies performance-based standards that the selected remedy must attain rather than prescribing exact components such as specific facility designs. A performance-based ROD allows for more flexibility during the remedial design and remedial action phases. This approach can be much more efficient and cost effective in remediating the OII site, where not all subsurface conditions are uniform or well-characterized.

The performance-based standard selected in the ROD calls for perimeter liquids control—extraction wells, possibly combined with an extraction

trench—that is expected to prevent further migration of contaminated groundwater beyond the landfill boundary. With modifications, the existing leachate treatment system will be able to treat extracted groundwater and then discharge the treated liquids to the County Sanitation Districts of Los Angeles County sanitary sewer system. Contaminant levels in the groundwater beyond the site boundary would be reduced by natural attenuation, or the natural degradation of contaminants.

There will be various procedures to ensure that performance standards are being met. Routine groundwater monitoring will take place at the landfill perimeter; additional monitoring will provide information regarding the progress of natural attenuation which, as stated above, is expected to occur in groundwater beyond the site boundary. If monitoring indicates that performance standards are not being met or that natural attenuation is not occurring as expected, further evaluation of the remedy will be conducted to determine if additional measures are required to satisfy the terms of the ROD.

The other major components of this final remedy ROD are institutional controls; these will supplement 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 OII. The ROD also includes provisions for the ongoing maintenance of site facilities and site security.

Implementation of the Remedy

EPA will negotiate implementation of the final remedy with potentially responsible parties (PRPs) at the OII site. When agreement is reached, the parties will enter into a Consent Decree which will require the PRPs to do the work. (If negotiations are unsuccessful, EPA may perform the work itself and recover costs from the PRPs, or EPA may issue an administrative order requiring the PRPs to perform the work at their own expense.) Following this, design of the final remedy will begin. While EPA is conducting final remedy negotiations, a pre-design investigation will be performed to better characterize the specific areas where leachate is migrating beyond the landfill perimeter, and hydraulic properties of the aquifers and formations at the perimeter will be better characterized. These pre-design investigations will primarily consist of installing and sampling new monitoring wells in the area close to the perimeter. During the design phase, the drawings and specifications for the final remedy will be developed. After this is completed, construction will begin.

Drilling Activities Begin

Montebello residents who live very near the western and southern perimeter of the OII Landfill have no doubt already started to hear drill rigs on the site near their homes. Prior to the start of these activities in mid-February, flyers explaining the upcoming drilling and its purpose were distributed in the affected neighborhoods.

The drilling currently taking place is an important component of the landfill cleanup. Approximately 50 new wells are being installed on the perimeter of this area of the South Parcel to better control gas and liquids migration at the landfill. New Cure, Inc., contractors for the PRPs, is doing the work under the approval and oversight of EPA. The

drilling of each well takes one or two days, followed by installation of a pump at each location and then piping to connect it all together. Equipment necessary for these activities includes a drill rig and a support truck.

Residents near the drilling areas may see workers in protective clothing.

Upcoming Community Involvement Activities

EPA and New Cure, Inc. are planning to hold an open house at the OII site for community members in late Spring or early Summer. The purpose of this event will be to update the community on what is going on at the site in a way that will be a nice change of pace from our traditional public meeting format and perhaps more interesting. Attendees will have the opportunity to speak to both those directing and those doing the work on the site as well as see many site facilities firsthand. When details of the open house are firm, a notice will be sent to the mailing list announcing the specifics. Stay tuned...

Please be assured, the protective clothing **does not** indicate a hazard for the neighborhood; it is for site personnel who may come into direct contact with contaminants while drilling into the landfill. **There will be no contamination hazard to nearby residents during these activities.**

All drilling will be completed by the beginning of June, and the entire project will be finished by the end of July. Hours of operation will be Monday to

Friday, 7:30 am to 5:00 pm. No work will take place on city streets.

EPA and New Cure, Inc. would especially like to thank our neighbors in Montebello for their understanding and cooperation during this drilling project. We know the sound of drilling is unpleasant, but these are important activities that will ultimately help protect your neighborhood.

Thermal Destruction Facility (TDF) Siting Decision

In October 1996, EPA made the decision to site the planned landfill gas treatment system, or thermal destruction facility (TDF), on the North Parcel just south of the existing leachate treatment plant (between the treatment plant and the Pomona Freeway). After several months of trying to reach the fairest, most sensible solution to the siting issue (EPA's objective being maximum protection of human health and the environment with minimal adverse impact on all affected parties), and having many discussions with the cities and residents of Monterey Park and Montebello, EPA chose the location described above. This location was not one that was discussed in fact sheets or at the public meeting last April, although it is very close to N1, a site that was considered earlier. The chosen location came under consideration after EPA reevaluated the minimum amount of space necessary to fit the technical requirements of the TDF.

Construction of the TDF is required by decisions made by EPA in 1988 and 1990 (with public input) on how to control landfill gas at the OII site. The remedy for dealing with this aspect of site cleanup included new piping for collecting the gas and a more efficient way to destroy the gas once collected—specifically, a thermal destruction facility to replace the old

flare system installed when the landfill was still in operation. The TDF will be designed specifically to treat and destroy landfill gas produced at the OII site. Though once considered a possible add-on component to the TDF, an energy recovery system has been deleted from the design due to technical considerations and the fact that it would not be cost effective.

Trash Reconsolidation

The issue of reconsolidating the trash on the North Parcel has been discussed in connection with the siting of the TDF and the possible opportunities for economic development of this part of the site. Although part of that discussion included the technical and economic feasibility of moving some North Parcel trash to the South Parcel, this will **NOT** occur. EPA has decided that the South Parcel will not be reopened for additional trash disposal. Other options for reconsolidating a limited amount of North Parcel trash on the North Parcel itself are currently being looked at as a means of helping the economic viability of that area. However, no decisions on that issue have yet been made.

In-Home Air Testing Continues

In 1992 and 1993, EPA conducted in-home air testing in approximately 200 Montebello homes to make sure migrating landfill gas was not accumulating in those homes. We were concerned that vinyl chloride, a component of landfill gas and a known human carcinogen, was possibly entering homes from underground. At that time, seven homes showed the presence of landfill gas, and those homes had remediation systems installed to deal with the situation. Since then, EPA and our contractors, CDM Federal, have gone out periodically into the same

neighborhoods to make sure there is no problem with landfill gas in homes. Having re-sampled selected homes several times since our initial survey (September 1996 and March 1997 being

An Announcement on Behalf of New Cure, Inc.

New Cure, Inc., contractors for the potentially responsible parties at the OII site and the people responsible for site remediation under EPA direction and oversight, are planning to develop their own site newsletter for residents of the area. Since it is EPA's policy to not share Superfund site mailing lists with other parties (as a matter of personal privacy to those on such mailing lists), EPA has agreed to announce New Cure's intentions and provide the community an opportunity to be on their mailing list. **If you are interested in being on New Cure, Inc.'s OII site mailing list, please contact New Cure directly at: (213) 278-4678.** New Cure's mailing list and the purpose for which it may be used are independent of EPA and have no connection with EPA's community outreach program, including OII Update newsletters such as this.

the most recent events), we have found no in-home landfill gas problems. Additionally, we are not finding landfill gas in the venting systems of homes that have been remediated. What this tells us is that the gas collection systems in place

on the landfill have been doing a very good job of keeping landfill gas from migrating away from the site. The new wells currently being installed, and the planned capping of the landfill, will improve the system that much more.

Enforcement News

On March 7, 1997, EPA issued a unilateral administrative order (UAO) requiring seven companies to participate in site cleanup efforts at OII. The seven companies named in the order are: Filtrol Corp.; McFarland Energy Corp. on behalf of itself and Seaboard Oil and Gas; William F. Donahoe, Inc. doing business as Vernon Truck Wash; Crosby and Overton, Inc.; Martin Marietta Carbon, Inc.; Consolidated Drum Conditioning, Inc. doing business as S. Rose Coopera; and Olympic Paint Division of Norton and Son, Inc. These seven companies collectively disposed of over six million gallons of waste which contained hazardous substances at the OII Landfill when it was in operation; they are PRPs for the OII site. The UAO requires these companies to operate and maintain the on-site leachate treatment system until December 31, 1999 at a cost of approximately \$3 million. The leachate treatment system treats only site-related liquids.

In general, PRPs are parties who may have disposed of hazardous substances at a Superfund site, arranged for the transportation of hazardous substances to the site or owned or operated the site. Although more than 200 other companies have settled with EPA for portions of the cleanup, the seven companies listed above have refused to enter into one or more settlements despite EPA's considerable efforts to negotiate. This is the second time EPA has ordered non-settling PRPs to do work at the OII site. ☹

Information Repositories

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

Bruggemeyer Memorial Library

318 South Ramona Ave.
Monterey Park, CA 91754
(818) 307-1333

Montebello Regional Library

1550 W. Beverly Blvd.
Montebello, CA 90640
(213) 722-6551

Chet Holifield Library

1060 S. Greenwood Ave.
Montebello, CA 90640
(213) 728-0421

For Additional Information

If you have questions regarding the information in this OII Update, concerns about the OII site or would like to be added to added to EPA's site mailing list, please contact:

Vicki Rosen

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75 Hawthorne St. (SFD-3)
San Francisco, CA 94105
(415) 744-2187
or toll-free at (800) 231-3075



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75 Hawthorne Street (SFD-3)
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Inside:

*EPA Signs Record of
Decision at Operating
Industries, Inc. Site*