



Superfund
Redevelopment
Program

SITE REDEVELOPMENT PROFILE

Operating Industries Inc. Superfund Site
Monterey Park, California



A view of the South Parcel landfill cap from a redeveloped portion of the North Parcel. (Source: EPA)

Site Location: 900 North Potrero Grande Drive, Monterey Park, California 91754

Size: 190 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

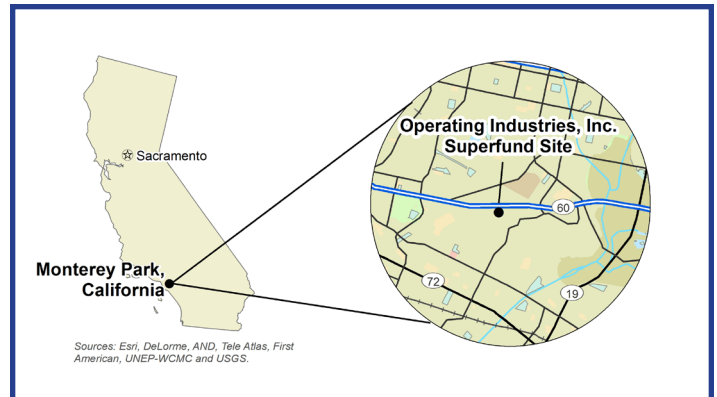
Current Site Uses: Commercial business complex with retail, restaurants and parking.

Use Restrictions: Institutional controls restrict groundwater use and limit reuse on the landfill cap.

Surrounding Population: within 0.5 mile, 1,368 people; within 2.5 miles, 164,963 people; within 4 miles, 398,632 people.

The Operating Industries, Inc. (OII) Superfund site (site) in Monterey Park, California, includes a former landfill that contaminated areas on site and in the surrounding community. With cooperation from EPA, the State of California, local municipalities and responsible parties, part of the site has been returned to beneficial reuse as a vibrant commercial hub.

The 190-acre site consists of two areas: the South Parcel and the North Parcel. From 1948 to 1984, the site operated as a landfill that accepted residential and municipal waste, as well as hazardous liquid wastes. Disposal practices at the landfill contaminated air, soil and groundwater. In 1982, hazardous liquid was found draining from the landfill. In 1984, the State of California added the landfill to the California Hazardous Waste Priority List and closed the landfill. EPA took emergency actions to begin stabilizing the site before adding it to the National Priorities List (NPL) in 1986. In 1998, an auto wrecking operation on the North Parcel was shut down and removed.



Location of the site in Monterey Park, California.

In 1996, EPA issued a final Record of Decision outlining cleanup activities. With EPA oversight, the responsible parties, under the OII Custodial Trust, cleaned up the site. Cleanup actions included groundwater monitoring, covering the landfill, controlling and treating landfill gas, and managing chemicals in the water draining from the landfill. A treatment plant collects landfill liquids and treats them on site. In 2002, the responsible parties installed six 70-kilowatt microturbines at the landfill to convert landfill gas into electricity to

SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1948-1984** A landfill operated on site.
- 1984** The state of California added the landfill to the California Hazardous Waste Priority List; the landfill closed.
- 1986** EPA added the site to the NPL.
- 1996** EPA selected final cleanup remedies for the site.
- 2002** Responsible parties installed microturbines to convert landfill gas into electricity. Cleanup efforts reduced methane in the landfill gas and the microturbines were later removed.
- 2016-2018** M&M Realty Partners redeveloped a portion of the site for commercial use.
- 2019** EPA's Pacific Southwest Region (Region 9) awarded site stakeholders with the Excellence in Site Reuse Award.
- Ongoing** Responsible parties conduct operations and maintenance with EPA oversight.

power the treatment plant. The methane produced by the landfill provided half of the energy used at the site. Cleanup efforts reduced methane in the landfill gas and the microturbines were later removed. The responsible parties maintain operations and maintenance of the site's remedy including continued groundwater monitoring.

EPA determined that the site's 45-acre North Parcel could be compatible with future commercial land use. Coordination between EPA, the Oil Custodial Trust, the City of Monterey Park and developers resulted in the construction of the Monterey Park Marketplace. The developers, M&M Realty Partners, played a key coordinating role, making the redevelopment possible and attracting businesses that provide needed services to the community. The 500,000-square-foot Monterey Park Marketplace shopping center opened in 2018; it includes retail businesses, restaurants and parking. The site's 145-acre South Parcel is currently vacant, but there are ongoing discussions about redeveloping the area as a solar farm.

In 2019, EPA Region 9 presented the Excellence in Site Reuse Award to the Oil Site Custodial Trust, the city of Monterey Park and M&M Realty Partners for their efforts to redevelop the site. The award was part of EPA's commemoration of the 20th Anniversary of the Superfund Redevelopment Program (SRP), launched in 1999 with the goal of returning formerly-contaminated lands to long-term sustainable and productive reuse for communities across the country.

The cleanup and redevelopment of the Operating Industries, Inc. Superfund site illustrates how collaboration between EPA, state and local governments, responsible parties, developers and communities can result in beneficial outcomes that protect human health and the environment as well as enable economic growth.

FOR MORE INFORMATION

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EPA Region 9 presented the site's Custodial Trust, the city of Monterey Park and M&M Realty Partners with the Excellence in Site Reuse Award in 2019 at the Superfund Redevelopment Program 20th Anniversary commemoration event. (Source: EPA)