



Sites in Reuse Former Landfill Property

2550 Greenwood Avenue, Monterey Park, California, 91755



Images from left to right: View of the South Parcel of the site's landfill cover along the Pomona Freeway, and spring grasses and lupines on the landfill cover.

Site Name: Operating Industries, Inc., Landfill Superfund Site

Size: 190 acres

Existing Site Infrastructure: All major utilities are available.

Current Site Uses: Potentially responsible parties are working with a developer and the city of Monterey Park on commercial redevelopment of the site's North Parcel. Work on the Monterey Park Market Place Shopping Center started in late 2016. Additional redevelopment opportunities exist at the site, including solar development potential on the South Parcel.

Use Restrictions: The North Parcel landfill cover design is compatible with commercial uses. Restrictive covenants and other institutional controls ensure that there is no exposure pathway to contaminated groundwater, soils and landfill gas vapors.

SETTING:

- The site is located about 10 miles east of downtown Los Angeles. The Pomona Freeway separates the area into a North Parcel and a South Parcel.
- The area surrounding the site is heavily developed, with mixed general commercial/industrial and residential land use and small pockets of open space.
- The site is zoned for commercial retail and office uses.
- The 51-acre, 500,000-square-foot retail center currently being constructed on site will host stores, restaurants, a bank, a fitness center and parking.
- Surrounding population: 0.5 mile, 15,811 people
2.5 miles, 164,963 people | 4 miles, 398,632 people.

REMEDIAL STATUS:

- A landfill operated on site from 1948 to 1984.

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

- Landfill wastes contaminated the air, groundwater and soil, and posed fire and health risks for nearby residents.
- EPA listed the site on the Superfund program's National Priorities List in 1986.
- Cleanup actions included covering the landfill, controlling landfill gas and managing leachate. Operations, monitoring and maintenance activities are ongoing.
- Previously, an innovative landfill gas treatment system converted landfill gas into electricity, meeting more than half the remedial system's energy requirements.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/operatingindustries