



DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Region 1

8810 Cal Center Drive, CA 95826

PUBLIC PARTICIPATION PLAN/ COMMUNITY RELATIONS PLAN

BKK Landfill

2210 Azusa Avenue

West Covina, CA

91792-1510

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Approved by:

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The signatory has determined that this document contains the required elements for a Public Participation Plan. This plan in accordance with the requirements of the Department of Toxic Substances Control 2001 Public Participation Policy and Procedures Manual for the BKK Landfills Facility in West Covina, CA.

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1.0 INTRODUCTION

The purpose of this Public Participation Plan/Community Relations Plan (Plan) is to describe the communication between the Department of Toxic Substances Control (DTSC), the community, and other stakeholders during DTSC's emergency assumption of essential operations and implementation of deferred maintenance activities at the BKK facility located in the City of West Covina, California. This Plan follows federal requirements for community relations activities at sites undergoing emergency response work. Therefore, it is somewhat limited and very focused in its objectives due to the emergency nature of the work being conducted. DTSC will use this Plan to identify community concerns and issues related to the BKK Facility and to outline a strategy for keeping the community informed throughout the emergency response process. This Plan presents a summary overview of the BKK facility and DTSC's emergency response action.

The BKK facility is the site of a former Class I landfill that is now in post-closure operations and an inactive/closing Class III landfill. Class I landfills are designed and permitted to accept hazardous wastes. Class III landfills are limited to taking municipal, nonhazardous solid wastes.

1.1 Organization of this Public Participation Plan

Section 1.0 - Describes the purpose of this Plan, introduces the site, lists the sources of information used to prepare the Plan, and describes the agencies that oversee the site

Section 2.0 - Outlines the site location and surrounding land use and gives a brief history of the operations at the facility

Section 3.0 – Provides an overview of the hazardous materials disposed at the facility and emergency work currently being conducted

Section 4.0 - Summarizes community and stakeholder concerns about the site based on survey and interviews conducted by DTSC and describes the three-step public outreach process DTSC will implement to keep the community informed and involved relative to the emergency response action

Appendix A - Provides a demographic profile of the community surrounding the site and a list of key contacts and DTSC mailing lists

Appendix B - Identifies locations where technical documentation about the emergency response action can be reviewed

Appendix C – Provides a summary of the community survey responses, verbatim responses to question number 6, and the list of questions utilized in the community interviews

1.2 Sources of Information Used for this Public Participation Plan

This Plan is based on information gathered from interviews with federal, State, Los Angeles County, City of West Covina, and City of Walnut elected officials, and the general public. It is also based on demographic data; public comments from a community survey mailed to approximately 2,534 residents and businesses near the facility; and interviews with public officials, business owners, and residents.

1.3 Agencies with Current Oversight Responsibilities

Several agencies, at the federal, State, and local levels have authority to regulate various elements of the facilities that exist at BKK. A summary of the current responsibilities and authorities of these agencies relative to operations at BKK is provided below.

Department of Toxic Substances Control. DTSC regulates hazardous waste facilities and oversees the cleanup of hazardous waste sites in California. DTSC's Hazardous Waste Management Program issues permits to operate these types of facilities and oversees all closure and post-closure monitoring and maintenance activities. The Emergency Response Program has the lead responsibility for carrying out the emergency response action at the BKK facility. These types of actions are carried out in situations when work must be conducted on a streamlined basis to prevent releases of hazardous substances that could impact public health or the environment.

Local Enforcement Agency (LEA). The City of West Covina is the LEA responsible for overseeing many of the activities at the BKK facility. The City primarily provides input on the closure and post-closure work being carried out on the Class III landfill. It also interacts with community groups, neighboring communities, agencies and organizations at all levels with regard to BKK-related projects and activities.

Regional Water Quality Control Board (RWQCB). The mission of the RWQCB is to preserve and enhance the quality of California's waters and to work with DTSC and the United States Environmental Protection Agency to assess water quality issues. The RWQCB issues, oversees, and enforces waste discharge permits at the BKK facility; enforces storm water runoff requirements; and provides input on groundwater characterization and cleanup plans.

South Coast Air Quality Management District (SCAQMD). The South Coast Air Quality Management District makes and enforces air pollution regulations. SCAQMD also has broad authority to regulate toxic and hazardous air emissions. It sets air emission limits for BKK facilities such as the landfill gas flare stations and the onsite power plant that produces electricity by burning gas from the two landfills.

Integrated Waste Management Board (IWMB). The IWMB is the lead State agency responsible for overseeing and approving closure of the BKK Class III landfill. It works closely with the LEA and BKK to develop and carryout the plans for closing this landfill and to develop and oversee implementation of plans for post-closure monitoring and maintenance work.

U.S. Environmental Protection Agency (U.S. EPA). The U.S. EPA works with DTSC to oversee implementation of federal hazardous waste management regulations and federal site cleanup operations in California. At BKK, U.S. EPA currently has the lead role for carrying out corrective action work that involves releases of hazardous waste to the air and to groundwater.

2.0 FACILITY DESCRIPTION AND HISTORY

2.1 Site Location, Description, and Surrounding Land Use

The BKK facility is located at 2210 Azusa Avenue, City of West Covina, California 91792. The Property, shown on Figure 1, covers approximately 583 acres. It consists of a closed Class I hazardous waste landfill, an inactive/closing Class III municipal solid waste landfill, and an active leachate treatment plant. There are numerous other facilities and structures on the property that are related to the BKK operations.

The nearest residential areas are to the south of the site. To the southeast, several homes are only 25 to 50 feet away from the BKK property. Schools located in closest proximity to the site include the Kumon Learning Center and the MPM Learning Institute located in the City of Walnut (see Attachment A for a list of schools located within two miles of the BKK facility).

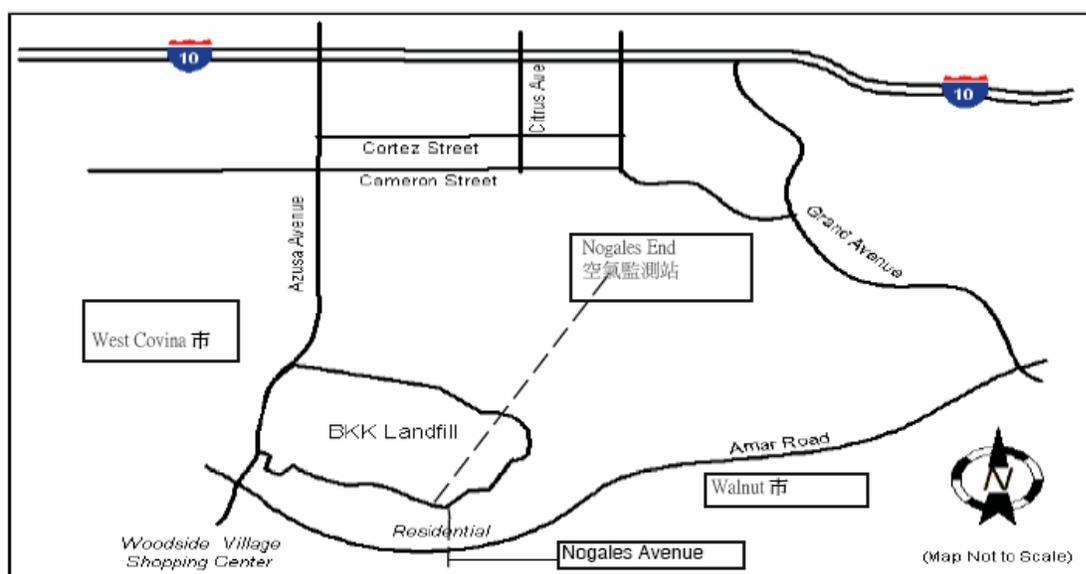
2.2 Facility History

BKK's Operations at the Site: 1963-2004

The BKK Class I landfill began operations in 1963. This facility remained in operation until 1984 when it stopped receiving most types of hazardous waste. From 1972 through 1984 the landfill accepted approximately 3.4 million tons of hazardous waste in addition to large amounts of nonhazardous waste. It continued in operation receiving only asbestos waste until 1987 when BKK initiated closure operations. Actual closure of the landfill was completed and certified by BKK in 1991. The Class III landfill accepted municipal waste from 1987 to 1996. Closure work for this facility is currently underway with the California Integrated Waste Management Board having the lead regulatory role for this work. A leachate treatment plant, which serves both landfills, has been in place since 1987 operating under a permit issued by DTSC.

On October 18 and 20, 2004, BKK informed DTSC that it would be unable to continue their post-closure care of the Class I landfill and that it would have to layoff staff effective November 18, 2004. Based on this notice, DTSC began work to initiate an emergency response action focused specifically on maintaining essential facility operations and repairing key onsite facilities. Implementation of this response action started on November 18, 2004. On December 2, 2004, DTSC issued an order to the main potentially responsible parties (PRPs) for this facility requiring them to assume responsibility for conducting essential operations and facility repairs. Negotiations with these PRPs are underway. DTSC's emergency response action will continue until the negotiations are completed. Once the PRPs assume responsibility for this work, DTSC will directly oversee all of their actions. Additional information on the BKK facility and DTSC's emergency response action can be found on the DTSC website at www.DTSC.ca.gov.

Figure 1. BKK Site Location Map



3.0 DESCRIPTION OF EMERGENCY RESPONSE ACTIVITIES

3.1 Hazardous Materials Usage at the Site

Wastes disposed at the BKK Class 1 landfill include (but are not limited to) asbestos; acid and alkaline solutions and sludges; cyanide wastes; contaminated soils, drilling muds and petroleum wastes; heavy metal solutions; oils; paint wastes; plating solutions; pesticides; polychlorinated biphenyls (PCBs); phenolic wastes; and solvents. Over the period from 1972 to 1984, BKK accepted approximately 3.4 million tons of liquid and solid hazardous wastes together with large amounts of nonhazardous wastes for disposal at the Class I landfill.

3.2 Work in Progress

Since November 18, 2004, DTSC and its contractors have been providing personnel, materials, and equipment necessary to conduct emergency activities associated with maintaining essential BKK operations and for completion of key deferred maintenance activities. Key essential operation and deferred maintenance activities underway at the facility include:

- Operating landfill leachate collection systems
- Operating the Leachate Treatment Plant
- Operating the gas collection systems for gas generated in the landfills
- Operating the gas combustion (flare) units
- Maintaining onsite storm water runoff and Class I landfill cap systems

- Conducting air and groundwater monitoring
- Maintaining the Class I landfill cap irrigation system
- Maintaining site security

Deferred Maintenance Activities include:

- Gas flare station repairs and maintenance
- Upper storm water detention basin clean out and erosion control
- Leachate Treatment Plant repairs/upgrades
- One-million gallon water tank maintenance
- Storm drain repairs/replacement
- Repairs of leachate collection sumps
- Landfill gas collection system repairs
- Leachate collection system repairs
- Work on the Class I landfill cap and other facilities to reduce vinyl chloride emissions from the southeast area of the site

4.0 PUBLIC INVOLVEMENT AND OUTREACH

DTSC's emergency response action at the BKK facility began on November 18, 2004 based on the notice received from BKK that it could not afford to maintain staff beyond November 17, 2004. In addition, DTSC issued an emergency order to key BKK facility potentially responsible parties on December 2, 2004 instructing them to take over emergency work. Even though emergency response actions operate under very streamlined procedures, these actions do include public involvement and participation activities. Information repositories have been set up in the cities of West Covina and Walnut and in DTSC's regional office located in Glendale. In addition, information on this response action is regularly updated on DTSC's Web Site and fact sheets on work being conducted at the facility and issues such as releases of low levels of vinyl chloride are being issued.

Public involvement and participation efforts related specifically to the emergency response action to date have included:

- Established the emergency response project information repositories in the Cities of West Covina and Walnut and in DTSC offices
- Placed key emergency response project documents on DTSC's web site
- Issued the November, 2004 Fact Sheet on DTSC emergency response work at BKK
- Issued the March, 2005 Fact Sheet
- Issued the April, 2005 Fact Sheet
- Issued the June, 2005 Fact Sheet
- Issued the August, 2005 Fact Sheet
- Utilized the existing DTSC Hazardous Waste Management Program BKK mailing list of 2,534 parties as the basis for communication with communities
- Issued the community survey to all parties of the mailing list
- Conducted telephone interviews with community members and public and elected officials

4.1 Compilation of the Responses to the Community Survey

DTSC mailed a community survey form to 2,534 community members in the area of the BKK facility. A total of 189 completed survey forms were returned to DTSC. A copy of the survey form showing the tabulated responses to the questions is included in Appendix C. Key responses to the survey are summarized below.

- 1) Question #1 – Please mark your current knowledge about the BKK landfills site.

Thirty-nine individuals indicated that they know a lot about the BKK site

- 2) Question #2 – Please mark your interest in the BKK landfills site.

One hundred and four individuals indicated that they are very interested in the site.

- 3) Question #3 – Please mark your willingness to attend a public/community meeting regarding the BKK landfills site.

Forty-one individuals indicated that they would definitely attend a public/community meeting about the site.

4) Question # 4 – Do you have a language preference for receiving information about this site?

One hundred thirty-six responders indicated that English was their language preference and 41 preferred Chinese.

5) Question #5 – What is the best way to give you more information about the BKK landfills site?

One hundred fifty-eight responders preferred to receive printed materials in the mail.

6) Question #6 – We sometimes need to talk with community members to learn more. Would you be willing to talk with us?

Several parties indicated that they would be willing to discuss BKK issues with DTSC.

7) Question #7 – Do you know of a community group or individual in your neighborhood who would like to be contacted or put on our mailing list?

Several groups/individuals were added to DTSC's mailing list based on suggestions received in the surveys.

8) Question # 8 – Please list any additional community issues/concerns that you may have.

A verbatim list of the issues/concerns submitted by responders is included in Attachment C.

4.2 Community Interview Responses

A variety of community members, elected officials, and public officials were interviewed regarding the BKK facility. The list of questions utilized for these interviews is included in Attachment C and the responses that were received are summarized below.

1) How long have you lived and/or worked in this area?

The parties that were interviewed have lived and/or worked in the area from six to 31 years.

2) Before meeting with us, how familiar were you with the BKK Landfills?

The majority of the parties interviewed have been familiar with the site for, in some cases, several years.

3) Have you ever received information about this site? Do you remember where you got the information?

Most of the parties interviewed have received information about the site. Principal sources of the information were: the City of West Covina, the Walnut Hills Development Environmental Impact Report, South Coast Air Quality Monitoring District quarterly landfill monitoring reports, written correspondence sent to homes and places of work, radio, and coworkers.

4) Do you have any current concerns about BKK Landfill? Can you explain please?

Key concerns raised by the parties interviewed included:

- a) The impact of the BKK site on public health and safety
- b) The impact that development activities will have on the BKK facility
- c) The costs associated with carrying out BKK operation and maintenance work
- d) The potential for BKK to increase the incidence of birth defects and cancer in the area

- e) The potential for DTSC to inherit the long-term responsibility for BKK operation and maintenance work
- f) The potential for the BKK site to impact endangered species

5) If you had a concern in the past did you bring it to anyone's attention? How was the concern addressed?

Key contacts that have been used to address community concerns include:

- a) City of West Covina elected officials
- b) City of Walnut elected officials
- c) Assemblyman Huff
- d) United States Environmental Protection Agency
- e) The Valley Tribune newspaper
- f) The Los Angeles Times newspaper
- g) The Audubon Society
- h) BKK
- i) Senator Diane Feinstein
- j) Senator Barbara Boxer
- k) The Department of Toxic Substances Control
- l) Penny Newman

6) Have you been actively involved with BKK or the property in any way past or present?

The majority of the individuals interviewed have not been actively involved with BKK. Individuals that have been involved with BKK generally included local agency officials and elected officials.

7) How would you rate your level of interest in this site? Interested? Not very Interested?
Could you explain, please?

The majority of the individuals interviewed reported being very interested in the site.

- 8) Are you currently receiving information about BKK? If you have, is the information clear and easy to understand? Do you want to continue to receive information about BKK?

The majority of the individuals interviewed report that they are currently receiving information on BKK and that they would like to get information via the mail, newspapers, radio, and e-mail.

- 9) Do you feel you have been kept adequately informed about BKK?

The majority of the parties interviewed said they have been adequately informed about BKK.

- 10) What is the best way to keep you informed?

The main communication mechanisms identified included newspapers, television, email, fact sheets, websites, fliers, faxes, and meetings.

- 11) What languages are spoken in your home/neighborhood? Do you prefer translated information when you read material?

In addition to English, the main languages identified include Mandarin, Filipino, Cantonese, Spanish, and Tagalog.

- 12) Have you ever had occasion to contact local, State, or federal agencies about work at BKK? If yes, who have you contacted?

The main agencies contacted were the Integrated Waste Management Board, Department of Toxic Substances Control, U.S. Environmental Protection Agency, City of West Covina, and City of Walnut.

- 13) Were you satisfied with the agency you contacted and did they provide you with adequate information?

Responses received ranged from limited satisfaction, to no, and to yes.

- 14) Do you have access to the internet? Do you know that information is available on DTSC's web page about BKK?

Most of the parties indicated that they have access to the internet but not all were aware of DTSC's web site that contains information on BKK.

- 15) Do you want to be added to an electronic mail list for BKK?

A majority of the parties said they have access to email and the internet and would like to be on DTSC's electronic mailing list for BKK.

16) What do you believe should be the main objective of a community involvement program?

Principal responses included:

- a) To clearly explain health risks posed by BKK to the community
- b) To educate the public on BKK and the work being done by government agencies
- c) To provide facts on the BKK site to the community
- d) To hold community meetings
- e) To keep the community and decision makers informed so they can get involved
- f) Provide government agency representatives at city council meetings
- g) To increase the public's knowledge on the BKK
- h) To address stakeholder concerns
- i) To provide accurate information

17) Do you currently belong to any community groups in the area?

Most parties interviewed did not belong to a community group.

18) Can you suggest a convenient location for community meetings?

Principal meeting locations recommended included:

- a) Local City Halls
- b) City of Walnut Senior Citizen Center
- c) Local theaters
- d) Junior colleges
- e) Facilities close to BKK
- f) Canyon Park Gymnasium
- g) San Antonia College

19) Can you suggest other individuals or groups that we should contact for additional input into your community?

The parties indicated that DTSC should contact City officials to get the names of Filipino groups and the South Coast Air Quality Management District.

20) Is there anything you would like to add?

The comments listed below in Section 4.3 - Survey/Interview Concerns were provided to DTSC via the community survey (Question # 8) and through question number 20 in the community interviews.

4.3 Community Survey and Interview Concerns about BKK

- 1) Air quality –
 - a) “When construction begins at the landfill, how will it affect air quality?”
 - b) “How can long term operation and maintenance of an air monitoring system be assured? And who would read the data?”
 - c) “What about people living down wind of the landfill, will they experience health problems?”
- 2) Water quality –
 - a) “Are the hazardous materials at the landfill affecting our water?”
 - b) “Is there groundwater pollution?”
 - c) “What safety measures, concerning water pollution, are being taken?”
 - d) “Are there potentially harmful levels of vinyl chloride in the water?”
 - e) “Is there groundwater monitoring currently occurring and how long will it last?”
- 3) Health concerns –
 - a) “I am concerned about the toxic wastes leaking to the neighborhoods (Walnut and West Covina) because the cancer patients around these two neighborhoods are higher than any others.”
 - b) “Are there potential health hazards and what can be done to avoid potential disaster?”
- 4) Language concerns –
 - a) Survey results show that 136 respondents preferred information to be in English, 41 in Chinese, 2 in Mandarin, 1 in Thai, and 1 in Korean.
- 5) Traffic concerns –
 - a) Concern over traffic issues leading to congestion of roadways.
- 6) BKK Operation and Maintenance concerns -
 - a) “How will the waste be cleaned up?”
 - b) “The cost of cleanup if things go wrong is a concern.”
 - c) “Will the landfill be maintained or monitored for at least 30 years following the closure? How would we know if we are safe after 30 years?”
 - d) “Is BKK going to maintain the site?”
 - e) “The landfill needs to be monitored until it can be cleaned up permanently.”

7) Potentially Responsibility Party concerns -

- a) "What happened to Ben K. Kazarian and his money?"
- b) "What about BKK's other board members?"

8) Property Value concerns -

- a) "What will the ramifications be of the proposed 240 home development next to the BKK in Walnut?"
- b) "Revitalization in this area and future development causes concern for the never ending issues about the monitoring and cleanup activities that surround it. We would like to see the responsible parties take care of this."
- c) "If you build homes in the area someone will have to be held responsible for the contamination that will eventually come out of this toxic site."

9) Miscellaneous concerns –

- a) "We are concerned about the 'steam' or 'smoke' coming out of BKK."
- b) "Why are there huge pipes now being installed on the south end of BKK?"
- c) "While brushing my teeth one morning, the water had an unfavorable taste of gasoline."
- d) "Is Anvar Avenue near the solid waste landfill going to be converted into a golf course or residences?"
- e) "Will use of the solid waste landfill stop?"
- f) "When will a new landfill be developed?"
- g) "Is BKK an active landfill? If not, why did the dumping cease? Or when did the landfill close?"

4.4 Development of Three Step Public Outreach Strategy

After review of the community survey results and interview notes, a public outreach strategy was identified that incorporates the following three steps:

- **Step 1:** Development of specific information that will address concerns of the communities and help to keep the communities informed of DTSC's emergency response activities. Specific mechanisms that will be used to accomplish this step include:
 - 1) Continue to collect air quality data to monitor releases of vinyl chloride from the facility
 - 2) Develop status reports on specific elements of the emergency response action
 - 3) Keep the communities informed of the status of negotiations with the BKK facility potentially responsible parties and the focus of their role in carrying out emergency response activities

-
- **Step 2:** Development of a list of communication tools and outreach activities that will be implemented in order to keep the communities fully informed. These tools and activities will currently focus on:
 - 1) Posting all relevant documents pertaining to DTSC’s emergency response action on the DTSC web site
 - 2) Issuing fact sheets on the current status of response work, vinyl chloride emissions, and other relevant information
 - 3) Maintaining key response documents in the public information repositories and add new documents as they are developed
 - 4) Provide responses to requests for information from the community

 - **Step 3:** Implementation of an action item timetable indicating the timeline for each public outreach step that will be undertaken. Timeframes for key community communication elements include:
 - 1) Fact sheets on the status of the emergency response action and vinyl chloride emissions will be issued at least quarterly
 - 2) Key documents related to the emergency response action will be posted on DTSC’s web site and sent to the community information repositories within one week after they have been finalized
 - 3) Responses to community requests for information will be handled as promptly as possible given the emergency nature of the work being conducted

4.5 Implementation of Public Outreach Strategy

Emergency response actions are carried out by DTSC in cases when very quick action is needed to deal with situations where a potential or actual event can lead to a release of hazardous substances that may impact public health and the environment. Due to the urgency of these situations, many of the standard procedures that would normally apply to hazardous waste facility closure/post-closure or site cleanup projects are either waived or significantly streamlined. For example, on a typical site cleanup project, removal action work plans are public noticed and public comments are received, reviewed, and factored into finalizing the plans. This type of input isn’t possible in emergency situations where work plans must be drafted very quickly and adjusted on an ongoing basis as the emergency situation develops.

In spite of the emergency nature of this project, it is essential that the communities in the area be keep informed of the status of the response action and be able to obtain information on the project on a regular and timely basis. Therefore, DTSC’s public outreach strategy for this emergency response action focuses on identifying and addressing public concerns related to the BKK facility emergency response action and on ensuring that the public is kept informed of the response activities on an ongoing basis. Implementation of the communication outreach strategy will continue throughout this emergency response action. This communication strategy will be evaluated periodically in order to gage the effectiveness of the outreach in addressing community and stakeholder concerns. Once this emergency situation ends, DTSC will return to the normal public participation process.

APPENDIX A

DEMOGRAPHIC PROFILE

INTRODUCTION

Purpose of the Demographic Profile

The demographic profile describes the demographics of the communities that surround the BKK site. The demographic profile includes information on various demographic, social, economic, language, and housing characteristics for the cities of West Covina, Walnut, and La Puente.

Sources of Information for the Profiles

The sources of information for the Community and Demographic Profiles include data from the U.S. Census web site, information from DTSC's Special Initial Study, information from the West Covina, Walnut, and La Puente web sites, and site visits.

DEMOGRAPHICS

West Covina

The City of West Covina was incorporated in 1923. Walnut and orange groves flourished in this area during the following decades. The City began the second-half of the 20th century with new developments and projects. The City Hall and police facility were built in 1969 under a Joint Powers Authority in the County of Los Angeles. The Civic Center Joint Powers Authority, consisting of the County of Los Angeles and the City of West Covina, also completed a three-level parking structure in the Civic Center Complex. The Civic Center complex includes the Los Angeles County Regional Library, the West Covina Courthouse (formerly Citrus Municipal Court), and the City Hall offices.

West Covina is a general-law city, providing police and fire services as well as street maintenance and repair, building and engineering, planning, and parks and recreational activities. The City Manager is the chief administrator of all city services and oversees the functioning of the City on a daily basis in accordance with policies established by the City Council. The City Manager is appointed by the City Council.

The City's population in 2000 was 105,080 based on year 2000 U.S. Census Data (Table 1). This Census data also indicate that the median household income for the City in 2000 was \$53,002.

There are 13 public and seven private elementary schools, three middle schools, two high schools, one continuation high school, one adult school, and numerous preschools and vocational schools within the City. Approximately 35,000 students were enrolled in public schools during the 2001-2002 school years.

Walnut

The area that is now the City of Walnut was initially used for grazing of cattle and sheep. Walnut was named after largest ranch in the area, Rancho de Los Nogales, meaning “walnut” in Spanish. The City was founded in 1940 and incorporated on January 19, 1959 by local farmers and ranchers.

Walnut is operated under the City Council-City Manager form of government with five council members selected at large to four-year terms. Each year, they select one of their members to serve as Mayor and another as Mayor Pro Tempore. The City Council also serves as members of the City’s economic revitalization and community redevelopment body known as the Walnut Improvement Agency. The Mayor serves as Chairperson and the Mayor Pro Tem serves as Vice Chairperson. The City Council appoints a City Manager to direct and coordinate administrative functions of the City and to serve as Executive Director of the Walnut Improvement Agency.

The population of Walnut in year 2000 was 30,004 based on U.S. Census Data (Table 1). Median household income for the City was \$53,002 during 2002.

The Walnut Valley Unified School District consists of fifteen schools (9 elementary, 3 middle schools, and 3 high schools). This District serves the cities of Walnut and Diamond Bar.

La Puente

La Puente is surrounded by the City of Industry to the west and southwest, the city of West Covina to the north, and the communities of Hacienda Heights, Rowland Heights, Valinda, Basset, and additional unincorporated pockets of Los Angeles County. Once part of La Puente Rancho, the community was laid out in 1841 and was originally the commercial center of a crop-farming and poultry and cattle-raising area. The city's name is Spanish for "the bridge." The incorporation date of La Puente is 1956.

The La Puente Administration Department coordinates the day-to-day operations of the City and the various internal operations of City Hall. The City Manager directs and oversees the operations of all departments through the departmental directors. In this capacity, the City Manager is responsible for the implementation of policy and programs as directed by the City Council. Working closely with the City Council, the City Manager allocates the resources available to the City in developing programs that have been approved by the City Council. Another role of the City Manager is in providing reports, analysis, and information to the City Council and to keep them apprised of all developments within and around the community that may have an impact on the City.

Bassett Unified School District serves a large unincorporated area in Los Angeles County and portions of the City of Industry, La Puente and Whittier. It is located approximately 20 miles east of Los Angeles in the San Gabriel Valley. The District's certificated and classified employees work with over 6,000 students in five elementary schools, one magnet school, one comprehensive high school, a continuation high school, and an adult

education program serving about 5,000 students. The District provides a variety of educational programs suitable to the need of a multi-ethnic and varied socio-economic community including a large Hispanic enrollment of approximately eighty-three percent.

Sensitive Receptors:

The sensitive receptors within two-miles of the BKK site include:

Kumon Learning Center (.38 miles)
18856 Amar Road, # 16
Walnut, CA

San Jose Edison Academy (1 mile)
1500 E Francisquito Avenue
West Covina, CA

MPM Learning Institute (.38 miles)
18856 Amar Road, # 1
Walnut, CA

South Hills Academy (1 mile)
1600 E Francisquito Avenue
West Covina, CA

Grandview School (.6 miles)
795 Grandview Land
La Puente, CA

Villa Corta Elementary School (1 mile)
17840 Villa Corta Street
West Covina, CA

St Martha's Catholic School (.7 miles)
444 N Azusa Avenue
La Puente, CA

San Jose School (1.04 miles)
1500 East Francisquito Ave.
West Covina, CA

Kinder Care Learning Center (.79 miles)
3443 S. Nogales St.
West Covina, CA

La Seda Elementary School (1.14 miles)
341 La Seda Road
La Puente, CA

Hacienda La Puente Unified (.9 miles)
1030 Indian Summer Avenue
La Puente, CA

Nogales High School (1.19 miles)
401 Nogales Street
La Puente, CA

Valinda Middle School (.98 miles)
1030 Indian Summer Ave.
La Puente, CA

Ping Ping Pang Chinese School (1.28 miles)
18780 Amar Road
Walnut, CA

Stanley G. Oswalt Elementary School (.99 miles)
19501 Shadow Oak Dr.
Walnut, CA

Opportunities for Learning (1.3 miles)
16042 Amar Road
City of Industry, CA

Hacienda La Puente Unified (1 mile)
16605 Wing Lane
La Puente, CA

Merced Elementary School (1.3 miles)
1545 E Merced Avenue
West Covina, CA

Giano Intermediate School (1.3 miles)
3223 S Giano Avenue
West Covina, CA

Northam Elementary School (1.4 miles)
17800 Renault Street
La Puente, CA

Hollencrest Middle School (1.4 miles)
2101 East Merced Avenue
West Covina, CA

Montessori Academy – West Covina (1.46 miles)
1030 East Merced Ave.
West Covina, CA

Community Demographic Profile

Table 1 shows the 2000 Census data for ethnic composition, income, and languages spoken in the cities of West Covina, Walnut, and La Puente. This three-city area is ethnically very diverse. The largest ethnic group in West Covina is Hispanic (45%). The Caucasian and Asian ethnicities each make up about 23% of that City's population. In Walnut the largest ethnic group is Asian, at 55%. The Caucasian and Hispanic ethnicities are the second largest groups, at about 19% each. La Puente is approximately 83% Hispanic, 7% Caucasian, and 7% Asian.

c) Languages Spoken in the Communities.

As shown in Table 1, a substantial number of residents speak Spanish, Chinese, and Tagalog. Fact sheets and other public outreach documents will be translated into Spanish, Mandarin, and Tagalog.

Table 1**Highlights from the Census 2000 Demographic Profiles****Demographics from 2000 Census****Racial/Ethnic Composition**

City	Total Population	Population of One Race Only								Population of Two or More Races	Hispanic or Latino
		Total	White	White (Not Hispanic or Latino)	Black or African American	American Indian & Alaskan Native	Asian	Native Hawaiian & Other Pacific Islander	Some Other Race		
La Puente	41,063	94.81%	39.11%	6.69%	1.96%	1.28%	7.16%	0.17%	45.14%	5.19%	83.10%
Walnut	30,004	96.29%	28.37%	18.21%	4.20%	0.24%	55.75%	0.08%	7.65%	3.71%	19.34%
West Covina	105,080	95.14%	43.86%	22.96%	6.37%	0.78%	22.70%	0.22%	21.22%	4.86%	45.73%

Languages Spoken At Home**Latin (Romance) & Southern European Languages**

City	Total Population Age 5 Years & Older	Spanish or Spanish Creole	French (including Patois, Cajun)	French Creole	Italian	Portuguese or Portuguese Creole	Greek
La Puente	37,310	25,676	5	0	0	5	0
Walnut	28,606	3,493	71	0	65	46	0
West Covina	96,998	29,739	349	14	191	0	22

Asian & Pacific Island Languages

City	Total Population Age 5 & over	Chinese	Japanese	Korean	Mon-Khmer, Cambodian	Miao, Hmong	Thai	Laotian	Vietnamese	Other Asian languages	Tagalog	Other Pacific Island languages
La Puente	37,310	861	38	164	33	0	30	58	282	0	839	142
Walnut	28,606	7,291	210	1,654	77	0	260	19	571	55	2,317	821
West Covina	96,998	6,814	263	759	47	0	306	76	2,128	349	7,503	550

English & Northern European Languages

City	Total Population Age 5 & over	Speak only English	German	Yiddish	Other West Germanic languages	Scandinavian languages
La Puente	37,310	8,935	28	0	49	0
Walnut	28,606	10,307	70	0	17	12
West Covina	96,998	45,563	249	0	120	51

Native North American, Arabic, and other Languages

City	Total Population Age 5 & over	Navajo	Other Native North American languages	Hungarian	Arabic	Hebrew	African languages	Other and unspecified languages
La Puente	37,310	0	12	0	18	0	0	11
Walnut	28,606	0	0	20	234	9	0	0
West Covina	96,998	0	6	42	741	22	85	0

Slavic & Indo European Languages

City	Total Population Age 5 & over	Russian	Polish	Serbo-Croatian	Other Slavic languages	Armenian	Persian	Gujarathi	Hindi	Urdu	Other Indic languages	Other Indo-European languages
La Puente	37,310	0	10	0	0	0	45	0	0	0	58	11
Walnut	28,606	0	18	0	0	37	32	161	114	219	363	43
West Covina	96,998	55	53	6	50	65	78	85	92	176	299	5

Median & Per Capita Income

Community	Median household income (dollars)	Median family income (dollars)	Per capita income (dollars)
La Puente	\$41,222	\$41,079	\$11,336
Walnut	\$81,015	\$82,977	\$25,196
West Covina	\$53,002	\$57,614	\$19,342

APPENDIX B

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Covina-Valley Unified
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Hacienda-La Puente Unified
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Walnut Valley Unified
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West Covina Unified
<http://www.wcusd.k12.ca.us>

Rowland Unified
<http://www.rowland-unified.org/main.htm>

East San Gabriel Valley ROP
<http://www.esgvrop.org/index.shtml>

APPENDIX C

INFORMATION REPOSITORIES

Where you can find further site related information

LOCATION AND HOURS OF OPERATION OF INFORMATION REPOSITORIES

The following locations hold information relating to site cleanup reports, community survey results, and Public Participation Plans:

West Covina Public Library

L.A. County Branch

1601 West Covina Parkway
West Covina, California 91790
Phone: (626) 338-6235

Hours of Operation:

MON-WED: 10a.m.-8p.m.
THURS: 1p.m. - 8p.m.
FRI-SAT: 10a.m.-5p.m.
SUN: CLOSED

Walnut Public Library

L.A. County Branch

21155 La Puente Road
Walnut, California 91789
Phone: 909-595-9323

Hours of Operation:

MON: CLOSED
TUES-THURS: 1p.m. - 8p.m.
FRI-SAT: 10a.m.-5p.m.
SUN: CLOSED

Department of Toxic Substances Control:

Historical permitting information:

1011 North Grandview Avenue
Glendale, California 91201
Contact: Richard Allen
Phone: 818-551-2924

Emergency Response Information:

8810 Cal Center Drive
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Public Participation Program

8800 Cal Center Drive
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APPENDIX C

**BKK COMMUNITY SURVEY AND
INTERVIEW INFORMATION**

**Verbatim responses to BKK Community Survey
Question # 8**

Responses to BKK site Community Survey

BKK site Interview Questionnaire

**Answers to question #8 from the community surveys
(verbatim)**

**Question # 8 – “Please list any additional community
issues/concerns that you may have.”**

-
1. Is there further new dumping going on there? Or when did the dumping stopped. How far the air quality being affected in the neighborhood. How far is safe for residents to live? What is the air quality at: 18989 Gold Hill Drive, Walnut, CA 91789?
 2. Is the chemical affected our water?
 3. When did the Class 1 landfill closed? (1989?) Will it be maintained or monitor after 30 years following the close? How do I know I am safe from the landfill after 30 years?
 4. Arnold would not let his kids near this proposed site! I have lived in this area my whole life. 30 – 35 years ago, the smell of toxicity was so bad that we could not go outside. If you build homes someone will be held responsible for the contamination that will eventually come out of new houses on this toxic site. Everyone will be up in arms when one case of toxic pollution makes housing prices drop hundreds of thousands in Walnut. Someone will be held responsible.
 5. New building in hill area between freeway 57 & 60. (Walnut & Brea City)
 6. Animal control and landscape pest control.
 7. West Covina is planning to build shopping complex on top of BKK. When they dig down deep into the ground, wouldn't the toxic gases leak out in the atmosphere, and affect my health, since I live so close to it?
 8. Potential ground water pollution from BKK dump to Walnut Hill Development Project site in Walnut.
 9. Any monitoring regarding ground water pollution?
 10. Crime, home burglaries.
 11. Pollution of groundwater from BKK.
 12. Standard-Pacific Developers next to a toxic waste dump.
 13. Just curious how the commercial developments (i.e. Golf Course, Home Depot, etc.) will affect/be affected by the landfill.
 14. Mainly the potential health hazards & what can be done to avoid potential disasters.
 15. The ramifications of the proposed 240 home development next to BKK in Walnut.

-
16. I lived in West Covina for 25 years adjacent to BKK, complained constantly to the City – sued BKK & had a water monitor/smell monitor in my yard. Have since moved to Walnut. I also know the owners of BKK (from past employment) & know they have money!! I also have a friend who worked at BKK for years!
 17. I am concerned about the Walnut Hills development which will be built next to the BKK landfill. It is not safe to build near a toxic dump.
 18. Traffic congestions (future buildings put up on the top of the landfill). Toxic wastes leaking to the neighborhoods (Walnut & West Covina). Cancer patients around these two neighborhoods are higher than any others? I appreciate your concerns and help these communities to be safer places for future uses.
 19. Traffic, toxic leakage, building density, environment destruction (animals, plants).
 20. I am concerned the future development to the east of BKK is in extreme harm's way. I feel City of Walnut will ultimately be made liable for harm to residents of future development.
 21. How toxic is the ground? Is the toxic spreading? Is it going to be (SAFE) for people & children to live on this site? Is BKK going to maintain this site? When you dig up this ground, will the gases be safe in the air?
 22. Many questions but little room to write them.
 23. Leaching to water system.
 24. My concern is how many of these surveys are you going to get back so you can get a good opinion, because you should have mailed a return envelope!
 25. BKK impact on water resources, and air quality.
 26. The new "Walnut Hills" development on Amar Road in Walnut. Would this have an affect (in any way) with the BKK landfill? I have heard this new development should bring residents to caution.
 27. The land site needs to be monitored until it can be cleaned up permanently. I don't like the weed killer the City uses extensively to kill weeds. It also kills trees and it runs off into our drains that go to the ocean.
 28. What is the effect of the potentially harmful levels of vinyl chloride on the water quality within the City of Walnut?
 29. Any other sources of pollution in the community?

-
30. They should not develop the site. Will, most likely, disturb the underground seepage of the toxic chemicals. Just watch the planting and re-planting of certain areas. When the roots reach the toxic chemicals, they die. And it's always the same hillsides.
 31. I'm concern about the Walnut Hill project & BKK retail development as to whether those projects may release additional hazard materials which impact to my family health.
 32. How can long term operation and maintenance of air monitoring system be assured? And who would read the data collected?
 33. On one day in the last week of March 2005 when I brush my teeth in the AM time, I tested/felt the running water had an unfavorable taste, like a kind of gasoline taste that never happened before. How far the distance from BKK landfill site to my condominium complex at Abrazo Street (main entrance) West Covina, CA 91791?)
 34. Health impact in senior citizens who live close to the landfill site.
 35. We are concerned about the "steam" or "smoke" coming out of BKK. We live west of the BKK, along Azusa Road.
 36. At the rate we are having a growing revitalization in this area for future development; our most concern is the never ending issues about the monitoring and clean-up activities that surround it. There should be no let up in going after for those responsible parties concerned to make this whole area wholesome & fully developed.
 37. The issue of drivers' license to people that can not drive. Everything should be printed in English. If you can not read or understand you should not be able to vote or receive a license.
 38. I wouldn't like to see new homes built on top of this landfill. This certainly would concern me.
 39. (Collegewood neighborhood in Walnut) Too many residents on my block and on other streets (down-wind from BKK) have died from cancer!! I've lived here 40 years.
 40. The feasibility of putting up homes and a golf course on the hills of the BKK. The health concerns and cost of cleanup if things go wrong.
 41. Do not let BKK off the hook. The 50 companies that used the landfill should not be responsible, they went by the law.
 42. I have serious concerns about how the hazardous waste will be cleaned up and health concerns about the toxic chemicals that were dumped at the landfill site.

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43. Developments in the formerly toxic waste sites regarding long-term effects, superfund clean-up allocation fund by the federal government & traffic issues/congestion.
 44. Slop maintenance – infrequent, office is unresponsive to customers, part of my property taxes support maintenance which does not occur. Water and toxic waste to local area, schools near by or around the area – what safe measures are being done?
 45. What happened to Beu K. Kazariau and his money? What about the BKK's other board members? How is the air around Oswalt Elementary School?
 46. Not maintaining federal guidelines. Pushing the state/federal responsibilities on to local government.
 47. Is there any imminent danger to the surrounding community of Walnut? If the PRP's don't follow through with the order, will this site become a superfund site and be on the NPL? Lastly, plans are being made for a new Walnut Hills Community by the developer – Standard Pacific Home near Creekside & Countryside Drive off of Amar Road to include 268 new homes, is there any possible migration of any hazardous waste in those proposed areas?
 48. Standard Pacific Homes has plans to build a residential housing tract in Walnut, north of Amar. The City of Walnut & Standard Pacific Homes are having legal issues concerning approval. I believe BKK is one of the issues. Is it safe to build new homes so close to BKK, and who is responsible if problems arise later? (I am a citizen of Walnut, concerned if the City could be liable.)
 49. I am very concerned about impact on health and property values.
 50. The only thing I concern is toxic substance control in our community.
 51. Park maintenance intact. The handrail (green wood fence) scenes not properly maintained. Lots of negligence & deferred maintenance. (Snow Creek Park)
 52. What would be the affect on the housing projects on Walnut Village? Is it safe to buy homes near the BKK Landfill?
 53. Now that I've learned about the hazardous and toxic wastes in this BKK landfill, I am very concern about my family's health and other residences living in close proximity to this landfill!
 54. I had breast cancer 3 years ago. Before my surgery a well informed nurse told me that every time she passes by this landfill, she would see a smoke emitting from the ground. I was wondering if this can attributed to my disease. In my immediate family, I'm the 1st to have this disease.

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55. I want to know what safeguards are being taken regarding toxic seepage into the groundwater.
 56. Status of the proposed housing development by Pacific Homes & the related environmental issues (BKK emissions/problems) over the site/near the BKK.
 57. Will the underground water be affected in any way? Is this an 'active' landfill site? What are the potential risks for the residents? Who are the responsible parties for the operation?
 58. Crime (increasing, but masked by Police statistics). Unfair school districting. Rowland School district cuts Walnut. We don't want to go to Rowland School District.
 59. City of West Covina does a good job to keep city in good quality community.
 60. Latest update of BKK.
 61. Future consequences of hazard materials and contamination of water sources around the BKK Landfill.
 62. How does the BKK Landfill site affect our health since I live on Marlana Street?
 63. What danger it poses to my community which is down hill from BKK, west of Azusa. With toxic substances – I have great doubt they can be cleaned up.
 64. Is BKK going to reimburse the DTSC for costs incurred?
 65. What are the vinyl chloride levels in my area? Why are the huge pipes now being installed on the south end of BKK?
 66. You need an 800 phone number for West Covina residents to call. The offsite polluted ground water plume could be getting worse but no testing results have been disclosed to the public. When will ground water clean up occur?
 67. Trash collection.
 68. Noise along Azusa Avenue bet Amar Road & Nelson due to North & South speeding traffic.

Responses to BKK Landfills Site Community Survey

Mailing Date: March 29, 2005

Response Date: April 28, 2005

ENGLISH AND MANDARIN

2,534 – WEST COVINA (ORIGINAL BKK MAILING LIST)

43,322 – City of Walnut (Zip Code: 91789) (Approx bulk mailing Per Census 2000)

1. Please mark your current knowledge about the BKK Landfills Site.

(128) I do not know anything about the Site.

(28) I have heard about the Site but have little or no information about it.

(39) I know a lot about the Site.

2. Please mark your interest in the BKK Landfills Site.

(10) I do not know anything about this Site and cannot tell you if I am interested or not.

(76) I have some interest. I would like to have more information about this Site.

(104) I am very interested. I would read information mailed to me and talk to people about this Site.

3. Please mark your willingness to attend a public/community meeting regarding the BKK Landfills Site.

(26) I would not attend a public/community meeting about this Site.

(121) I might attend a public/community meeting about this Site if it was convenient for me.

(41) I would definitely attend a public/community meeting about this Site.

4. Do you have a language preference for receiving information about this site?

(136) English

(0) Spanish

Other _____

(41) Chinese

(2) Mandarin

(1) Thai

(1) Korean

5. What is the best way to give you more information about the BKK Landfills Site?

(158) Printed material and/or letters received in the mail.

(25) By newspaper. What newspaper do you read? _____

(24) Community meetings. When is the best time for you to attend?

_____ During the day _____ In the evening _____ Saturday

(21) Electronic updates (DTSC Website)

6. We sometimes need to talk with community members to learn more. Would you be willing to talk with us?

- o No
- o Yes → How may we contact you?

Name _____

Address _____

Telephone number _____

Email address _____

7. Do you know of a community group or individual in your neighborhood who would like to be contacted or put on our mailing list? If so, please provide the following:

Name _____

Address _____

City, State, zip code _____

Telephone Number _____

8. Please list any additional community issues/concerns that you may have:

If you have questions or concerns regarding the BKK Landfills Site, please call us at:

Kim Rhodes
Public Participation Specialist
8800 Cal Center Drive
Sacramento, CA 95826
(916) 255-3651
(866) 284-0721 (Toll-Free)
Krhodes1@dtsc.ca.gov

Dan Ziarkowski
Supervising Hazardous Substances
Scientist
8810 Cal Center Drive
Sacramento, California 95826
(916) 255-6580
Dziarkow@dtsc.ca.gov

BKK SITE INTERVIEW QUESTIONNAIRE

Person(s) Interviewed _____

Address _____

Telephone _____ Interview Date _____

1. How long have you lived and/or worked in this area?
2. Before meeting with us, how familiar were you with the BKK Landfills?
3. Have you ever received information about this site? Do you remember where you got the information?
4. Do you have any current concerns about BKK Landfills? Could you explain, please?
5. If you had a concern in the past, did you bring it to anyone's attention? How was the concern addressed?
6. Have you been actively involved with BKK or the property in any way past or present?
7. How would you rate your level of interest in the site? Interested? Not very interested? Could you explain, please?
8. Are you currently receiving information about BKK? If you have, is the information clear and easy to understand? Do you want to continue to receive information about BKK?
9. Do you feel you have been kept adequately informed about BKK?
10. If yes, what is the best way to keep you informed?
 - Newspapers?
 - Television stations?
 - Radio stations?
 - What other sources do you generally use to receive news?
11. What languages are spoken in your home/neighborhood? Do you prefer translated information when you read material?
12. Have you ever had occasion to contact local, state or federal agencies about work at BKK?
13. If yes, who have you contacted?

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14. Were you satisfied with the agency you contacted and did they provide you with adequate information?
 15. Do you have access to the internet? Do you know that information is available on DTSC's web page about BKK?
 16. Do you want to be added to an electronic mail list for BKK?
 17. What do you believe should be the main objective of a community involvement program?
 18. Do you currently belong to any community groups in the area?
 19. Can you suggest a convenient location for community meetings?
 20. Can you suggest other individuals or groups that we should contact for additional input into your community?
 21. Is there anything else you would like to add?