

# Site Characterization Work Plan

## *Plain-Language Summary*

### **What is this plan?**

This is an investigation plan for a gasoline release at the MIPC Chelsea Facility, a fuel storage site located at 920 Cherry Tree Road in Aston, Pennsylvania. The Pennsylvania Department of Environmental Protection (PADEP) ordered MIPC, LLC to investigate the release and clean it up. The plan was prepared by Langan Engineering and Environmental Services to meet those requirements. The plan includes an overview of findings from activities conducted to date. The plan also details methods and procedures, data collection/analysis, data quality assurance measures, and reporting for characterizing the presence, extent, and potential environmental effects of the released gasoline constituents.

### **What has the investigation found so far?**

The gasoline leaked from Tank 708 in the northwestern part of the MIPC Chelsea Facility has spread underground in the soil and groundwater, primarily moving south to southwest. The gasoline is present in the soil, in the unoccupied spaces within the soil as vapors, as a floating separate liquid layer sitting on top of the groundwater (called "LNAPL" or light non-aqueous phase liquid), and as dissolved gasoline chemicals in the groundwater.

Key findings to date include:

- Workers have drilled 35 wells on the property to monitor and/or recover the gasoline affecting groundwater.
- Gasoline has been found in 20 of those wells, mainly near Tank 708 and to the west and southwest.
- Of the monitoring wells that have been sampled for dissolved gasoline compounds thus far, one well (MW-4) on the MIPC property showed benzene levels above safe drinking water limits.
- Several wells on the north, east, and south sides of the spill area show no evidence of contamination, suggesting the spread of gasoline has not affected the areas of the site in those directions.

### **Cleanup Efforts Underway**

MIPC has been actively working to remove the spilled gasoline since September 2025.

Here is what MIPC has done:

- **Gasoline recovery:** Using vacuum equipment and other methods, workers have removed approximately 2,580 gallons and an estimated 36,500 gallons through a water treatment system.
- **Water treatment:** A treatment system has been running continuously since September 2025 to clean contaminated water.
- **Air monitoring:** Since December 31, 2025, workers have monitored the air around the property 24 hours a day to check for gasoline vapors.
- **Private well testing:** The company has tested 43 private drinking water wells in the surrounding neighborhood and offered bottled water to 29 households.

### **What This Plan Will Do**

The plan describes how workers have conducted and will continue to conduct investigations of the gasoline release under a PADEP-approved approach.

The main activities include:

- **Soil Testing:** Workers will drill holes and collect soil samples to figure out where and how far the gasoline has spread. They will screen the soil with special instruments that detect petroleum vapors and send samples to a laboratory for detailed analysis.
- **Groundwater Sampling & Monitoring:** Workers will install more monitoring wells to track how the gasoline is moving through the underground water. They will measure water levels and floating gasoline product levels at least once per week and collect water samples for laboratory testing.
- **Gasoline Recovery:** Special tests will determine how effectively the floating gasoline can be removed from out of the ground. This helps engineers design effective long-term cleanup system(s).
- **Underground Mapping:** The site characterization relies on information directly obtained via drilled borings, direct observations/measurements and indirectly using geophysical methods (such as a seismic survey). These collective efforts detail and map the underground soil types, and weathered bedrock and bedrock surfaces. This helps determine the presence, spread, and extents of the gasoline release below ground.

### **Risk-Based Standards Application**

The plan applies the Pennsylvania Land Recycling Program Act 2 risk-based standards for soil and groundwater. These are levels enforced to protect human health, both for direct contact with contaminated soil, the potential for soil to impact groundwater, and to protect safe drinking water.

### **Reporting and Timeline**

MIPC submits weekly progress reports to PADEP and the three townships. A more detailed site characterization report is due to PADEP in June 2026. Long-term cleanup systems are expected to begin operating in the second quarter of 2026.

Property owners whose wells have been tested receive letters with their test results within two weeks of sample collection.

### **Next Steps**

This is an ongoing investigation. As more data is collected, the plan may be updated with PADEP approval. The ultimate goal is to clean up the contamination to meet Pennsylvania's environmental standards and protect the health of nearby residents and their drinking water supplies.