



Pennsylvania
Department of Environmental Protection

April 16, 2026

Ms. Elizabeth Clapp
MIPC, LLC
4101 Post Road
Trainer, PA 19061

Re: Approval of the Site Characterization Work Plan
MIPC Chelsea Facility
eFACTS PF No. 634737
eFACTS Activity No. 61956 and 61957
920 Cherry Tree Road
Bethel Township, Aston Township, and Upper Chichester Township
Delaware County

Dear Ms. Clapp:

The Department of Environmental Protection (DEP) has reviewed the February 20, 2026 document titled "Site Characterization Work Plan" for the MIPC Chelsea Tank Farm gasoline release response. The site characterization work plan is required by DEP's December 23, 2025 administrative order (Paragraph 2.b.iii.). The document was prepared by Langan Engineering and Environmental Services, LLC.

DEP hereby approves the Site Characterization Work Plan in accordance with DEP's order.

DEP also offers the following technical comments.

- MIPC stated that soil and groundwater concentrations will be compared to one-tenth of the PADEP Statewide health standard (SHS) Vapor Intrusion (VI) Screening Values (SV). DEP notes that soil and groundwater concentrations may be compared to SHS VI SVs without a 1/10th adjustment per Section IV.K.4. of the Land Recycling Program's Technical Guidance Manual.
- DEP recommends that MIPC follow a written procedure describing how residents will be notified if contamination is identified on their property during site characterization activities.

Please feel free to contact me by email at cdbrown@pa.gov or by telephone at 484.250.5792 with any questions or if further clarification is needed regarding this matter.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://www.ehb.pa.gov> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

Sincerely,

C. David Brown, P.G.
Regional Manager
Environmental Cleanup and Brownfields

cc: Mr. Smith, P.G., Langan
Mr. Johnston, P.E., Langan
Aston Township
Bethel Township
Upper Chichester Township
Delaware County Health Department
Mr. Langan, Esq.
Mr. Devan, P.G.
Mr. Mullen, P.G.
Ms. Gallagher
Mr. Magge