

Gasoline Spill for the MIPC Chelsea Facility

Interim Site Characterization Report

Plain-Language Summary

What This Document Is About

This Interim Site Characterization Report summarizes the investigations accomplished through mid-June 2026 in response to a gasoline release discovered in August 2025 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 and characterize the release and clean up the affected areas. The investigations described herein are in accordance with PADEP orders, governing regulations, Site Characterization Work Plan (PADEP-approved on April 16, 2026), and the Interim Remedial Action (IRA) Plan and Vapor Intrusion Evaluation Plan (PADEP-approved on April 26, 2026).

About the Facility

The MIPC Chelsea Facility is a 160-acre petroleum storage and distribution site that has been in operation since the late 1940s. It stores and transfers gasoline and other petroleum products through large tanks and pipelines. The surrounding area is mostly residential.

What the Investigation Has Revealed So Far

Gasoline leaked from Tank 708 on the northwestern part of the MIPC Chelsea Facility. Investigations have been focused on characterizing the occurrence and extents of the gasoline underground in the soil and groundwater. The gasoline is present in the surrounding 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. Available data indicate the LNAPL and dissolved phase impacts are delineated to the north, northwest, northeast, east, southeast, and south but have been found to primarily be moving to the west and southwest. Data continues to be analyzed, and investigations advance to determine where and how far the gasoline impacts have spread to the west and southwest. These investigations are conducted in concert with focused removal of gasoline, preventing potential human exposure, and reducing potential risks.

Key Findings and Accomplishments to Date

Site characterization activities and remedial efforts to date have supplied data necessary to refine the Conceptual Site Model (CSM); a description of what is known based on current data and analysis that is continually refined and updated as additional data are obtained and interpreted. Key insights related to site characterization activities performed to date include:

Soil Exposure Pathway (Direct Contact)

- The gasoline-affected soil is not at the surface.
- Observed soil impacts are mostly confined to depths where LNAPL is present immediately above and below the occurrence of groundwater.
- Because of this, people are not likely to come into contact with impacted soils.

Groundwater Characterization and Extents of Gasoline Impacts

- The most recent round of groundwater and LNAPL gauging/elevation data (May 11, 2026) and groundwater sample results indicate that the LNAPL and dissolved phase impacts are delineated to the north, northwest, northeast, east, southeast, and south on-Site.
- Additional investigation to delineate gasoline-related impacts (LNAPL and dissolved in groundwater) further to the west and southwest is planned but is dependent on obtaining off-Site access authorization/approval.

Private Drinking Water Well Safety

- Over 80 water samples were taken from about 40 nearby private water wells.
- Sample analytical results met state and federal safe drinking water standards. No current impact to drinking water attributed to the gasoline release has been found.
- Even so, as a precaution, MIPC has pursued and has connected some nearby homes to public water service.
- Continued sampling and analysis of private drinking water wells within the PADEP-designated, 1,000-ft off-Site area to the west continues in accordance with the Private Drinking Water Well Sampling and Analysis Plan (approved by PADEP on May 15, 2026).

Vapor Intrusion (Gas Vapors That Could Enter Homes)

- Gasoline vapors underground can sometimes move into buildings.
- 3 homes adjacent to the Site revealed potential vapor intrusion concerns that have been mitigated by systems provided and installed by MIPC (like radon systems) to prevent migration of subsurface vapors from beneath occupied homes.
- Results for 8 other nearby homes tested to date did NOT reveal vapor concerns.
- Thus far, data indicate the gasoline-related soil vapor extents are roughly coincident with the mapped LNAPL extents.

Next Steps

The site characterization and investigation activities are ongoing with an increased focus on collecting additional off-Site data (subject to access agreement approval) and a shift toward installation and operation of fixed remediation systems to expand those efforts toward achieving final site cleanup objectives. The 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.