

NORTH PENN 6 SUPERFUND SITE



U.S. ENVIRONMENTAL PROTECTION AGENCY, REGION 3

DELAWARE, MARYLAND, PENNSYLVANIA, VIRGINIA, WEST VIRGINIA, AND THE DISTRICT OF COLUMBIA

Lansdale, Montgomery County, Pennsylvania

April 2018

EPA Announces Proposed Plan

The United States Environmental Protection Agency (EPA) is issuing this Proposed Remedial Action Plan (Proposed Plan) to present EPA's Preferred Alternative for addressing soil contamination (Operable Unit 2 or OU2) at the North Penn Area 6 Superfund Site. This Proposed Plan addresses soil contamination only at the J.W. Rex Property portion of the Site. The EPA is the lead agency for Site activities, and the Pennsylvania Department of Environmental Protection (PADEP) is the support agency. The J.W. Rex Property is located at 951 West Eighth Street in Lansdale, Pennsylvania. EPA, in consultation with PADEP, will select a final soil remedy for the J.W. Rex Property after reviewing and considering all information submitted during the 30-day public comment period on the Proposed Plan to be held from: **March 30, 2018 to April 30, 2018.**

After the close of the public comment period and consideration of comments, EPA will document selection of the remedy in a Record of Decision (ROD) for OU2. The public's comments and EPA's responses will be documented in the Responsiveness Summary section of the OU2 ROD. Therefore, the public is encouraged to review and comment on all alternatives presented in this Proposed Plan. EPA, in consultation with PADEP, may modify the Preferred Alternative or select another alternative response action presented in this Proposed Plan based on new information or public comments.

The Proposed Plan

This Proposed Plan includes a summary of alternatives evaluated for the OU2 cleanup of soils at the J.W. Rex Property and provides the rationale for proposing the Preferred Alternative. EPA, in consultation with PADEP, evaluated the following alternatives for addressing soil contamination at the J.W. Rex Property:

Alternative 1: No Action

Alternative 2: Clay Cap and Institutional Controls

Alternative 3: Concrete/Asphalt Cap and Institutional Controls

Alternative 4: Geomembrane Cap and Institutional Controls

Alternative 5: Excavation, Off-Site Disposal, and Institutional Controls

Based on the available information, the Preferred Alternative proposed for public comment is **Alternative 5: Excavation, Off-Site Disposal, and Institutional Controls.**

Public Meeting

You're invited to submit comments on EPA's proposed cleanup plan at the upcoming public meeting on:

April 12, 2018

Lansdale Borough Hall

One Vine Street

Lansdale, PA 19446

6:30 pm to 8:30 pm

Public Comment Period

Comments may also be submitted anytime during the public comment period which runs from March 30, 2018 to April 30, 2018

To review the proposed plan please go to:

<https://www.epa.gov/superfund/northpenn6>

Or visit:

EPA Information Repository

U.S. EPA, Region III

1650 Arch St., Philadelphia, PA 19103

Phone: 215-814-3157.

Please call for an appointment.

Lansdale Public Library

301 Vine Street

Lansdale, PA 19446

Hours: Call (215) 855-3228

The Proposed Remedy cont'd

Alternative 5 would require excavation to remove soils exceeding the soil cleanup levels. This alternative would eliminate the human health risks posed by direct contact with soils exceeding the soil cleanup levels. The remedy would protect the environment by removing the soils impacted by contaminants of concern (COCs) to prevent further transport of COCs from the soil to the groundwater.

Soil would be mechanically excavated by an excavator or front-end loader using conventional construction methods. Excavation activities would be scheduled during normal business hours (to the greatest extent practicable) to minimize disruption to surrounding residential areas, and the excavated areas would be protected with temporary fencing and warning signs at the conclusion of daily activities.

This fact sheet provides a brief summary of the Proposed Plan. To see the full description of these remedial actions, as well as the other alternatives evaluated by EPA, go to:

<https://www.epa.gov/superfund/northpenn6>

Past Cleanup Actions

The Site was discovered in 1979, when North Penn Water Authority (NPWA) discovered elevated levels of contamination in its wells. The wells were immediately taken out of service due to the levels of trichloroethylene (TCE) in the groundwater. The NPWA began sampling several wells in the area in 1979 to determine the types and levels of contamination in the groundwater. The production well at the J.W. Rex Property was one of the sampled wells that showed significant levels of TCE. The Site was referred to EPA, which conducted a Preliminary Assessment/Site Investigation (PA/SI). The data from the PA/SI was used to support the addition of the Site to the National Priorities List (NPL) in March 1989.

In September 1995, EPA issued the Operable Unit 1 ROD, which required soil remediation at four other properties associated with the North Penn Area 6 Site. The remediation of the soil at those properties has been completed. EPA issued a ROD for OU3 in 2000 to address groundwater contamination, which consisted of groundwater extraction and treatment, monitoring of residential wells, and long-term monitoring of the groundwater.

EPA's Nine Criteria Analysis

Before EPA can select a cleanup remedy, each potential cleanup alternative is evaluated using the following nine criteria:

- 1. Overall Protectiveness of Human Health and the Environment**
- 2. Compliance with Applicable or Relevant and Appropriate Requirements**
- 3. Long-term Effectiveness**
- 4. Reduction of Toxicity, Mobility, or Volume through Treatment**
- 5. Short-Term Effectiveness**
- 6. Implementability**
- 7. Cost**
- 8. State Acceptance**
- 9. Community Acceptance**

At this point, EPA has fully evaluated the first seven of the nine criteria. Only after considering input from state officials and the community regarding the Preferred Alternative, will EPA make a final decision. Please submit your comments about EPA's Proposed Plan, by April 30, 2018.

Currently, ten properties have been selected for installation of groundwater extraction and treatment systems, including the J.W. Rex Property. EPA is responsible for implementing the remedy at six of the ten properties, and the remedy at the remaining four properties is being implemented by the respective responsible parties. To date, EPA has installed groundwater extraction and treatment systems at five of the six EPA-lead properties.

As a result of a Consent Decree between EPA and the Responsible Party, a treatment system has been built and is being operated at the J.W. Rex Property by the Responsible Party. As part of the OU3 groundwater remedy, the groundwater at the J.W. Rex Property is currently extracted and treated via air stripping and discharged into a nearby creek.

Remedial Investigation and Feasibility Study (RI/FS)

Several environmental sampling events have occurred to support the OU2 Remedial Investigation (RI) at the J.W. Rex Property. These included sampling groundwater, surface water, soil, and indoor air for a variety of contaminants. Data from these sampling events was used to determine if there are COCs present at the J.W. Rex Property and assess the risks from the COCs. The COCs that have been identified in the contaminated soil at the J.W. Rex Property include the following: tetrachloroethene (PCE), TCE, cis-1,2-dichloroethene (cis-1,2-DCE), 1,1-dichloroethene (1,1-DCE), vinyl chloride, and hexavalent chromium (Cr[VI]).

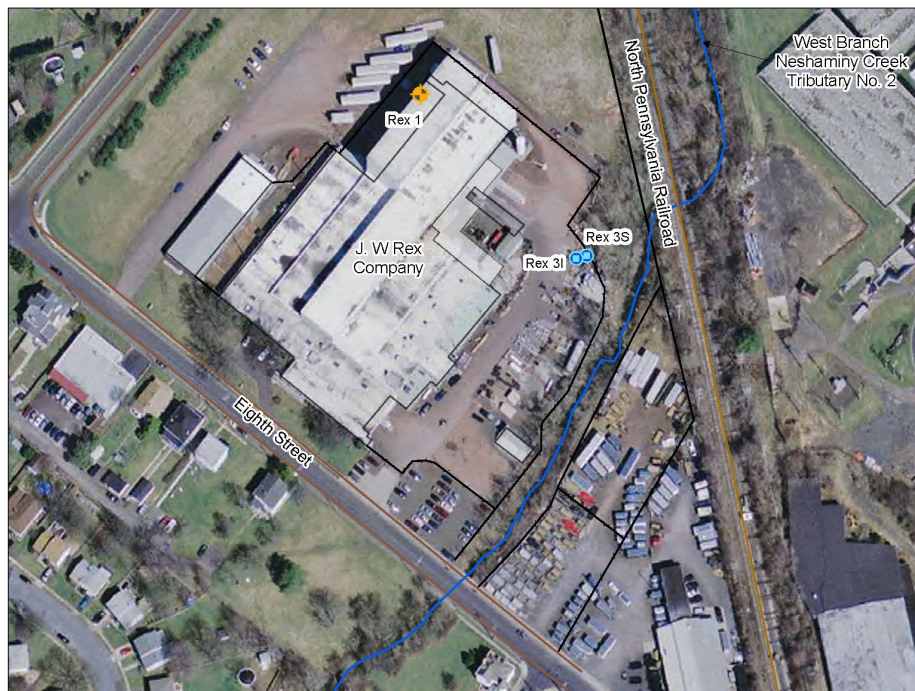
In March 2017, a Feasibility Study (FS) was completed to identify alternatives for a remedial action based on the data collected during the previous investigations. The FS summarizes these investigations and identifies alternatives for addressing the risk presented by contaminated soil at the J.W. Rex Property.

Site Background

The NPWA service district is in Montgomery County, Pennsylvania. Five other NPL Sites (North Penn Areas 1, 2, 5, 7, and 12) and a state Superfund Site (North Penn Area 4) have also been identified in the NPWA area.

Since 1958, controlled degreasing has been performed in the industrial building at the J.W. Rex Property. From approximately 1958 to 1974, TCE, an industrial solvent was used for degreasing. After 1974, TCE was no longer purchased or used. From 1974 to 1984, degreasing was performed using PCE. In 1979, high levels of TCE were detected in several wells within the Lansdale area, including those at the J.W. Rex Property. This discovery led to the addition of the Site to the NPL in 1989.

The Site is situated over a large area with commercial, industrial, and residential uses. The industrial building on the J.W. Rex Property is currently used for heat-treating various metals to achieve a change in their properties. Activities performed for heat treatment of metals include degreasing, heating, and cooling.



Site Location Map

Your Role In The Process

The public is encouraged to review the Proposed Plan and submit comments or concerns to the EPA. To review the Proposed Plan online, please visit:

<https://www.epa.gov/superfund/northpenn6>

Comments on the EPA's Proposed Plan for the Site may be submitted by postal mail, e-mail, or in person at the upcoming public meeting. (See meeting details on page 1). Mail comments postmarked no later than **April 30, 2018**, to:

U.S. Environmental Protection Agency

Region 3 Office
1650 Arch Street (Mailcode 3HS21)
Philadelphia, PA 19103
Attn: Huu Ngo, RPM

Or, send comments by e-mail to: ngo.huu@epa.gov or thomas.lavar@epa.gov

ADDITIONAL RESOURCES

For more information about the North Penn 6 Superfund Site, please visit:

<https://www.epa.gov/superfund/northpenn6>

For more information about EPA's Superfund Program:

<http://www.epa.gov/superfund>

This Is Superfund: A Community Guide to EPA's Superfund Program:

<https://semspub.epa.gov/src/document/11/175197>

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