

# North Penn - Area 7 Superfund Site



U.S. ENVIRONMENTAL PROTECTION AGENCY, REGION 3

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

North Wales, Montgomery County, Pennsylvania

July 2018

## EPA Announces Proposed Remedial Action Plan

The United States Environmental Protection Agency (EPA) is issuing a Proposed Remedial Action Plan (Proposed Plan) to address vapor intrusion at the North Penn Area 7 Superfund Site.

The Proposed Plan includes a summary of EPA's preferred alternative. EPA found that there are no unacceptable risks to public health due to vapor intrusion at the site. Therefore, EPA did not conduct an evaluation of remedial alternatives.

Based on the available information, the proposed preferred alternative is: **No Action for vapor intrusion.**

EPA will hold a 30-day public comment period on the Proposed Plan from July 16, 2018 to August 16, 2018. After the close of the public comment period, EPA will consider the comments, consult the Pennsylvania Department of Environmental Protection and if appropriate, move forward with the proposed preferred alternative. This cleanup will be documented in a Record of Decision (ROD). The public's comments and EPA's responses will be documented in the Responsiveness Summary section of the ROD.

To see the full Proposed Plan, go to:  
<https://www.epa.gov/superfund/northpenn7>

## Remedial Investigation

Vapor intrusion occurs when volatile chemicals move up from contaminated groundwater or soil into an overlying building. EPA conducted three rounds of vapor intrusion sampling during the remedial investigation. EPA selected the sampling locations based on the location of contaminants in the groundwater plumes.

## Public Meeting

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

July 26, 2018  
Upper Gwynedd Township Hall  
1 Parkside Place  
North Wales, PA 19454  
6:30 - 8:30 P.M.

## Public Comment Period

Comments may also be submitted anytime during the public comment period which runs from:

**July 16, 2018 to August 16, 2018**

Review the Proposed Plan at:

[www.epa.gov/superfund/northpenn7](http://www.epa.gov/superfund/northpenn7)

Or visit:

**Lansdale Public Library**  
301 Vine Street  
Lansdale, PA 19446

**EPA Information Repository**

U.S. EPA Region 3  
1650 Arch St.  
Philadelphia, PA 19103  
Phone: 215-814-3157  
Please call for an appointment.

See instructions for sending comments on last page of this fact sheet.

## Remedial Investigation (continued)

EPA sampled buildings in use and located in areas with a potential risk of vapor intrusion. For example, when determining where to sample, EPA took into consideration whether buildings were occupied full-time (e.g. residences) or part-time (e.g. businesses) as well as sampling buildings used by sensitive populations (e.g. children). EPA also considered:

- 1) seasonal temperature and precipitation variations;
- 2) the presence or absence of volatile chemicals in sub-slab air or indoor air at nearby buildings; and
- 3) the availability of property access.

Three types of samples were collected: sub-slab air, indoor air, and ambient air. A sub-slab sample is taken by drilling holes through a building's foundation to capture the gas directly underneath. An indoor air sample is taken inside a building, while an ambient air sample is taken outdoors. If a building had an existing system to mitigate vapor intrusion, EPA sampled the system's vent stack.

Overall, EPA collected sub-slab and indoor air samples in 49 buildings during the remedial investigation. EPA evaluated the air sampling results and concluded that vapor intrusion at the site does not pose an unacceptable risk to public health. Therefore, a remedial action for vapor intrusion is not required to ensure protection of public health.

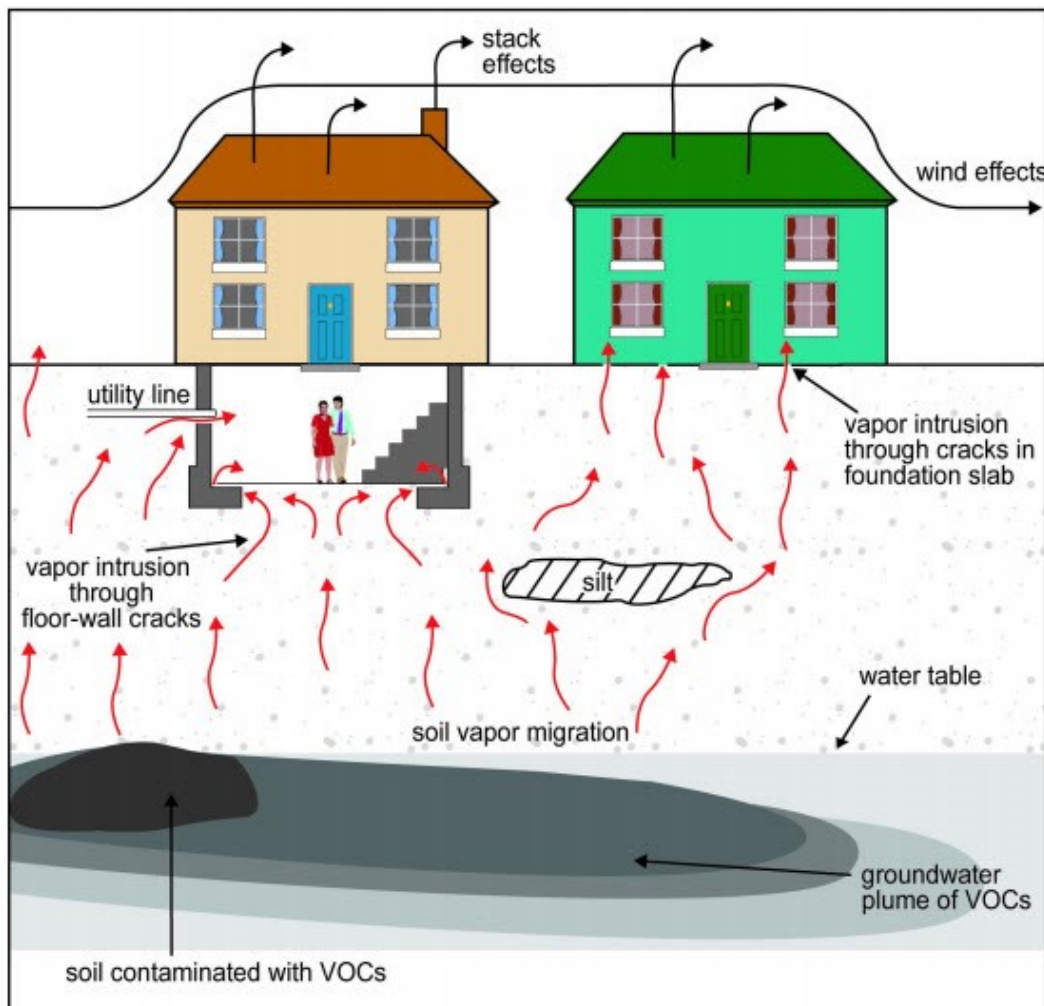


Figure 1: Example of Volatile Organic Compounds (VOCs) leading to Vapor Intrusion.

## Site Background

This 650-acre Site is located in Lansdale Borough, North Wales Borough, and Upper Gwynedd Township in Montgomery County, Pennsylvania. Both the Site and surrounding areas are heavily developed; land use is predominantly industrial and residential with some small commercial areas.

Historically, the area included several light industrial and commercial businesses such as electronics manufacturing and degreasing operations. The disposal practices, spills, and leaks at the former facilities contaminated the soil and groundwater with volatile organic compounds (VOCs).

VOCs found at the site include trichloroethylene, perchloroethylene, carbon tetrachloride, methylene chloride, and vinyl chloride. The contamination appeared in two North Penn Water Authority public water wells south of the site and five production wells at the former Ford Electronics and Refrigeration, LLC facility. The wells were shut down and abandoned due to the contamination. EPA added the site to the National Priorities List on March 31, 1989.

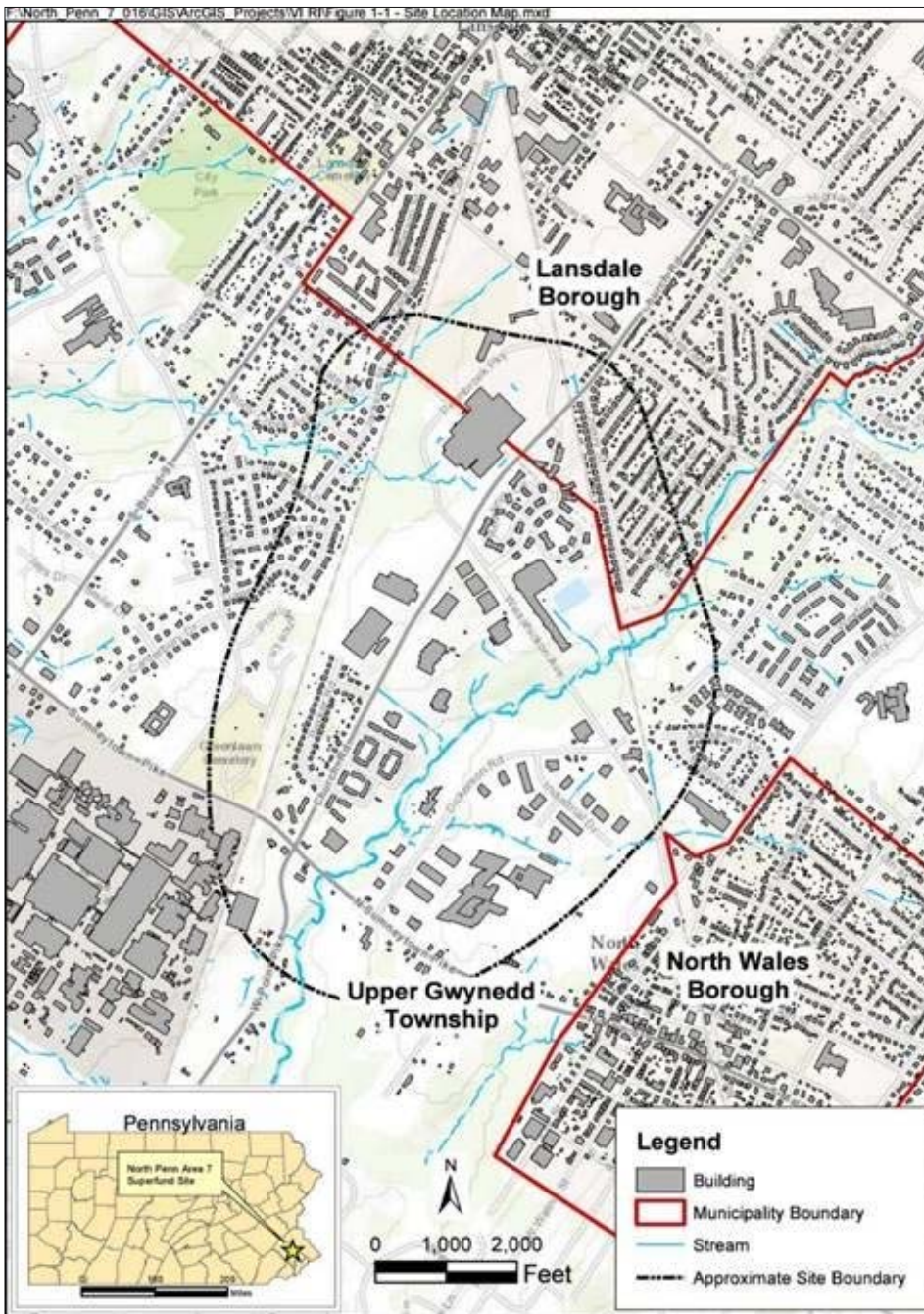


Figure 2: North Penn 7, OU4  
Site Location Map

## EPA's Nine Criteria Analysis

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

1. *Protective 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 August 16, 2018.**



U.S. Environmental Protection Agency, Region 3  
Attn: Amanda Miles  
1650 Arch Street (Mailcode 3HS52)  
Philadelphia, PA 19103

Address Label Here

## 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/northpenn7>

**Comments on 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 **August 16, 2018** to:

**U.S. EPA Region 3**  
Attn: Mark Conaron, RPM  
1650 Arch Street (Mailcode 3HS22)  
Philadelphia, PA 19103

Or, send comments by e-mail to: [conaron.mark@epa.gov](mailto:conaron.mark@epa.gov), [miles.amanda@epa.gov](mailto:miles.amanda@epa.gov)  
or [thomas.lavar@epa.gov](mailto:thomas.lavar@epa.gov)

## ADDITIONAL RESOURCES

*For more information about the North Penn 7 Superfund Site, please visit:*

<https://www.epa.gov/superfund/northpenn7>

*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://sempub.epa.gov/src/document/11/175197>

## CONTACT US

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