



UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY  
REGION III

STATEMENT OF BASIS

FORMER MONACH CIRCUIT INDUSTRIES INC  
LEVITTOWN, PENNSYLVANIA  
EPA ID # PAD 980552145

Prepared by  
Office of Pennsylvania Remediation  
Land and Chemicals Division  
March 2015

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## Section 1: Introduction

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The United States Environmental Protection Agency (EPA) has prepared this Statement of Basis (SB) to solicit public comment on its proposed decision for the Former Monach Circuit Industries, Inc. facility located at 1418 Hanford Street, Levittown, Bucks County, Pennsylvania 19057 (Facility). EPA's review of available information and additional sampling conducted by EPA indicates that there are no unaddressed releases of hazardous waste or hazardous constituents from the Facility.

EPA's proposed decision is that no further investigation or cleanup is required. EPA has determined that its proposed decision is protective of human health and the environment. This SB highlights key information relied upon by EPA in making its proposed decision.

The Facility is subject to EPA's Corrective Action Program under the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (RCRA) of 1976, and the Hazardous and Solid Waste Amendments (HSWA) of 1984, 42 U.S.C. §§ 6901 et seq. (Corrective Action Program). The Corrective Action Program is designed to ensure that certain facilities subject to RCRA have investigated and cleaned up any releases of hazardous waste and hazardous constituents that have occurred at their property. The Commonwealth of Pennsylvania (Commonwealth) is not authorized for the Corrective Action Program under Section 3006 of RCRA. Therefore, EPA retains primary authority in the Commonwealth for the Corrective Action Program.

The Administrative Record (AR) for the Facility contains all documents, including data and quality assurance information, on which EPA's proposed decision is based. See Section 5, Public Participation, for information on how you may review the AR.

## **Section 2: Facility Background**

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The former Monach Circuit Industries, Inc. (Monach) facility is a 0.25-acre parcel located in Levittown, in Bristol Township, Pennsylvania. The Monach facility is home to an air conditioning business. The entire property is covered by the manufacturing building and asphalt-paved parking lots.

The facility is surrounded by a mixture of residential, commercial and industrial properties. Residences are located directly east and south of the Facility. A location map is attached as Figures 1.

In 1980, Monach Circuit Filed a Notification of Hazardous Waste Activity form and submitted a Part A Hazardous Waste Permit Application to the USEPA for the storage of hazardous waste generated by Monach Circuits. In 1981, USEPA granted Monach Circuits interim status. In 1982 the facility went bankrupt and thus never submitted a Part B hazardous waste permit.

### **Section 3: Summary of Environmental History**

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EPA initiated two investigations at the Facility, due to the lack of the soil and groundwater data. Soils were sampled in 2011 and groundwater was sampled in 2015.

Groundwater sample results were screened using the Federal Maximum Contaminant Levels (MCLs) promulgated pursuant to Section 42 U.S.C §§ 300 f et seq. of the Safe Drinking Water Act and codified at 40 CFR Part 141, or if there was no MCL, EPA Region III Screening Levels (RSLs) for tap water. Soil sampling results were screened against EPA RSLs for both residential soil and industrial soil.

#### **Soil Sampling**

In May 2012, EPA conducted a site visit, and identified areas for soil sampling. In June 2012, ten soil samples were collected and analyzed, see Figure 2 for locations

Two soil samples had Cadmium and Lead over the residential Soil RSL direct contact values. Cadmium levels were detected at T1-C1 Grab and T1 composite at 510 mg/kg and 186 mg/kg respectfully. The average of Cadmium at the 10 soil samples is 77.98 mg/kg which is below the Residential Soil MSC direct contact value is 110 mg/kg. Lead, total levels were detected at T1-C1 Grab and T1 Composite at 2,290 mg/kg and 792 mg/kg respectfully. The average of Lead at the 10 soil samples is 435.18 mg/kg which is below the Residential Soil RSL direct contact is 500 mg/kg.

For metals, EPA uses average values over an exposure area to determine whether contaminant levels pose an exposure hazard.

#### **Groundwater Sampling**

In December 2014 EPA conducted a site visit and identified 4 locations for groundwater sampling. In January 2015, groundwater samples were collected and analyzed. See Figure 3 for locations.

Samples from all four wells showed no exceedance of MCLs in the shallow groundwater.

### **Section 4: Environmental Indicators**

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EPA sets national goals to measure progress toward meeting the nation's major environmental goals. For Corrective Action, EPA evaluates two key environmental indicators for each facility: (1) current human exposures under control and (2) migration of contaminated groundwater under control. The EPA has determined that the Facility met the migration of contaminated groundwater under control indicator on January 12, 2012. The EPA has determined that the Facility met the current human exposures under control indicator on January 12, 2012.

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## Section 5: Public Participation

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Before EPA makes a final decision on its proposal for the Facility, the public may participate in the decision selection process by reviewing this SB and documents contained in the Administrative Record (AR) for the Facility. The AR contains all information considered by EPA in reaching this proposed decision. It is available for public review during normal business hours at:

U.S. EPA Region III  
1650 Arch Street  
Philadelphia, PA 19103  
Contact: Catheryn Blankenbiller  
Phone: (215) 814-3464  
Fax: (215) 814-3113  
Email: Blankenbiller.catheryn@epa.gov

Interested parties are encouraged to review the AR and comment on EPA's proposed decision. The public comment period will last thirty (30) calendar days from the date that notice is published in a local newspaper. You may submit comments by mail, fax, or e-mail to Ms. Catheryn Blankenbiller. EPA will hold a public meeting to discuss this proposed decision upon request. Requests for a public meeting should be made to Ms. Catheryn Blankenbiller.

EPA will respond to all relevant comments received during the comment period. If EPA determines that new information warrants a modification to the proposed decision, EPA will modify the proposed decision or select other alternatives based on such new information and/or public comments. EPA will announce its final decision and explain the rationale for any changes in a document entitled the Final Decision and Response to Comments (FDRTC). All persons who comment on this proposed decision will receive a copy of the FDRTC. Others may obtain a copy by contacting Ms. Catheryn Blankenbiller at the address listed above.

Date:

3.10.15



John A. Armstead, Director  
Land and Chemicals Division  
US EPA, Region III

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Analytical Results and Field Forms for Groundwater Grab Samples, prepared by AECOM February 6, 2015.

Field Investigation Letter Report Monach Circuits Industries Site, prepared by Baker July 5, 2012.

Environmental Indicator Migration of Contaminated Groundwater under Control, signed on January 12, 2012.

Environmental Indicator Current Human Exposures Under Control, signed on January 12, 2012.

Environmental Priorities initiative preliminary assessment of Monach Circuits Industries prepared by NUS Corporation Superfund Division on September 20, 1989.

Environmental Indicator Inspection Report for Monach Circuit Industries, Inc. Prepared by Baker submitted to US EPA in September 2011.

Memorandum to File: Average concentration level of Cadmium and Lead at Former Monach Circuits, Prepared by US EPA in February 2015.







Source: Pennsylvania Spatial Data Access  
ftp://pamap.pasda.psu.edu/

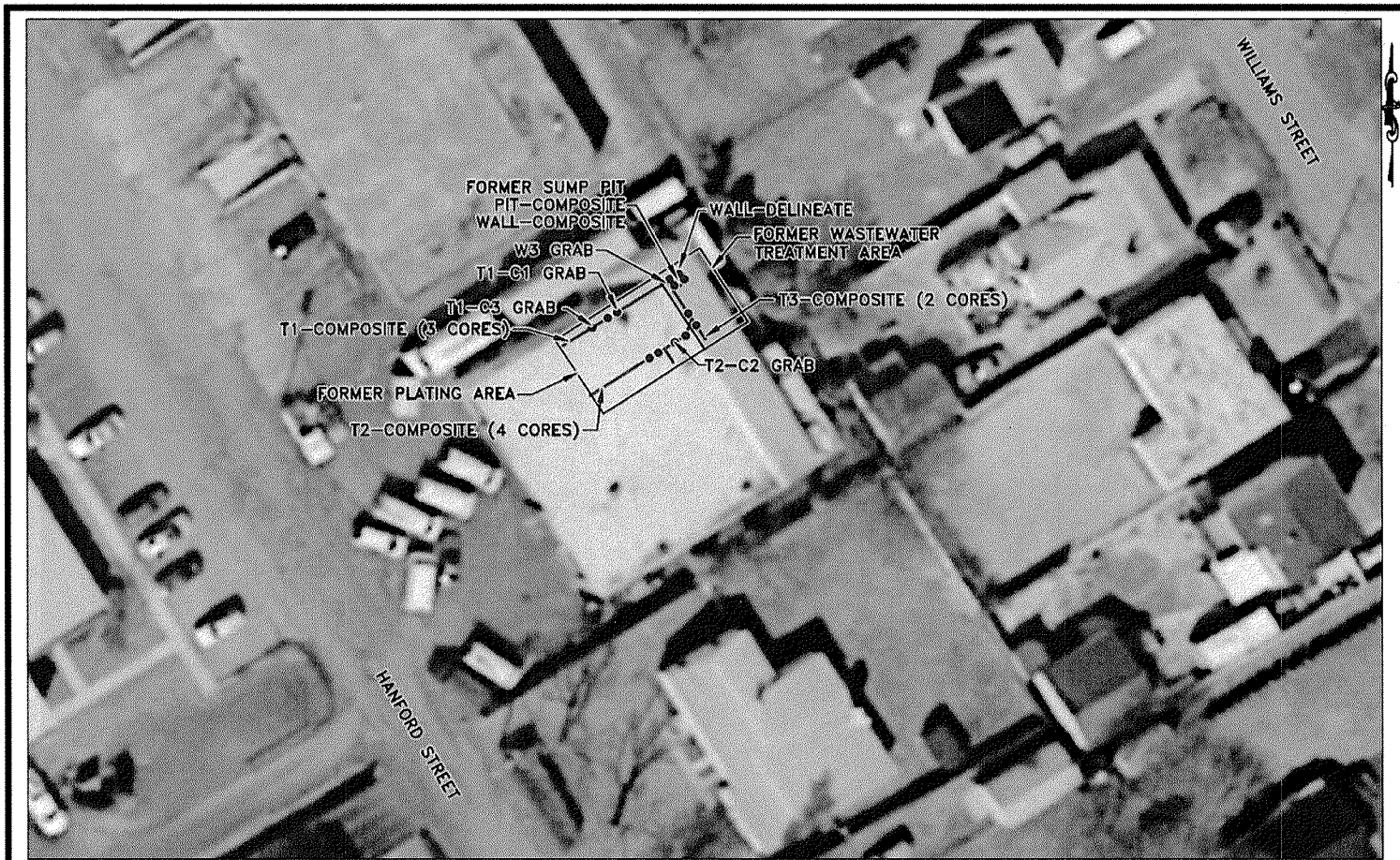
LAT=40°07'26.77"N  
LON=74°50'36.59"W

SCALE: 1"=200'  
S.O. NO.: 0  
DSN/DWN:KAT/RRR

DATE:MAY 2011  
FILE: Monach\_01  
CHK: SRF

**Baker** MICHAEL BAKER JR., INC.  
MOON TOWNSHIP, PENNSYLVANIA

FIGURE 1  
FACILITY LOCATION MAP  
MONACH CIRCUIT INDUSTRIES  
LEVITTOWN, PENNSYLVANIA 19057



Source: Pennsylvania Spatial Data Access, 2008  
<ftp://pamap.pasda.psu.edu/>



NOTE:  
 COMPOSITE SAMPLES CONSISTED OF EQUAL PORTIONS OF SOIL COLLECTED FROM EACH CORE DRILLED IN THE RESPECTIVE TRENCHES, THE FORMER SUMP PIT FLOOR, AND THE FORMER SUMP PIT WALLS

SCALE: 1"=40'  
 S.O. NO.: 127436  
 DSN/DWN:TME/RRR

DATE:JULY 2012  
 FILE: 127436\_MON\_01  
 CHK: SRF

**Baker**

**MICHAEL BAKER JR., INC.**  
 MOON TOWNSHIP, PENNSYLVANIA

FIGURE 2  
 CORING AND SOIL SAMPLE LOCATION MAP  
 MONACH CIRCUITS INDUSTRIES SITE  
 LEVITTOWN, PENNSYLVANIA 19057

