

Draft Groundwater Monitoring & Drinking Water Sampling Work Plan 35207

Swan Valley Centre

6799 Hwy 83

Condon, MT 59826

Facility ID# 32-03617, TID 25306, Release# 4769, WP# 35207

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SET Project No. 2606-1299



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TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Site Location	1
1.2	Scope of Work	1
2.0	SEMIANNUAL GROUNDWATER MONITORING & SOUTH WELL SAMPLING.....	2
2.1	Groundwater Monitoring	2
2.2	South Well Sampling.....	3
2.3	Analytical Summary Table	3
3.0	REPORTING, TIMELINE, & ESTIMATED COSTS.....	4
3.1	Reporting	4
3.2	Timeline & Costs.....	4

List of Figures

- Figure 1: Site Location Maps
- Figure 2: Site Details Map
- Figure 3: SVE/AS System Layout

Appendix A

Cleanup Work Plan 34351 Estimated Costs Spreadsheet and PTRCB Groundwater Monitoring and Sampling Unit Cost Worksheet

1.0 Introduction

SET Environmental (SET) has prepared this work plan for additional corrective actions at the Swan Valley Centre (Facility #32-03617, Release #4769) as requested by the Montana Department of Environmental Quality (MTDEQ) in correspondence dated June 23, 2026.

1.1 Site Location

The Swan Valley Centre facility is located at 6799 Highway 83, Condon, Montana. Site location maps and a site details map are included as Figures 1 and 2, respectively. The Public Land Survey System (PLSS) description for the site is the NE/4, NW/4, Sec. 1, T20N, R17W. The approximate geographic coordinates are N 47.52744°, W 113.71051°. Township, range, and section information was obtained using the United States Geological Survey (USGS) Condon, Montana 1:24,000 Quadrangle. The site is located within the Swan River Hydrologic Unit.

1.2 Scope of Work

The scope of work required by the MTDEQ consists of groundwater monitoring and sampling to assess any potential rebound and propose additional work needed to resolve the release.

2.0 Semiannual Groundwater Monitoring & Drinking Water Sampling

2.1 Groundwater Monitoring

SET will complete semiannual groundwater monitoring events for a period of one year. It is anticipated that the initial monitoring event will be conducted in the fall of 2026 during low water conditions at the facility, with the second semiannual event being conducted in May or June of 2027. Groundwater samples will be collected from monitoring wells MW1, MW4, SVE3, SVE4, SVE5, SVE6, SVE8, and SVE9.

Well sampling will be conducted using low flow sampling methodologies in accordance with MTDEQ requirements and SET SOPs. SET will use a peristaltic pump to purge and sample each monitoring well. Groundwater quality parameter data (conductivity, pH, salinity, dissolved oxygen, temperature, ORP, and turbidity) will be acquired from all site wells sampled during each event using a flow through cell. Groundwater sample collection from each well will be completed following stabilization of groundwater quality parameters. Static water levels, groundwater quality parameter, and purge rate for each well will be recorded in the field using SET's Well Sampling Form. Depth to water measurements will be collected from all site wells to use in calculating the potentiometric groundwater surface, flow direction, and gradient for each event.

Purge water will be properly handled according to the MTDEQ Purge Water Disposal Flowchart. SET does not anticipate that any site wells to contain free product or RCRA listed or characteristic waste. Water will be collected from the shallowest aquifer and based on the current known impacts at the site it is not anticipated that purge water will contain enough petroleum hydrocarbons to result in exceedances of soil screening cleanup levels if it is disposed of on the ground surface. The distance to surface water from the facility does not present any potential for directly reaching groundwater. Based on these anticipated realities, SET plans to dispose of purge water on a permeable ground surface at the site. If free product is identified in any of the purge water obtained from site wells, SET will purchase portable gasoline containers for containment and transport back to their office in Missoula, MT. In this event SET will submit a Form 8 adjustment of the work plan to cover disposal costs associated with proper disposal through an oil recycler.

Groundwater samples will be preserved in accordance with analytical methods, packed on ice, and shipped to Energy in Helena, Montana under chain of custody. All groundwater samples collected will be submitted for VPH analyses.

Semiannual groundwater monitoring during high and low water events will be conducted to assess both rebound in groundwater contaminate concentrations that may have occurred post system shutdown and the data gap that exists between MW1 and MW4. Monitoring wells MW1, MW4 and system wells SVE3, SVE4,

SVE5, SVE6, SVE8, and SVE9 will be sampled for VPH. The filling in of these knowledge gaps will help to guide the implementation of remedial strategies in the future.

2.2 South Well Sampling

SET will collect quarterly water samples from the South Well to ensure no petroleum contaminants are present in the public drinking water supply system. Samples will be collected from the location nearest the well. The South Well sample will be preserved with hydrochloric acid, packed on ice, and delivered to Energy Laboratories in Helena, Montana under chain of custody. The South Well sample collected will be submitted for EPA 524.2 analysis.

2.3 Analytical Summary Table

Analytical Analysis Chart					
Sample Location	VPH	EPH	Lead Scavengers	524.2	Depth to Water only
MW1	x				
MW2					x
MW4	x				
MW5					x
MW6					x
MW7					x
MW8					x
MW9					x
MW10					x
SVE3	x				
SVE4	x				
SVE5	x				
SVE6	x				
SVE8	x				
SVE9	x				
South Well				x	
Analysis per event	8	0	0	1	7
Total all events	16	0	0	4	14

3.0 Reporting, Timeline, & Estimated Costs

3.1 Reporting

SET will prepare and submit a report detailing the results of the groundwater and drinking water monitoring following one year of sampling. Laboratory analytical data will be validated using DEQ's Data Validation Summary Form, with an individual Form appended for each laboratory analytical report. The current site map will be updated to show the locations of the modified site features, and each report will include all collected data and laboratory analytical results. The reports will include analytical results tables, and recommendations for future remediation efforts. Data tables will be included which display cumulative groundwater analytical results for the site. The report will also include all appropriate figures related to groundwater monitoring. SET will update and append the Release Closure Plan to be included in the report. A thorough discussion regarding the remedial actions, recommendations for further corrective actions, and required monitoring of the site with respect to eventual closure of the release will also be presented in the report.

3.2 Timeline & Costs

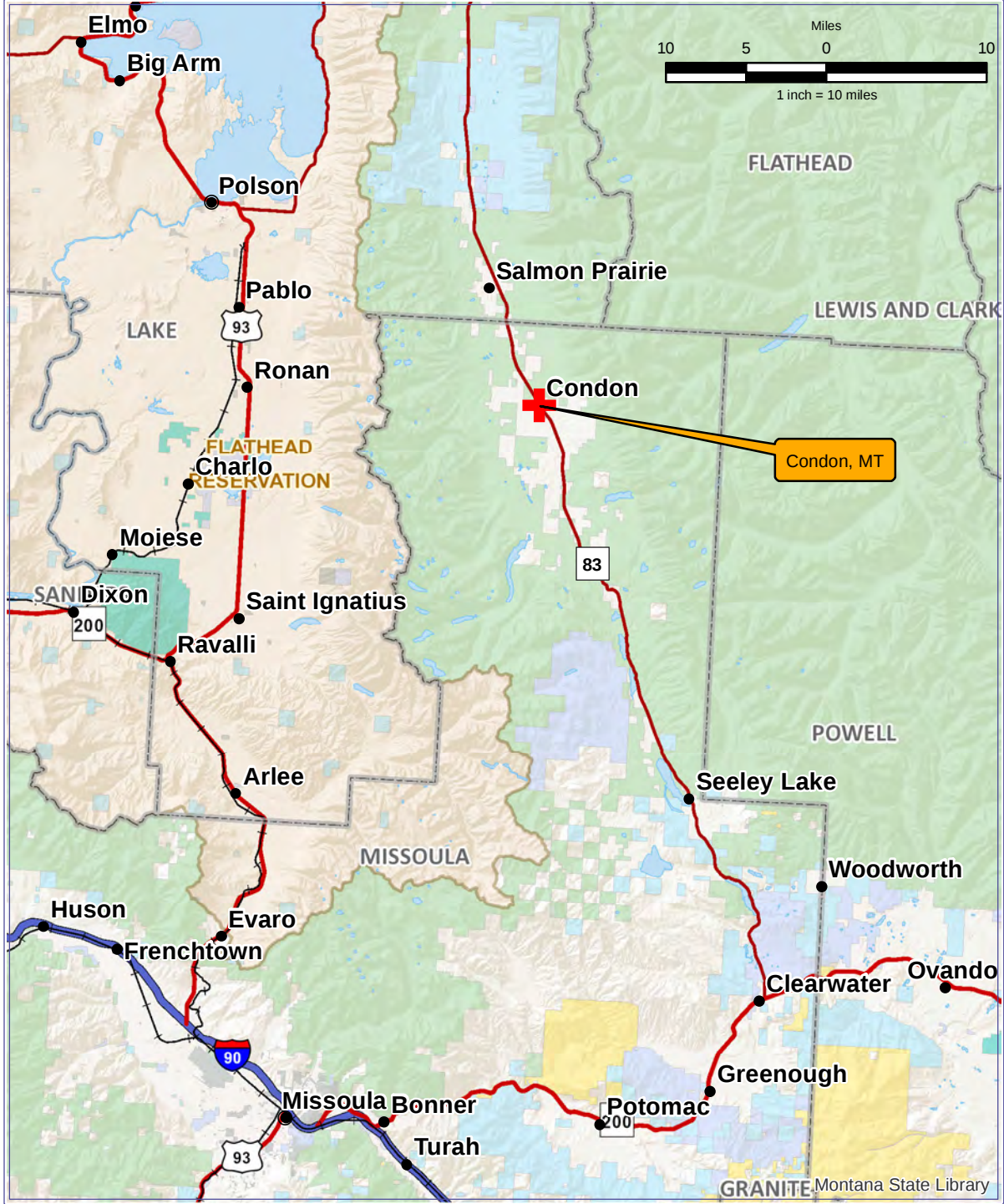
The attached Cleanup Work Plan 35207 Estimated Costs spreadsheet [Appendix A] details anticipated project costs to complete the work detailed in this workplan. A PTRCB Groundwater Monitoring and Sampling Unit Cost Worksheet is also included. The scope of work outlined in this work plan is tentatively scheduled to begin in autumn 2026, pending approval from the MTDEQ and review of costs by the Montana Petroleum Tank Release Compensation Board (PTRCB).

List of Figures

Figure 1: Site Location Maps

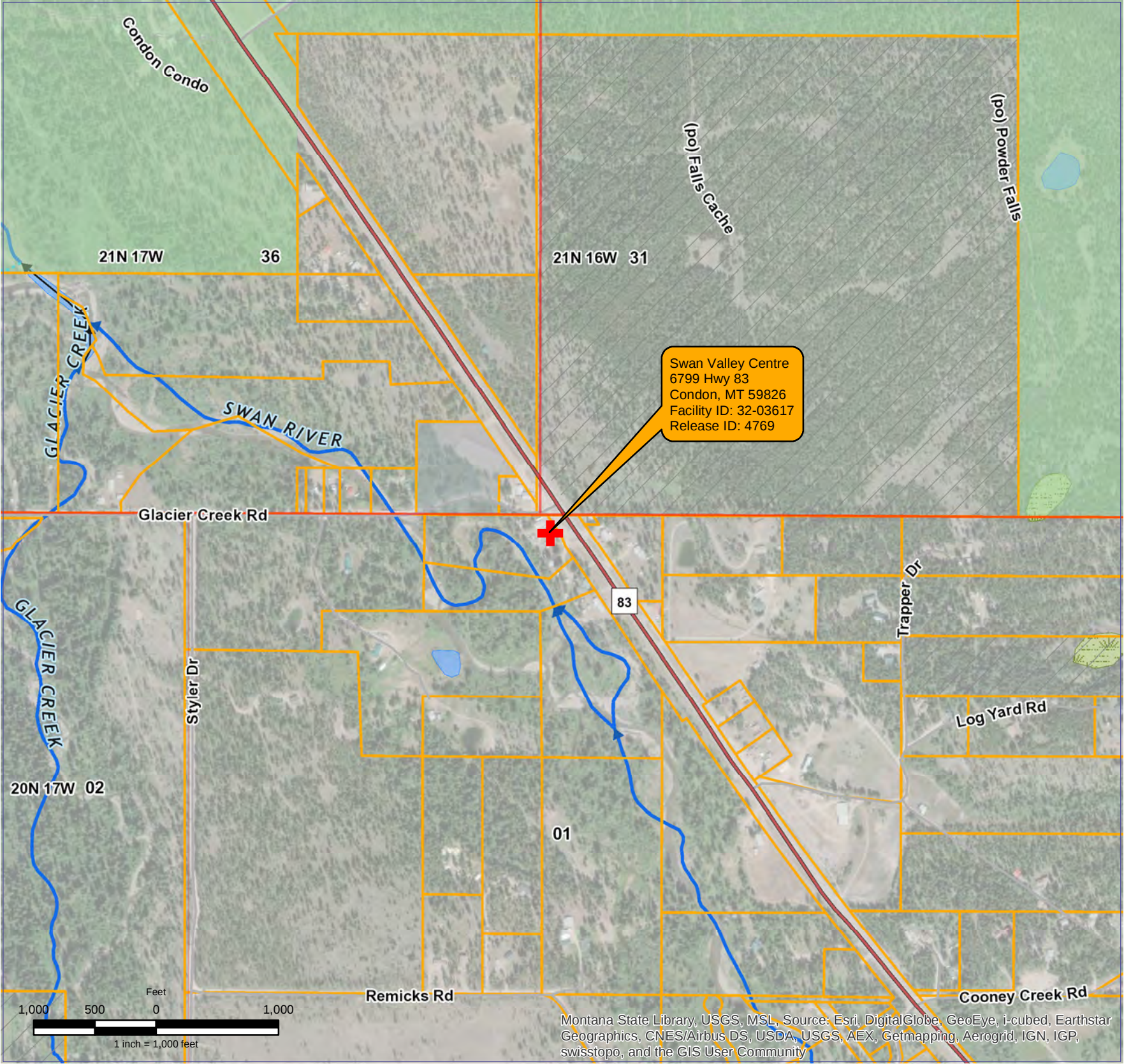
Figure 2: Site Details Map

Figure 3: SVE/AS System Layout



LEGEND

- | | |
|-------------------------------------|-------------------------------------|
| Bureau of Land Management | State of Montana Misc. |
| Bureau of Reclamation | Montana State Trust Land |
| US Fish and Wildlife | Local Government |
| National Park Service | Tribal |
| US Forest Service | Bureau of Indian Affairs Trust Land |
| US Dept of Agriculture | Unresolved Ownership |
| Defense Dept/Army Corp of Engineers | Project Location |



Site Location Maps

Swan Valley Centre
6799 Hwy 83
Condon, MT

DRAWN BY: MM
DATE: 05/17/19
SCALE: 1:12,000



PROJECT NUMBER: 14-10392-70 IMAGE SOURCE: ESRI BASEMAPS

FIGURE 1



Legend

- Monitoring Wells
- Supply Well
- Supply Well - Disabled

50 25 0 Feet 1 in = 50 ft

Swan Valley Centre
6799 Hwy 83
Condon, MT 59826

Site Details Map

JOB NO.: 14-10392-70 DATE: 02/21/24 DRAWN BY: TCP IMAGE SOURCE: ESRI

WCEC
ENVIRONMENTAL CONSULTANTS

FIGURE 2

