

# July 7 Billings PCE Superfund Site Update

## Purpose of Briefing

- The EPA plans to release a Proposed Plan soon. The Proposed Plan addresses vapors that have been detected in indoor air and below a structure foundation (known as vapor intrusion) above levels that are harmful to public health.
- Vapors are a result from historic dry-cleaning operations releases to underlying soil and groundwater. EPA will address the soil and groundwater contamination separately.
- EPA is required to issue the Proposed Plan for public comment and host a community meeting. A fact sheet for public meeting information will be mailed shortly.
- The Proposed Plan summarizes the cleanup alternatives that EPA considered, identifies EPA's preferred alternative, summarizes the factors that led EPA to identifying the Preferred Alternative, and requests public comment.

## Key Points

- Preferred Alternative:
  - 1) Monitor air inside and beneath structure to identify where vapor mitigation is needed and to determine if vapor mitigation efforts are effective
  - 2) Installation of vapor intrusion (radon) mitigation systems to prevent vapors from entering and accumulating underneath a structure and in indoor air; and
  - 3) Non-engineered instruments that help minimize the potential for human exposure to contamination, inform the public, and protect the integrity of the remedy (e.g., City ordinances)
- EPA estimates that the Preferred Alternative will cost approximately \$33 M over 35 years.
- Remedy is highly dependent on the tenant and owner's willingness to allow EPA access.
- EPA and DEQ will be responsible for monitoring, installing and maintaining the vapor mitigation systems.
- Property owner will be responsible for paying for the electricity to run the system.
  - The electricity required is about the same as running a 75-watt lightbulb constantly.

## Upcoming Timeline

- July/August 2025 – Proposed Plan public comment period
- Winter 2025 – Indoor air investigations. **Need a facility to store equipment and supplies.**
- Winter 2025 – Sign and release the Vapor Intrusion Record of Decision.
- Summer 2026 – Remedy implementation and **work with City of Billings on ordinances.**
- Fall 2026 – Issue 2<sup>nd</sup> Proposed Plan to address main source area on 7<sup>th</sup> and Central Avenue.

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