



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

410 Willoughby Ave., Suite 303  
P.O. Box 111800  
Juneau, Alaska 99811-1800  
Main: 907.465.5390  
Fax: 907.465.5218  
www.dec.alaska.gov

File: 2100.38.049

Certified Mail, Return Receipt Requested  
Article No. 7014 2120 0001 4210 1121

August 18, 2016

The Grunder Company  
Attn: Renee Dewberry  
P.O. Box 242523  
Anchorage, AK 99524

Re: **L & L Mobile Home Court**, 1003 Chugach Way, Anchorage, Alaska 99503  
Long-term Groundwater Monitoring Complete/Request to Decommission Monitoring Well

**DEC Site Identifiers:**  
File No: 2100.38.049  
Hazard ID: 3901

**Regulatory Authority for Determination:**  
18 AAC 78

Dear Ms. Dewberry:

The Alaska Department of Environmental Conservation (ADEC) Contaminated Sites Program has reviewed the environmental record for the referenced site. The former ADEC project manager for L & L Mobile Home Court, Jim Frechione, issued a No Further Remedial Action/Record of Decision for the site in 2003. This Decision outlined the institutional controls in effect for the site which required that a monitoring well be sampled until diesel range organics (DRO) contamination levels were below ADEC cleanup standards. **The monitoring well (referred to as MW-1) is not to be confused with the public drinking water well on the mobile home park property.** MW-1 was installed during the site investigation and provides access to the shallow groundwater aquifer. The drinking water well is drawn from a much deeper aquifer. A site diagram of the well's location is enclosed.

Based on our most current records, the groundwater monitoring for DRO was never completed. However, an analysis for volatile organic compounds (VOCs) is being included in the public drinking water well sampling as part of the Drinking Water Program requirements for the referenced site which provides us with enough information to know that the presence of DRO (diesel) in the drinking water has not been identified to date. The ADEC's policies have evolved since this site was issued the Record of Decision in 2003. Therefore, the Contaminated Sites Program has decided to forgo establishing a monitoring program for the one monitoring well that remains on-site (MW-1), and instead request that you decommission the well, if it still exists. Your current well maintenance contractor should be able to decommission the groundwater well. The well must be decommissioned according to the 2013 ADEC

Monitoring Well Guidance found at the following link – [http://dec.alaska.gov/spar/csp/guidance\\_forms/docs/Monitoring\\_Well\\_Guidance.pdf](http://dec.alaska.gov/spar/csp/guidance_forms/docs/Monitoring_Well_Guidance.pdf). You will be required to continue sampling for volatile organic compounds (VOCs) in the public drinking water system. Furthermore, all other institutional controls will continue to apply to the site.

### **ADEC Decision**

This letter documents ADEC's decision to terminate groundwater monitoring requirements at the site and have the one remaining groundwater monitoring well decommissioned. The drinking water well shall continue being sampled following protocols already established with the Drinking Water Program.

### **ADEC Request**

ADEC requests that you decommission the remaining groundwater monitoring well **within one year** of receipt of this letter. The one (1) well is identified as MW-1. You must submit a brief report that includes photos verifying that the well was decommissioned in accordance with ADEC guidance. A site diagram indicating where MW-1 is located is enclosed with this letter.

**Please be aware that the following standard and site-specific conditions (institutional controls) will still apply to the L & L Mobile Home Court site:**

1. The drinking water well will continue to be sampled for petroleum hydrocarbons as part of the parameters to sample as a public drinking water source. The sample frequency for the drinking water well shall be in accordance with the requirements under 18 AAC 80. *Please refer questions regarding this requirement to Jessica Cahill in the Drinking Water Program.*
2. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325(i). A "site" [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. This is a standard condition.
3. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited. This is a standard condition.
4. Groundwater in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. This is a standard condition.

This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

If you have any questions regarding this site and its requirements, please contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

*You may submit any needed documentation electronically. If your submittal exceeds 8 megabytes, you may submit it to me through the Alaska ZenfYo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SP-AR/Contaminated Sites Program prefers and encourages electronic submittals.*

August 18, 2016

Sincerely,

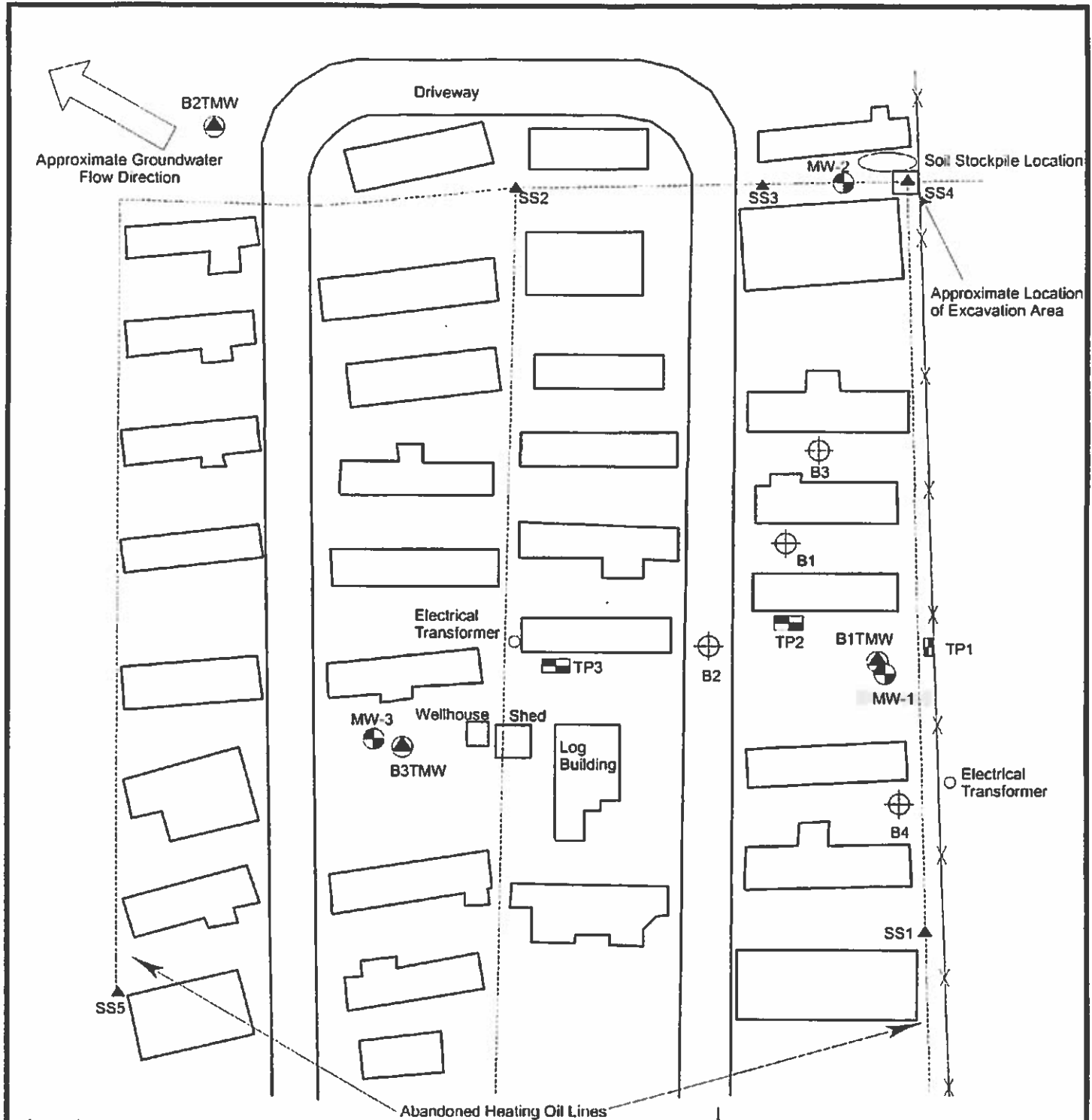


Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit







Encl: MW-1 site diagram  
2003 No Further Remedial Action (NFRAP) determination and Record of Decision

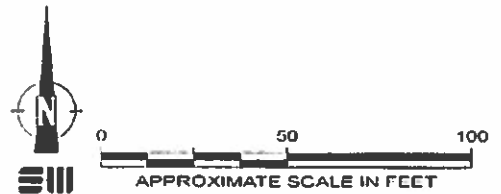
CC: Jessica Cahill, Alaska Drinking Water Program

*You may submit any needed documentation electronically. If your submittal exceeds 8 megabytes, you may submit it to me through the Alaska ZendVo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SP, AR/Contaminated Sites Program prefers and encourages electronic submittals.*



**Legend**

-  B1 Approximate Location of Boring B1, advanced on April 8, 2003
-  MW-3 Approximate Location of Monitoring Well MW-3, installed October 17, 2002
-  TP2 Approximate Location of Test Pit 2, advanced on September 30, 2002
-  SS5 Approximate Location of Near Surface Soil Sample SS5, collected May 20, 2002
-  B3TMW Approximate Location of Temporary Monitoring Well B3TMW, advanced May 20, 2002
-  ----- Approximate Location of Abandoned Heating Oil Lines



Lot 1, Block C, Spenard Acres Subdivision  
Anchorage, Alaska

**SITE MAP**

June 2003

32-1-16608-2

**SW SHANNON & WILSON, INC.**  
Geotechnical & Environmental Consultants

Fig. 2