



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 2308.26.001

Certified Mail, Return Receipt Requested
Article No. 7017 2400 0000 6055 2197

June 22, 2018

Grizzly Ridge LLC
PO Box 609
Cooper Landing, AK 99572

Re: Institutional Controls (ICs) Verification for:
Hamilton's Place, 18280 Sterling Highway/Mile 48.5 Sterling Hwy, Cooper Landing, Alaska

To Whom It May Concern:

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (ICs/land use restrictions) are required under 18 AAC 75.375. Hamilton's Place is a site with institutional controls that was formerly managed by Paul Horwath and has recently been transferred to management under the IC Unit.

It has come to our attention that ownership of the property has been conveyed to Grizzly Ridge LLC. As the current owner of the property, you should be aware that there are ongoing obligations for this site.

In order to prevent people from being exposed to any remaining contamination on the property, **this letter is being sent as a reminder** of the conditions placed on the property as part of the 2004 Conditional Determination of No Further Remedial Action granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on the property and groundwater monitoring was required biennially.

Paul Horwath reviewed the Monitoring Well Sampling Report for Hamilton's Place in 2013 and issued an approval letter stating that ADEC would no longer require further sampling and analysis of groundwater from MW#3. Monitoring wells #1, 2, and 4-7 had already been decommissioned at that time. ADEC has removed the groundwater monitoring requirement from the institutional controls established for this site.

Policy and regulations have evolved since this site was closed with conditions in 2004. Please be advised that the Hamilton's Place site is subject to the following standard and site-specific conditions and/or institutional controls:

1. Monitoring wells defined as MW1, MW2, MW4, MW5, MW6, and MW7 were decommissioned in May 2013. The sole groundwater monitoring well remaining on the property is MW3. As advised by former project manager, Paul Horwath, in his 2013 correspondence to you, MW3 should be preserved so that it can be sampled at a future time(s) of your choosing. When benzene concentrations in MW#3 groundwater samples drop to 5 ug/L or less, a new Notice of Environmental Cleanup and Residual Soil and Groundwater Contamination (Deed Notice) can be filed on the property deed with the appropriate recording district of the Alaska Department of Natural Resources Land Recorder's Office. The new Deed Notice would be worded to supersede the original Deed Notice (Document 2004-001617-0), and state that ADEC has determined that the residual petroleum contamination no longer poses a potentially unacceptable risk to human health, safety, welfare, or to the environment.
2. Because ADEC soil cleanup levels for 'migration to groundwater' were exceeded in several residual areas, human health risks from future exposure to shallow groundwater (ingestion), present approximately 45 feet beneath the ground surface, are considered to be unacceptable. Residual groundwater contamination still exists over limited areas of this property. An estimate of the limits of groundwater contamination is identified on Figure No. 2 (attached with the determination enclosure). Groundwater contamination is deemed a "potential source of contamination" in both Alaska Drinking Water (18 AAC 80) and Wastewater Disposal (18 AAC 72) regulations. Any new public drinking water wells installed on this property must be installed in compliance with the existing, required separation distance in Alaska Drinking Water regulations, for "other potential sources of contamination." Any new private drinking water wells installed on this property must be installed in compliance with the existing, required separation distance in Alaska Wastewater Disposal Regulations, for other potential sources of contamination. Any new public or private water wells installed on this property must be tested for gasoline contamination using EPA Method 524.2, prior to utilization for drinking water supplies. Should gasoline contamination be detected, the owner of this property must report the contamination to ADEC.
3. In order to document the nature and extent of any contamination remaining at the site and to record the requirements or restrictions that apply to the property, the enclosed Notice of Environmental Cleanup and Residual Soil and Groundwater Contamination (Deed Notice) has been recorded with the Seward Recording District of the State of Alaska Land Recorder's Office.
4. In the event that the remaining contaminated soil becomes accessible by the dispenser island or the underground fuel lines for the current UST system being removed or through some other action that fits the site circumstances, the landowner and/or operator are required to notify ADEC and evaluate the environmental status of the contamination in accordance with regulations applicable at that time.
5. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules [see 18 AAC 78.600(h)]. A "site" [as defined by 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving soil or water off the property. *This is a standard condition.*
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70

You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZendTo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.

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water quality standards is prohibited. *This is a standard condition.*

7. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *This is a standard condition.*

In addition to the conditions above, you are required to notify ADEC if there are any changes in land use or ownership. Failure to maintain these requirements may result in re-opening the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

In accordance with 18 AAC 78.276 (f), ADEC may require additional site assessment, monitoring, remediation, and/or necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from this site, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the site now meets the applicable cleanup levels under 18 AAC 78.

This site information is a matter of public record and is available at ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/23497>

The ADEC will issue a reminder letter such as this on a scheduled basis, every three years. If you have any questions regarding this site, please contact me at (907) 465-5229 or evonne.reese@alaska.gov and I will be glad to assist you.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: Recorded Deed Notice & 2004 Determination
2013 ADEC Correspondence re: Approval to Discontinue Groundwater Sampling

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned to electronic transmission of project correspondence. Please provide us with your current e-mail address (if you have one) so that we may issue future correspondence to you in an electronic format.

You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZendTo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.