



Notice of Environmental Contamination

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Site Program

Grantee: Matanuska-Susitna Borough
350 Dahlia Avenue
Palmer, AK 99645

Legal Description: 53282 S. Parks Highway, Trapper Creek, Alaska 99683

SW1/4 SW1/4 SW1/4 of Section 20, Township 23 North, Range 4 West, Seward Meridian,
Alaska

Recording District: Talkeetna

Return to: Danielle Duncan
CS Project Manager
Division of Spill Prevention and Response
Department of Environmental Conservation
P.O. Box 111800
Juneau, AK 99811-1800
907-465-5207

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375 (Matanuska-Susitna Borough), the Landowner of the subject property, hereby provides public notice that the property located at: 53282 S. Parks Highway 99683, Alaska, and more particularly described as follows:

SW1/4 SW1/4 SW1/4 of Section 20, Township 23 North, Range 4 West, Seward Meridian,
Alaska

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search> under the site name Goose Creek Community Center and Hazard ID number 3178.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. If the Landowner transfers, sells, assigns, leases or subleases the property or any portion of the property covered by the institutional controls, the Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease.

ADEC has reviewed and approved, subject to the institutional controls described below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site as long as the institutional controls remain in place and effective and no new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment.

ADEC determined, in accordance with 18 AAC 75.325 – .390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual soil contamination [300 milligrams per kilogram (mg/kg) diesel range organics (DRO)] remains in the former location of the underground storage tank above the Method 2 migration to groundwater cleanup levels for the under 40-inch precipitation zone, established in 18 AAC 75.341(c), Table B1, and 18 AAC 75.341 (d), Table B2. Groundwater contamination remains on site [2.0 milligrams per liter (mg/L) DRO] above the approved cleanup levels established in 18 AAC 75.345 Table C.

Further soil cleanup was determined to be impracticable because of the presence of groundwater in the excavation at eight feet belowground. After 18 years of groundwater monitoring, the contamination plume had decreased in concentration markedly and the responsible party opted to end groundwater monitoring and apply an institutional control (groundwater well installation restriction) to achieve site closure.

The following institutional controls and standard conditions shall be maintained:



1. Groundwater use restriction: installation of groundwater wells requires ADEC approval.
2. The Landowner agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every five years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:

Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800
or be submitted electronically to CS.Submittals@alaska.gov.

3. ADEC must be notified in advance of the subdivision or replat of the property associated with these institutional controls. This recorded Notice of Environmental Contamination must be included as part of future property transactions and attached to subsequent associated parcels.
4. 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. (See attached site figure.)

Standard site closure conditions that apply to all sites include:

1. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

Attached are site figures showing the former location of the community center and the former locations of the groundwater monitoring wells.

Failure to comply with the institutional controls described herein may result in ADEC reopening the site and requiring additional site characterization and cleanup.

In the event that new information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, further site characterization and cleanup may be necessary under 18 AAC 75.325-.390.

This notice and the institutional controls remain in effect until a written determination from ADEC is recorded that documents contaminants remaining at the site have been shown to meet the residential use soil cleanup levels defined in 18 AAC 75.340 and groundwater cleanup levels in Table C within 18 AAC 75.345.



For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 2269.38.001 for the site named Goose Creek Community Center.




Signature of Landowner

10.23.18
Date

John Moosey, Borough Manager

Printed Name of Landowner



Signature of Authorized ADEC Representative

11-7-18
Date



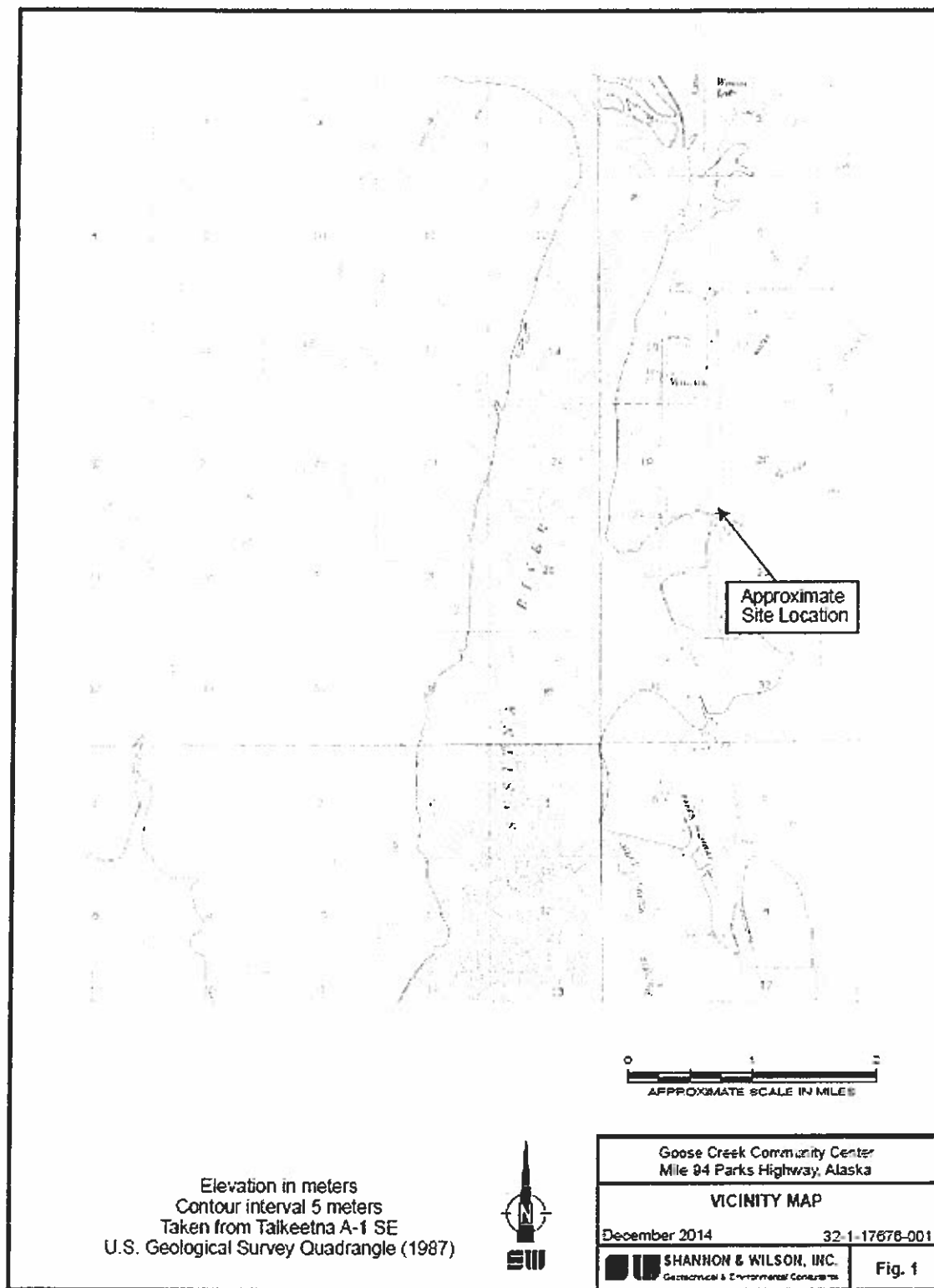


Figure 1: Vicinity map for the former Goose Creek Community Center. Figure copied from Shannon and Wilson Re: Groundwater Monitoring, Goose Creek Community Center, Mile 94 Parks Highway, Alaska, ADEC file no. 2269.38.001, dated December 3, 2014.



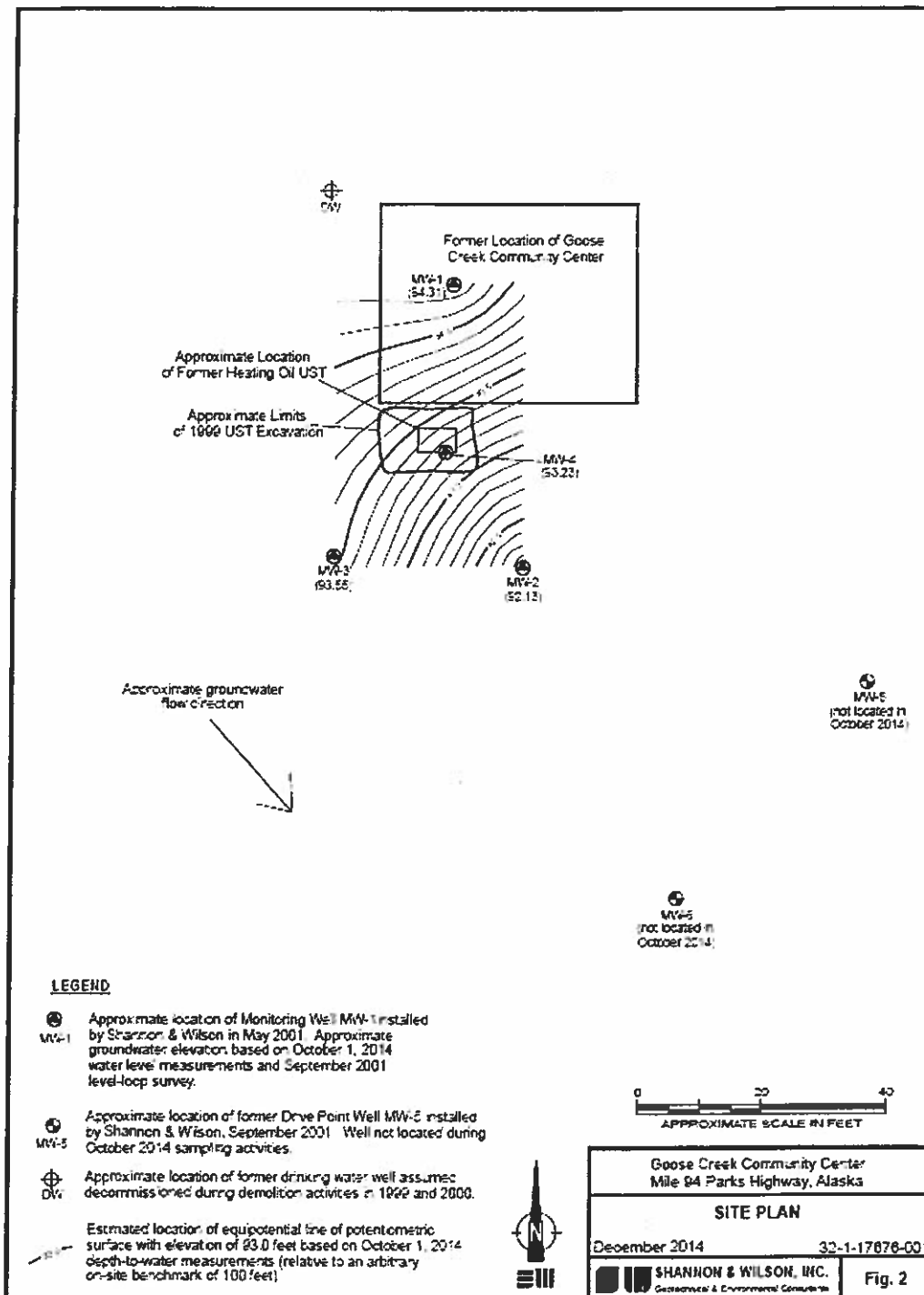


Figure 2: Former location of the Goose Creek Community Center and groundwater monitoring wells. Figure copied from Shannon and Wilson Re: Groundwater Monitoring, Goose Creek Community Center, Mile 94 Parks Highway, Alaska, ADEC file no. 2269.38.001, dated December 3, 2014.

