



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5390
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www.dec.alaska.gov

File No: 2269.38.001

November 20, 2018

Sent Via Electronic Mail Only

Tracy McDaniel
Land and Resource Management
Matanuska-Susitna Borough
tracy.mcdaniel@matsugov.us
350 East Dahlia Avenue
Palmer, AK 99645

Re: Decision Document: Goose Creek Community Center
Cleanup Complete Determination – Institutional Controls

Dear Ms. McDaniel:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Goose Creek Community Center located at Mile 94 Parks Highway. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required as long as the institutional controls are maintained and effective and no new information becomes available that indicates residual contamination poses an unacceptable risk.

This Cleanup Complete with Institutional Controls (ICs) determination is based on the administrative record for the Goose Creek Community Center which is located in the offices of the ADEC in Juneau, Alaska. This decision letter summarizes the site history, cleanup actions, regulatory decisions, and specific conditions required to effectively manage remaining contamination at this site.

Site Name and Location:

Goose Creek Community Center
53282 S. Parks Highway, 99683

Name and Mailing Address of Contact Party:

Tracy McDaniel
Land and Resource Management
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

DEC Site Identifiers:

File No: 2269.38.001

Hazard ID: 3178

Regulatory Authority for Determination:

18 AAC 75

Site Description and Background

The Goose Creek Community Center is located at 53282 S. Parks Highway, near mile marker 94 of the Parks Highway. It is located at 62.071111 °N -150.072500 °W and in the northwest 1/4 of Section 29, Township 23 North, Range 4 West, of the Seward Meridian. The community center, now demolished, had a 500-gallon underground storage tank (UST) that held heating fuel. The site is now overgrown with native vegetation and is used recreationally only. The adjacent property is a park which is part of a National Park Service grant agreement. There are no development plans for the property, rather to maintain it and the adjacent park as a park indefinitely. The site is owned by the Matanuska-Susitna Borough and is approximately 23 acres, bordered by the Parks Highway to the east, the south by Goose Creek, the west by the Alaska Railroad, and the north by private property.

According to a letter (*Re: Discharge Notification*) dated November 12, 1999 from the Matanuska-Susitna Borough Public Works Department to the ADEC, a heating oil release was discovered from the UST at the abandoned Goose Creek Community Center. It is suspected that the tank had been leaking for several years, as the release was not discovered until after the tank was removed during facility abandonment. Petroleum contaminated soil was observed below and around the tank. Groundwater was encountered just below the tank and had a sheen. The contaminated soil was returned to the excavation which was about 15 by 10 feet (ft.) in area and about 8 ft. in depth. The contamination was reported to the ADEC and the site was added to the ADEC Contaminated Sites database for long-term management.

According to *Re: MSB Bid #00-057; Goose Cr. Community Center Report of Underground Storage Tank Investigation* prepared by AlaskChem Engineering, dated December 9, 1999, two soil samples were collected from beneath the excavated UST. The soil samples were collected from just above the groundwater table. Sample GC1 was collected from 7.5 ft. belowground and sample GC2 was collected from 6.5 ft. belowground. The excavated UST had indications of leaking from the top at the service lines/connections and had a wet, oily bottom. The tank impression in the pit was wet with groundwater and fuel. There was sheen on the groundwater. Soil to about one foot above the groundwater table was contaminated with petroleum towards the south. The pit was backfilled with the contaminated material to avoid a physical hazard. The soil samples were analyzed for DRO. The results were 530 and 1,800 mg/kg DRO which was above the ADEC Method 2 cleanup level for the migration to groundwater exposure pathway.

Contaminants of Concern

During the site characterization and cleanup activities at this site, samples were collected from soil and analyzed for Gasoline Range Organics (GRO), Diesel Range Organics (DRO), polycyclic aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Samples were collected from groundwater and analyzed for GRO, DRO, and BTEX. Based on these analyses, the following contaminants were detected above the applicable cleanup levels and are considered Contaminants of Concern at this site:

- GRO (groundwater)
- DRO (soil and groundwater)

- Benzene (soil and groundwater)
- Ethylbenzene (soil and groundwater)
- Xylenes (soil and groundwater)
- Naphthalene (soil)

Cleanup Levels

DRO, benzene, ethylbenzene, xylenes, and naphthalene were detected in soil above the approved 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. The migration to groundwater soil cleanup levels are applicable in this situation because of the presence of groundwater. GRO, DRO, benzene, ethylbenzene, and xylenes were detected in groundwater above the approved cleanup levels established in 18 AAC 75.345 Table C.

Table 1 – Approved Cleanup Levels

Contaminant	Soil (mg/kg)	Groundwater (mg/L)
GRO	Not applicable	1.5
DRO	250	1.1
Benzene	0.022	0.0046
Ethylbenzene	0.13	0.015
Xylenes	1.5	0.19
Naphthalene	0.038	Not applicable

mg/kg = milligrams per kilogram
mg/L = milligrams per liter

Characterization and Cleanup Activities

Characterization and cleanup activities conducted under the regulatory authority of the Contaminated Sites Program began in November 1999 after the UST was excavated and the observed contaminated soil was reported to the ADEC. These activities are described below.

A release investigation was conducted on behalf of the MSB in July 2001. This work is documented in the *Release Investigation Goose Creek Community Center Mile 94 Parks Highway, Alaska*, dated July 2001, and prepared by Shannon and Wilson Inc. (S&W). Prior to the investigation, the community center building was demolished and the drinking water well was decommissioned.

Ten soil borings were advanced via Discovery Drilling and four of these were completed as groundwater monitoring wells. Soil boring (B)1 was located north of the UST footprint in the former footprint of the community center and was completed as a groundwater monitoring well (MW-1). B2 was located southeast of the UST footprint and also was completed as a groundwater monitoring well (MW-2). B3 was placed southwest of the UST footprint and was completed as a groundwater monitoring well (MW-3). B4 was completed as a groundwater monitoring well (MW-4) and was located at the edge of the UST excavation. B5 and B6 were located west of the excavation, B7 was south of the excavation, and B8 was east of the excavation. B9 was located north of the excavation and B10 was located southeast of the excavation.

The soil borings were drilled up to 17.5 ft. belowground and groundwater was observed at 4.5 to 5 ft. belowground. The borings were screened using a photoionization detector (PID) at 2.5 ft. intervals. Ten soil samples were collected and analyzed for GRO, DRO, and BTEX. Four of these were also analyzed for PAHs. Each of the groundwater monitoring wells were sampled and analyzed for GRO, DRO, and BTEX.

Soil samples B2, B4, and B5 had DRO above the cleanup level up to 1,000 mg/kg. B4 and B5 were in close proximity to the excavation while B2 was located 20 ft. downgradient. Other COCs above cleanup levels measured in soil were benzene, ethylbenzene, xylenes, and naphthalene. Three out of the four groundwater monitoring wells had GRO, DRO, ethylbenzene, and xylenes above cleanup levels. MW2 was the most contaminated having a GRO concentration of 8.7 mg/L and a DRO concentration of 17 mg/L. Benzene was above cleanup levels in MW2 only. The contamination in B2 and MW2 suggested that the contamination was migrating with the groundwater flow direction (southeast).

S&W conducted additional investigation of the site in September 2001. These activities are documented in the letter report *RE: Monitoring Well Sampling at the Goose Creek Community Center, Mile 94 Parks Highway, Alaska*, dated November 6, 2001. Two more groundwater monitoring wells (MW-5 and MW-6) were installed downgradient at about eight ft. belowground of the UST excavation in the southeast direction. Water was not encountered in either of these wells. MW-2 and MW-4 were sampled and analyzed for GRO, DRO, and BTEX. GRO and DRO were above cleanup levels in both wells. GRO was present up to 2.9 mg/L and DRO up to 9.5 mg/L. MW-2 additionally had benzene, ethylbenzene, and xylenes above cleanup levels. MW-4 had ethylbenzene and xylenes above the cleanup levels. MW-1 and MW-3 were not sampled.

S&W conducted a groundwater sampling event in March and May of 2002. These activities are documented in the letter report *RE: Monitoring Well Sampling at the Goose Creek Community Center, Mile 94 Parks Highway, Alaska*, dated June 4, 2002. In March, all six groundwater monitoring wells were dry. In May, groundwater was not present in MW-5 and MW-6. MW-2 and MW-4 were sampled and analyzed for GRO, DRO, and BTEX. MW-1 and MW-3 were not sampled.

The GRO results for both wells met cleanup levels, however, DRO did not, having concentrations of 4.8 and 7.7 mg/L. No other constituents were above cleanup levels with the exception of ethylbenzene in MW-2.

The groundwater was sampled again in October 2002 by S&W. This activity is documented in the letter report *RE: Monitoring Well Sampling at the Goose Creek Community Center, Mile 94 Parks Highway, Alaska*, dated October 24, 2002. Water samples were collected from monitoring wells MW-2, MW-4, and MW-6 and analyzed for GRO, DRO, and BTEX. MW-5 did not have water in it and MW-1 and MW-3 were not sampled. MW-6 did not have contamination above cleanup levels. GRO was again below cleanup levels for the wells and DRO was above having a maximum concentration of 7.9 mg/L. Benzene was above cleanup levels in MW-2. Ethylbenzene was above the cleanup levels in both wells. Xylenes were above the cleanup level in MW-4 only.

The groundwater was sampled again in October 2014 by S&W. This activity is documented in the letter report *RE: Groundwater Monitoring, Goose Creek Community Center, Mile 94 Parks Highway, Alaska*, dated December 3, 2014. At the time of inspection, MW-5 and MW-6 could not be located. MW-2 and MW-4 were sampled and analyzed for GRO, DRO, and BTEX, but MW-1 and MW-3 were not. The results

found GRO and BTEX below cleanup levels. DRO was present in both wells, however only MW-2 was above the cleanup level having a concentration of 2.6 mg/L.

A final investigation was conducted in 2018 and is documented in the report *Site Investigation Activities, Former Goose Creek Community Center, Mile 94 Parks Highway* submitted by S&W, dated July 11, 2018. The report documented the collection of soil samples at the location of the excavated UST, the installation and sampling of a downgradient monitoring well, and groundwater sampling of existing wells (MW-2 and MW-4) in October 2017 and May 2018. Two soil borings were advanced using Discovery Drilling. Soil boring B7 was installed to 22 ft. belowground and down gradient of the UST location and groundwater monitoring well MW 2. Soil boring B8 was advanced in the UST footprint to about 12 ft. belowground. Field screening samples were collected at 2.5 ft. intervals and analyzed using a PID. One analytical sample was chosen from each boring having the highest PID result. The depth for both of the samples was between 7.5 and 9.5 ft. belowground. The two samples were analyzed for GRO, DRO, BTEX, and PAHs. The results found all constituents below cleanup levels with the exception of DRO at 310 mg/kg in B8.

In October 2017, soil boring B7 was completed as monitoring well (MW-7) and was sampled along with MW-2 and MW-4. These were analyzed for GRO, DRO, and BTEX. Additionally, the southeast direction of groundwater flow was verified. All three wells met ADEC cleanup levels. The highest DRO value was 1.4 mg/L in MW-2.

In May 2018, MW-2, MW-4, and MW-7 were again sampled and analyzed for GRO, DRO, and BTEX. MW-7 and MW-4 met cleanup levels, but MW-2 had DRO at 2.0 mg/L. Historic groundwater data are tabulated in Table 2 below.

Table 2: Historic groundwater data. Table copied from Site Investigation Activities, Former Goose Creek Community Center, Mile 94 Parks Highway submitted by S&W, dated July 11, 2018

HISTORICAL GROUNDWATER DATA

Well No.	Sample Date	Groundwater Depth [^] (ft)	Target Analyte Concentrations and ADEC Cleanup Level (mg/L)*			
			GRO (2.2)	DRO (1.5)	Benzene (0.0046)	Total BTEX
MW-1	5/30/2001	6.69	<0.0900	<0.515	<0.000500	<0.00650
MW-2	5/30/2001	6.84	8.70	16.6	0.0260	2.41
	9/20/2001	14.74	2.92	9.53	0.104	1.30
	5/14/2002	11.88	0.546	7.72	0.00237	0.139
	10/14/2002	8.02	0.932	7.86	0.00520	0.264
	10/1/2014~	10.79	0.131 J+	2.56	0.000750	0.00605
	10/20/2017	10.61	<0.0500	1.36	<0.000250	0.00336 J
	5/3/2018	6.49	<0.0500	2.04	<0.000250	<0.00275
MW-3	5/30/2001	6.45	<0.0900	<0.595	<0.000500	0.00236
MW-4	5/30/2001	6.35	5.63	8.91	<0.0250	1.67
	9/20/2001	13.51	2.15	9.44	0.00356	0.891
	5/14/2002	8.65	0.49	4.83	<0.000500	0.128
	10/14/2002	7.54	1.16	6.84	0.00255	0.382
	10/1/2014	11.00	0.0402 J	1.33	<0.000250	<0.00325
	10/20/2017~	10.10	<0.0500	1.12	<0.000250	0.00190 J
	5/3/2018~	9.93	<0.0500	0.375 J	<0.000250	0.00199 J
MW-5	10/14/2002 10/1/2014	Groundwater not encountered. Could not locate. Assumed destroyed.				
MW-6	10/14/2002 10/1/2014	7.09 Could not locate. Assumed destroyed.	<0.0900	<0.526	<0.000500	<0.00650
MW-7	10/20/2017	11.42	<0.0500	<0.294	0.000160 J	0.00217 J
	5/3/2017	7.80	<0.0500	<0.294	<0.000250	<0.00275

Notes:

- [^] = Depth of static groundwater level below the measuring point or top of casing
- * = Groundwater cleanup levels are listed in Table C, 18 AAC 75.345 (November 2017)
- <0.000250 = Analyte not detected; laboratory limit of detection of 0.000250 mg/L
- 0.546 = Analyte detected
- 8.70 = Analyte concentration exceeds ADEC cleanup level
- J = Estimated concentration detected below the reporting limit
- J+ = Concentration may be biased high due to surrogate failure
- ~ = Listed value based on highest concentration in duplicate set
- mg/L = Milligrams per liter
- ft = Feet

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations meet the cumulative risk criteria for human health.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 3.

Table 3 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contamination is not present in surface soil (0 to 2 ft. below ground surface).
Sub-Surface Soil Contact	De-Minimis Exposure	Contamination remains in the sub-surface, but is below direct contact cleanup levels.
Inhalation – Outdoor Air	De-Minimis Exposure	Contamination remains in the sub-surface, but is below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Buildings are not present on site and not planned for the future.
Groundwater Ingestion	Exposure Controlled	The groundwater contamination (DRO) plume remains on site, however a deed notice has been placed on the property restricting installation of groundwater wells until and unless the ADEC receives data that the groundwater meets cleanup levels.
Surface Water Ingestion	Pathway Incomplete	Surface water was not affected by the spill.
Wild and Farmed Foods Ingestion	Pathway Incomplete	Contaminants of concern do not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	Contamination is only present in the sub-surface and unlikely to affect ecoreceptors.

Notes to Table 2: “De-Minimis Exposure” means that in ADEC’s judgment receptors are unlikely to be affected by the minimal volume or concentration of remaining contamination. “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure Controlled” means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

Petroleum contamination remains in sub-surface soil and groundwater above levels suitable for unrestricted future use; however ADEC has approved the use of institutional controls to limit potential future exposure and risk to human health or the environment. A Notice of Environmental Contamination and Institutional Controls (NEC-IC) has been recorded in the land records maintained by the Alaska Department of Natural Resources and a copy is attached to this letter.

Although petroleum contamination above the cleanup levels exists in both soil and groundwater on site, the contamination has been delineated and the groundwater contaminant plume has been demonstrated to be shrinking and the contaminant concentrations are decreasing. The attached figure shows the former location of the Goose Creek Community Center from which the heating oil spill occurred and the locations of the groundwater monitoring wells.

Institutional control necessary to support this closure determination include:

1. Groundwater 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 5 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.

ADEC has determined the cleanup is complete as long as the institutional controls are properly implemented and no new information becomes available that indicates residual contamination may pose an unacceptable risk.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status to “Cleanup Complete with Institutional Controls” and will include a description of the contamination remaining at the site.

The institutional controls will be removed in the future if documentation is provided that shows concentrations of all residual hazardous substances remaining at the site are below the levels that allow for unrestricted exposure to, and use of, the contaminated media and that the site does not pose a potential unacceptable risk to human health, safety or welfare, or to the environment.

This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if the institutional controls are determined to be ineffective or if new information indicates that contaminants at this site may pose an unacceptable risk to human health or the environment.

November 20, 2018

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please feel free to contact me at (907) 465-5207 or email at danielle.duncan@alaska.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DD', followed by a horizontal line.

Danielle Duncan
Project Manager

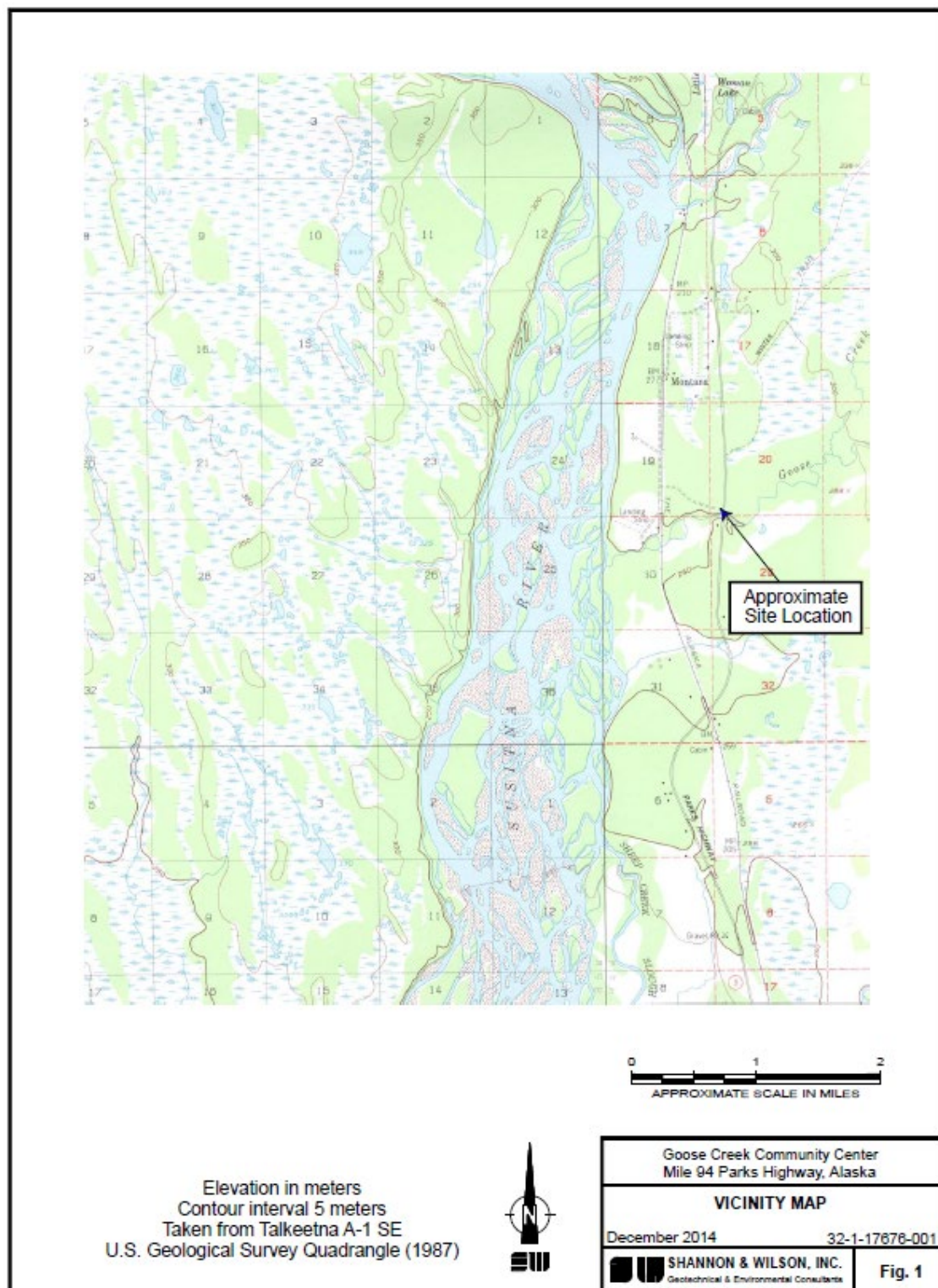


Figure 1: Vicinity map for the former Goose Creek Community Center. Figure copied from Shannon and Wilson Re: Groundwater Monitoring, Goose Creek Community Center, Mile 94 Parks Highway, Alaska, ADEC file no. 2269.38.001, dated December 3, 2014.

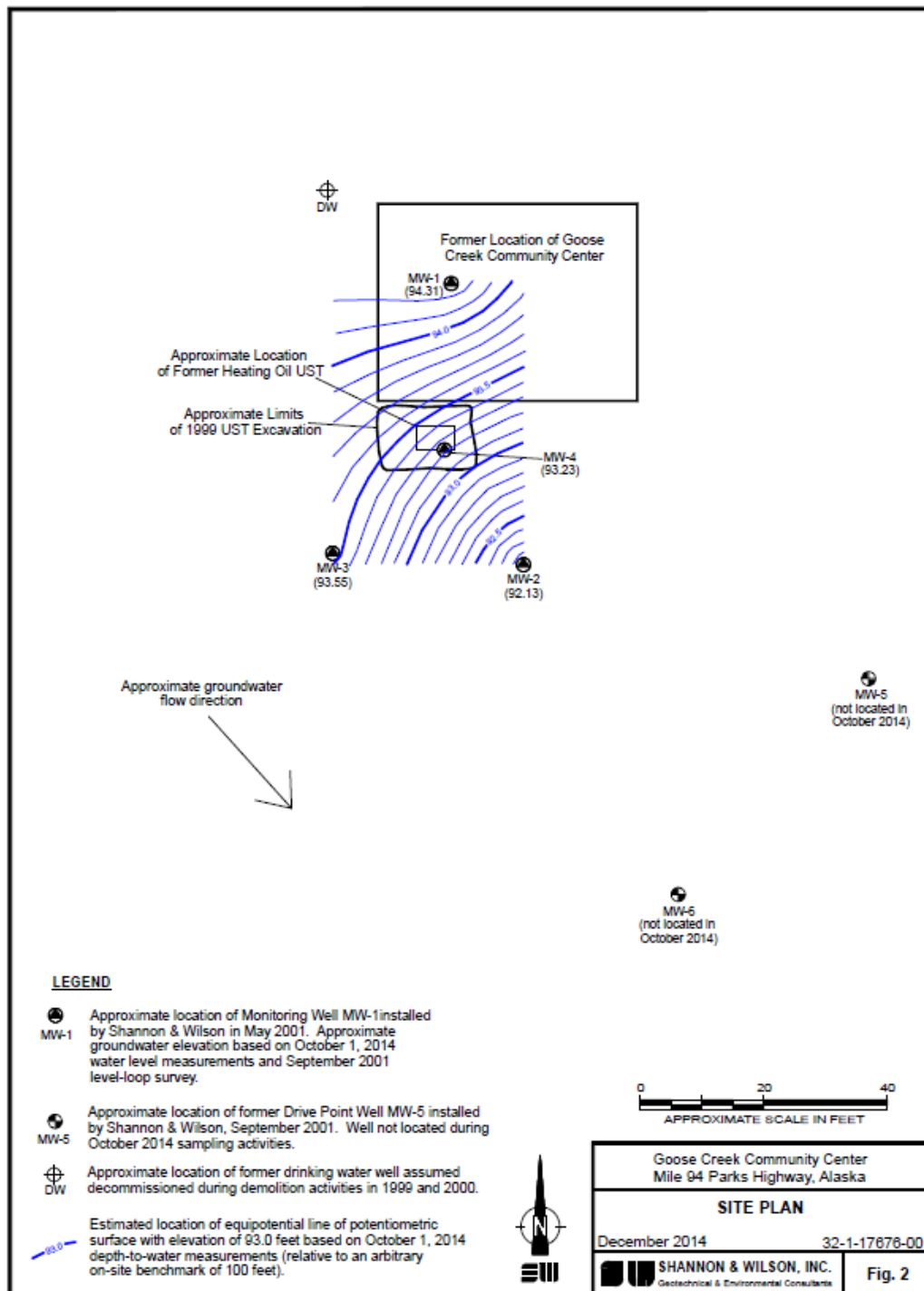


Figure 2: Former location of the Goose Creek Community Center and groundwater monitoring wells. Figure copied from Shannon and Wilson Re: Groundwater Monitoring, Goose Creek Community Center, Mile 94 Parks Highway, Alaska, ADEC file no. 2269.38.001, dated December 3, 2014.

November 20, 2018

Note: This letter is being transmitted to you in electronic format only. If you require a paper copy, let us know and we will be happy to provide one to you. In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence.

Enclosures: Recorded NEC-IC Agreement which includes site figure(s) showing the extent of residual soil/groundwater contamination, alternative points of compliance for groundwater, and boundaries of areas covered by ICs.

cc: Spill Prevention and Response, Cost Recovery Unit



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



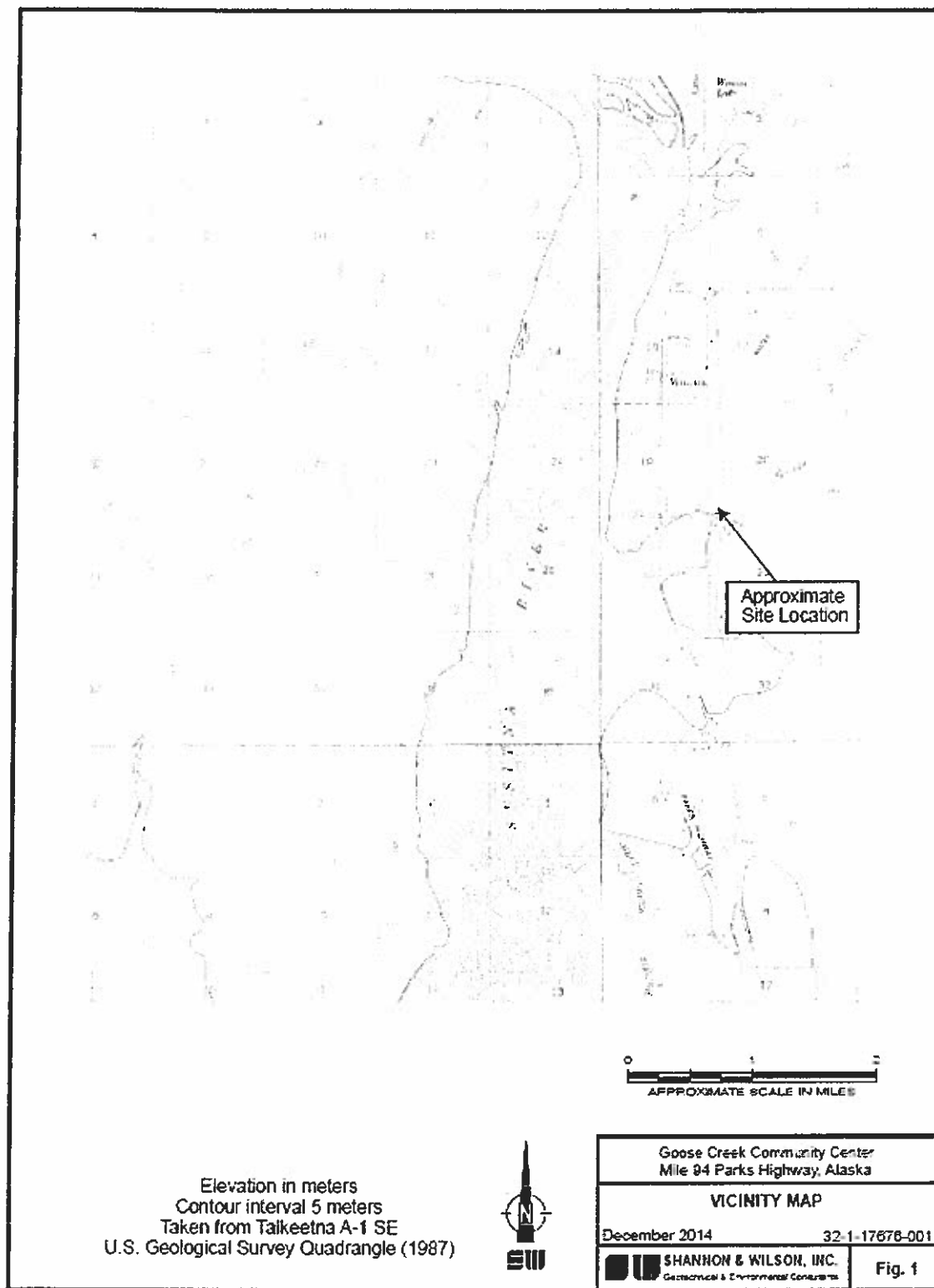


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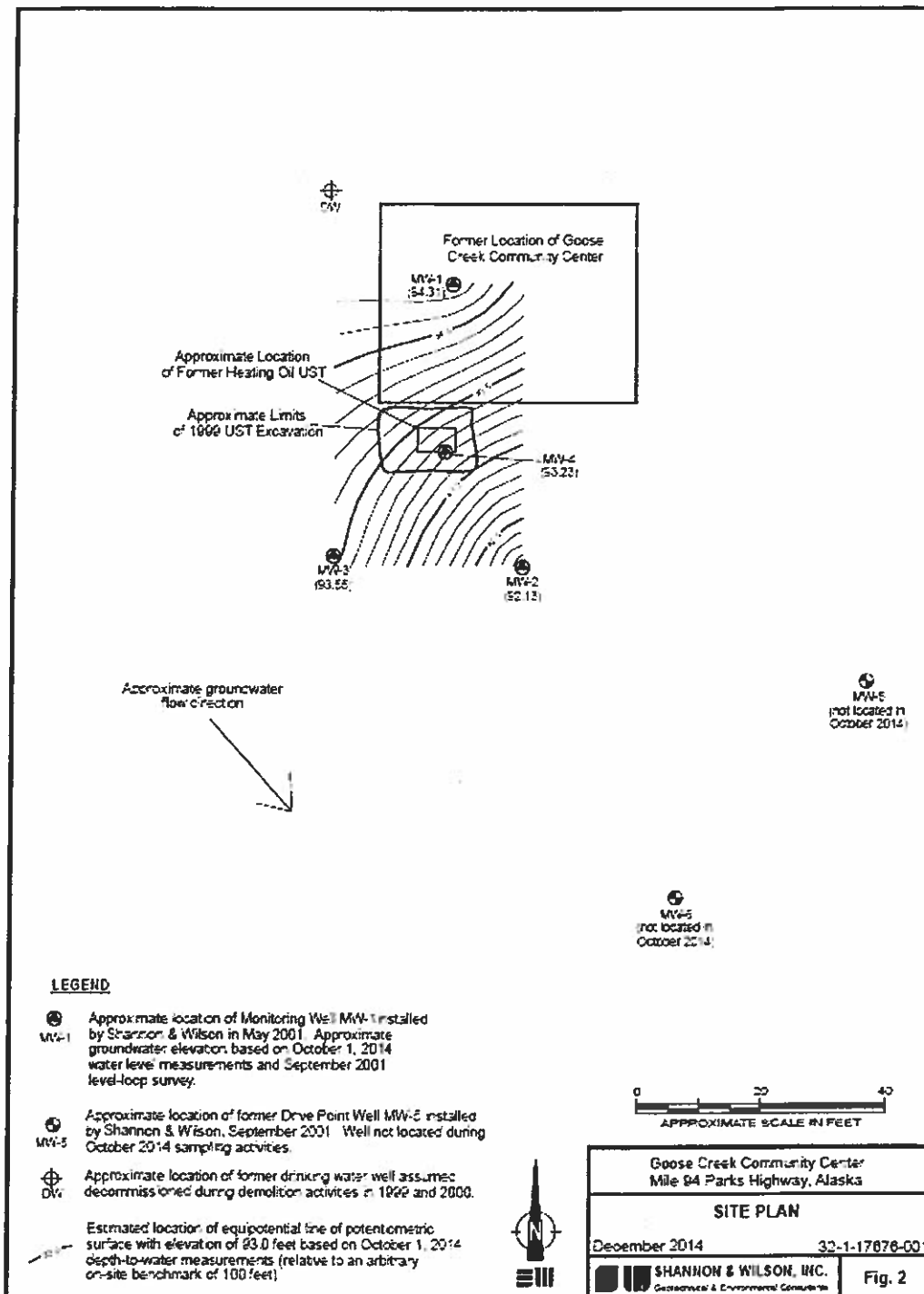


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