



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. 7015 0640 0002 5001 6656

September 16, 2016

Mark & Delores Wilson
Hamilton's Place
P.O. Box 505
Cooper Landing, AK 99572

Re: Institutional Controls verification for Hamilton's Place, located at 18280 Sterling Highway/Mile 48.5 Sterling Hwy in Cooper Landing, Alaska 99572

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.

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.

Please be reminded that the 2004 determination is subject to the following site-specific and standard conditions and/or 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 attached 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. 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.
 5. 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.

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 75.380(d)(2), 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.

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.

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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 75.

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 five 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

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