



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 No: 2257.26.001

January 2, 2015

Certified Mail Return Receipt Requested  
Article No. 7014 0150 0000 1163 5594

Chickaloon Trading Post Inc  
Attn: Karolyn Wolfrom  
PO Box 2984  
Palmer, AK 99645

Re: Institutional Controls verification for Chickaloon General Store

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. We have identified Chickaloon General Store as a site with institutional controls.

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 2009 Record of Decision granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property. The contamination is from petroleum impacted soil encountered in 1990 during the removal of two 2,000-gallon gasoline regulated underground storage tanks (USTs), two 2,000-gallon diesel USTs, and associated fuel lines.

The 2009 determination is subject to the following site-specific conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the Record of Decision document. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, the Chickaloon General Store shall report to ADEC every five years to document land use, or as soon as the Chickaloon General Store becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov).
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

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- contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.
3. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
  4. ADEC recommends the former (disconnected) well inside the General Store be completely decommissioned and abandoned.
  5. Groundwater wells may not be installed on site without ADEC approval.

In addition to the conditions above, you are required to notify the 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.

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/CCReports/Site\\_Report.aspx?Hazard\\_ID=23458](http://dec.alaska.gov/Applications/SPAR/CCReports/Site_Report.aspx?Hazard_ID=23458)

If you have any questions regarding this site, 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.

Sincerely,



*for*  
Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: 2009 Record of Decision