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2015-000165-0

Recording District 103 Sitka
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Notice of Environmental Contamination

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

Grantee: Keith Walker and Whitestone Logging Company (Whitestone)

Address/Description: First Avenue in Hoonah, Alaska, 99829 - Parcel #1 United States Survey 2577

Recording District: Sitka

Return to: Evonne Reese
Contaminated Sites Program
Alaska Department of Environmental Conservation
P.O. Box 111800
Juneau, AK 99811

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION

Recording District: **Sitka**

As required by the Alaska Department of Environmental Conservation, Grantee, pursuant to 18 AAC 75.375, Keith Walker and Whitestone Logging Company (Whitestone), Grantor, as the owner of the subject property, hereby provides public notice that the property located on First Avenue in Hoonah, Alaska, 99829 and more particularly described as follows:

Parcel #1 United States Survey 2577

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3, as amended October 9, 2008. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under Hazard ID number 2693.

ADEC reviewed and approved, subject to this and other institutional controls, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site unless 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 petroleum contamination remains on-site in soil above approved cleanup levels in a subsurface layer saturated with water. Removal of the contamination below the 15 foot depth via excavation is technically unfeasible. Nevertheless, DRO and GRO levels exceed human health exposure limits in this deep layer of soil and shall be documented and maintained to limit exposure to these concentrations. Attempts to characterize groundwater contamination in this subsurface lens found insufficient supply of water to collect samples. Based on information currently available, DEC finds that groundwater at the site lacks sufficient productivity to be source of drinking water or to transmit contamination to surface water. DEC concludes, in concurrence with recommendations in the environmental consultant's final report, that there is no unacceptable risk to human health or the environment as long as the contamination is properly managed.

Attached is a diagram and a plat map drawn to scale that shows the property boundaries, locations of existing structures and the approximate location and extent of remaining soil contamination and the location where confirmation soil and surface water samples were collected.

ADEC Decision

The ADEC has determined there is no unacceptable risk to human health or the environment, and this site will be granted a Cleanup Complete- ICs determination subject to the following.

1. Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, these management conditions may not be protective and DEC may require additional remediation and revised conditions. Therefore the Whitestone Logging Company shall report to DEC every five years to document land use, or report as soon as Whitestone becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local DEC office or electronically to DEC.ICUnit@alaska.gov.
2. Soil contamination is located in a thin layer of contaminated clay at depths of 16 feet and greater and intermittently saturated with water influenced by tidal waters from Port Frederick in Hoonah. The contamination is located more than fifty feet from any occupied structure, as indicated in Attachments C:



Site Figure and Attachment D: Plat Map. Any proposal to excavate soil in the area of identified contamination must receive approval from the DEC and a work plan describing how the soil will be tested and how it will be managed for remediation must be submitted for review and approval prior to excavation.

3. Installation of groundwater wells requires coordinated with DEC for approval before any proposed work begins.
4. Groundwater monitoring wells and injection ports must be decommissioned in accordance with DEC guidance by June 30, 2015. Submit well and port decommissioning documentation to DEC within 30 days of removal.
5. Any proposal to transport soil or groundwater off-site requires DEC approval in accordance with 18 AAC 7.325(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 Attachment C: Site Figure)
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. Institutional controls will be removed in the future if documentation can be provided that shows cleanup levels have been met. Management conditions 5 and 6 remain in effect after the ICs are removed.


This determination is in accordance with 18 AAC 75.380(d) and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

This document will be filed in the Juneau recording district.

Please return original copy of this NEC to the address below:

Evonne Reese
Contaminated Sites Program
Alaska Department of Environmental Conservation
P.O. Box 111800
Juneau, AK 99811

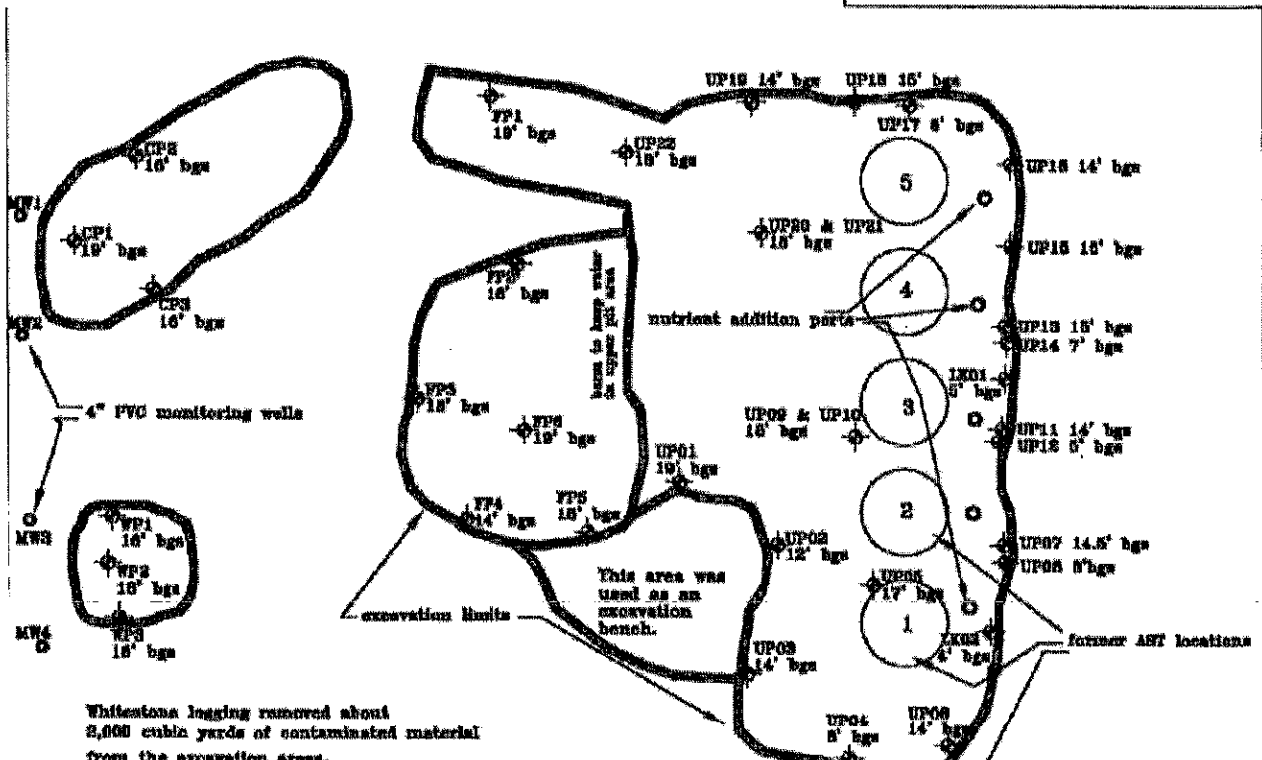
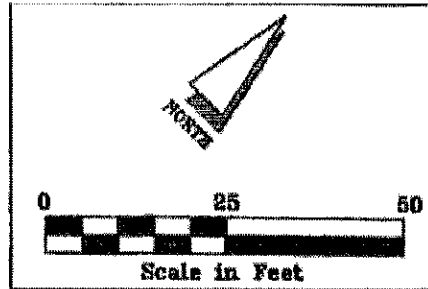
Signature _____



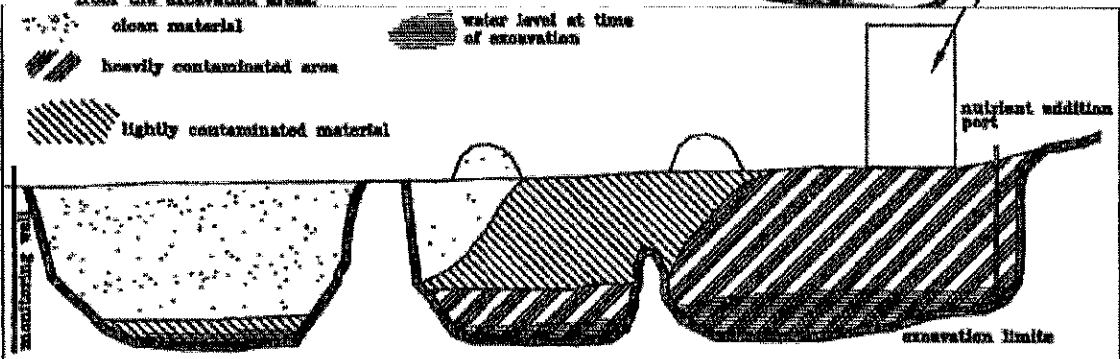
Site Diagram



UP22
18' bgs denotes sample location and depth below ground surface



Whitestone logging removed about 2,000 cubic yards of contaminated material from the excavation areas.



Sampled by J Ginter and A Kagler, 6/21 - 6/25/01
Lab: ARI, Seattle WA
FIGURE 1
ACAD 6/21/01 by JIG

Smith Bayliss LeResche Inc.
119 Seward Street #10
Juneau, Alaska 99801
(907) 586 6813

Client: Whitestone logging
PO Box 280
Hoonah, Alaska 99892
Project: L Kane tank farm

