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: 2107.38.001

May 1, 2017

Sent via electronic mail only
Cook Inlet Housing Authority
Attn: Tyler Robinson
3510 Spenard Road, Suite 100
Anchorage, AK 99503

Re: Institutional Controls (ICs) Verification
Lazy Mountain Trailer Court, 11431 Old Glenn Highway (16808 Coronado Street), Eagle River, Alaska 99577 (excluding Lots 4 & 19)

Dear Mr. Robinson:

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 Lazy Mountain Trailer Court as a site having institutional controls.

It has come to our attention that Lots 4 and 19 have been sold and are no longer owned by Cook Inlet Housing Authority (CIHA). Lots 7-13 are owned by CIHA as a rental development (28 units). The remainder of the subdivision (Lots 1, 2, 3, 5, 6, 15, 16, 17, and 18) is a condominium association in the process of development, but are currently vacant. In an email correspondence with you on April 27, 2017, you indicated that CIHA is hoping to sell some or all of their remaining lots in the future, depending on market conditions. ***If and when any of the lots are sold, you are required to notify the ADEC and provide updated contact information for the new landowners (if known)***.

After receiving confirmation from you that the former on-site drinking water wells were decommissioned and all parcels are now served by public water and sewer, we have removed the institutional control requirement regarding the drinking water wells. All other institutional controls remain in effect.

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 2005 Record of Decision 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.

Policy and regulations have evolved since this site was closed with conditions in 2005. Please be advised that the Lazy Mountain Trailer Court site is subject to the following site-specific and standard conditions and/or controls:

1. Groundwater is not to be used as a drinking water source or for any other general purposes without prior review and approval from ADEC.
2. The remaining contaminated soil and groundwater at Lazy Mountain Trailer Court is expected to naturally degrade over time. However, in order to enhance the degradation of contaminants, ADEC recommends that you utilize the air sparge treatment well (AS-1).
3. A Notice of Environmental Cleanup and Residual Soil and Groundwater Contamination documenting the nature and extent of contamination remaining on site has been recorded in the Anchorage District of the State Recorder's Office (Document ID: 2006-029427-0) and is attached to the property. *A copy of this document is enclosed.*
4. Any proposal to excavate soil from within the buffer perimeter of Area A, or any proposal to excavate soil that is both (a) from within the boundaries of Area A and Area P64 from below the depth previously excavated at Area A (8 feet) and Area P64 (17.5 feet), requires ADEC notification and approval in accordance with 18 AAC 75.325(i). *A diagram depicting the areas of known residual contamination is included in the 2006 Notice of Environmental Cleanup and Residual Soil and Groundwater Contamination.*
5. 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.**
6. 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 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/PublicMVC/CSP/SiteReport/2732.

The ADEC will issue a reminder letter such as this on a scheduled basis, every three 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: 2005 Record of Decision
2006 Notice of Environmental Cleanup and Residual Soil and Groundwater Contamination
CC: Jeff Judd, Cook Inlet Housing
Nicole Lashua, Cook Inlet Housing

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.

You may submit any needed documentation electronically. If your submittal exceeds 8 megabytes, you may submit it to me through the Alaska ZendTo "drop-off" option at https://drop.state.ak.us/drop/. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.