



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 2257.26.001

February 21, 2023

Dalibor & Kim Machalek
P.O. Box 71
Unalaska, AK 99685-0071

Re: Institutional Controls (ICs) Verification for **Chickaloon General Store**,
located at 34223 (Mile 76.3) North Glenn Hwy. in Sutton, Alaska 99674

Dear Mr. & Mrs. Machalek:

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 the Chickaloon General Store as a site with institutional controls.

It was brought to our attention that you acquired the Chickaloon General Store property in 2016. As the new owner of the property, you should be aware that there are ongoing obligations for this site.

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 were 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 the associated fuel lines.

As established in the 2009 Record of Decision, the Chickaloon General Store property is subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the Decision Document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore, the current and any future owners shall report to ADEC every five years to document land use, or report as soon as they become aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to jennifer.mcgrath@alaska.gov.

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2. Installation of groundwater or drinking water wells at this site will require approval from ADEC.
3. ADEC recommends the former (disconnected) well inside the General Store be completely decommissioned and abandoned.
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.*

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/23458>

If you have any questions regarding this site, please contact Evonne Reese at (907) 465-5229 or evonne.reese@alaska.gov and she will be glad to assist you.

Sincerely,



Jennifer McGrath
Environmental Program Technician
Institutional Control Unit

Encl: 2009 Record of Decision

You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 megabyte), you may submit it to us through the Alaska ZenTo "drop-off" option at <http://drop.zen-to.us/drop/>. The Division of SPAR, Contaminated Sites Program prefers and encourages electronic submittals.