



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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October 9, 2024

File: 2323.26.003

Grant Guy R Living Trust  
525 E Alondra BLVD  
Gardena, CA 90248

Re: Institutional Controls (ICs) Verification for: **Dresser Atlas-Mile 22.5 North Kenai Road;**  
Located at 49160 Kenai Spur Highway in Nikiski, Alaska 99635

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 Dresser Atlas-Mile 22.5 North Kenai Road 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 2006 Record of Decision and 2006 Amended 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. A site assessment identified the former Tanglewood Store underground storage tank systems as the most likely source of contamination at the site.

Please be advised that the Dresser Atlas-Mile 22.5 North Kenai Road site is subject to the following standard and site-specific conditions and/or institutional controls:

1. Any future change in land use may impact the exposure assumptions cited in the 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, current landowner will report to ADEC every five years to document land use, or as soon as the current landowner becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to [DEC.ICunit@alaska.gov](mailto:DEC.ICunit@alaska.gov).
2. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules 18 AAC 78.600(h). A "site" [as defined by 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property. *This is a standard condition.*
3. The owner and/or operator of this property shall make a good faith effort to preserve the

groundwater monitoring wells (MW-2, MW-4, MW-7, MW-9, MW-10, SPG-2, SPG-4, and 22.5-90-3) for future groundwater quality monitoring. Prior to soil excavation or any earthwork to a depth exceeding six (6) inches, ADEC shall be notified in order to locate and mark the location of these monitoring wells onsite, similar to a utility locate. In the event any monitoring wells are damaged, the property owner/operator shall, upon knowledge, notify ADEC promptly so that a timely determination can be made on the repair or replacement of any damage wells.

4. 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.*
5. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *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 78.276 (f), 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 78.

This site information is a matter of public record and is available through ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/23436>

The ADEC will issue a reminder letter such as this on a scheduled basis, every two years. 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,



Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit

Encl: April 5, 2006 Record of Decision – No Further Remedial Action Planned  
June 1, 2006 Amended Record of Decision