



# How to Conduct PRP Research

Lisa Griswold, ADEC  
2019 TRP Workshop

# Agenda/Topics to Be Covered

- Who is a PRP under Alaska State Law
- Who is a PRP under CERCLA
- A note on joint and several liability
- Why search out PRPs?
- How to Identify PRPs
- Steps to Locating this information
- Additional Resources
- Case Study

# Who is a PRP?

## Alaska Statute 46.03.822(a)

- Owned or controlled the hazardous substance at the time of its release;
- Own(ed) or operate(d) the property or facility from which the release occurred
- Own or operate the property at which the hazardous substance came to be located
- Arranged for transport, disposal or treatment of hazardous substances that were released

\*Liability is Strict, Joint and Several!

# Who is a PRP?

## CERCLA 42 U.S.C. 9601 et seq.

- Current owners and operators of a facility,
- Past owners and operators of a facility at the time hazardous wastes were disposed,
- Generators and parties that arranged for the disposal or transport of the hazardous substances, and
- Transporters of hazardous waste that selected the site where the hazardous substances were brought.

\*Liability is Retroactive, Strict, Joint and Several!

# A note on joint and several liability

What is “liability”?

- A comprehensive legal term that describes the condition of being actually or potentially subject to a legal obligation

What is “strict liability”?

- Legal obligation without regard to fault

What is “joint liability”?

- A legal obligation for which more than one party is responsible

What is “joint and several liability”?

- The status of those who are responsible together as one unit as well as individually for their conduct. The person who has been harmed can institute a lawsuit and recover from any or all of the wrongdoers—but cannot receive double compensation, for instance, the full amount of recovery from each of the two wrongdoers.



# This means PRPs are any and all...

- Spillers
- Owners
- Operators
- Transporters



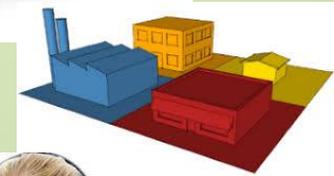
## Why search out PRPs?

- If there is a PRP, then the EPA and ADEC expect them to pay for assessment and cleanup meaning...
- The site likely won't make it through a Brownfields eligibility determination

# How to Identify the PRPs

- Questions to answer

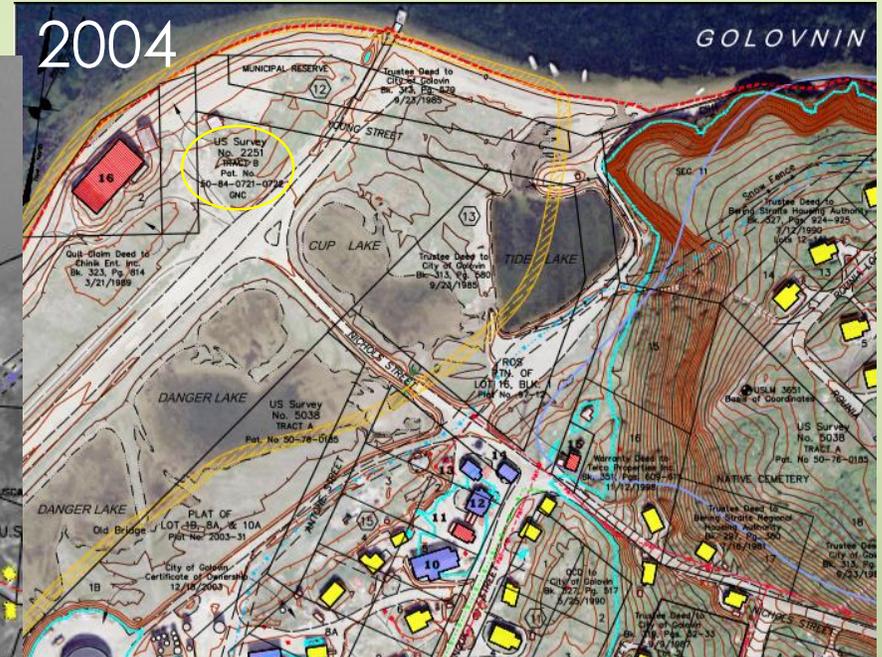
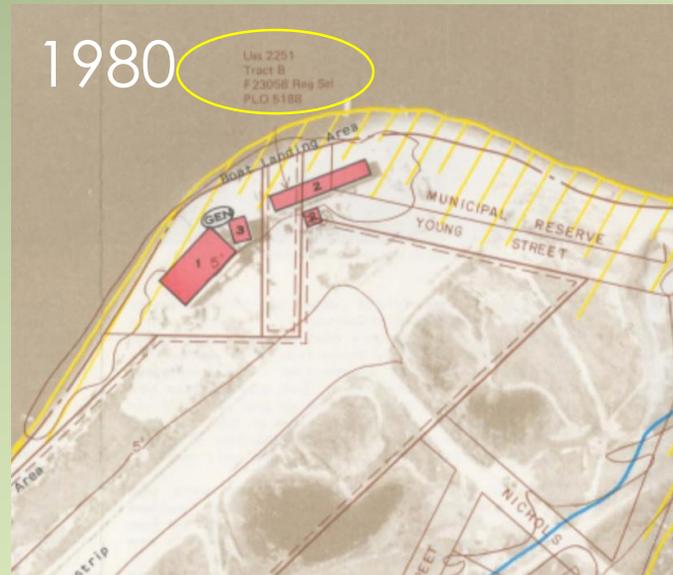
- How, when, and where did a release occur?
- Who currently owns the site and who used to own it?
- How has the property been used over time and by whom?
- Who are the current and former operators and lessees?
- Did the property boundaries change?
- Did the property description change?



# Locating information

- Step One: Determining Legal address of the property
- Step Two: Locating(potential) releases on the property
- Step Three: Finding the Current landowner
- Step Four: Finding the Past landowners
- Step Five: Finding the Current site operator and/or site lessee and/or Transporters
- Step Six: Finding Past site operator and/or site lessee and/or Transporters
- Step Seven: Locating Adjacent property owners (if contamination is migrating or to provide historic information)

# Step One: Locating a legal description of property



- DCRA Community Profile Maps  
<http://dcced.maps.arcgis.com/apps/webappviewer/index.html?id=18fdb060875740fdad22099ca779d637>

\*did the property boundaries change?

\*did the property description change?

ADNR Alaska Mapper <http://dnr.alaska.gov/mapper/controller>

# Step One: Locating a legal description of property

## Local Maps

- Municipality of Anchorage GIS <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=493d6c82574c43d981bd2aaa384b3d60>
- Anchorage Live <http://www.anchoragelive.com/>
- City of Cordova Property Tax Roll <http://www.cityofcordova.net/residents/services/property-taxes>
- City of Dillingham GIS <http://dillingham.maps.arcgis.com/apps/Viewer/index.html?appid=f3a82ba94f0b4fe0bd34a3ee407322b1>
- Fairbanks North Star Borough GIS <http://fnsb.us/gis/Pages/GIS-Viewers.aspx>
- Haines Borough GIS <http://www.hainesalaska.gov/lands/haines-borough-parcel-viewer>
- City and Borough of Juneau GIS <http://epv.juneau.org/>
- Kenai Peninsula Parcel Viewer <http://mapserver.borough.kenai.ak.us/kpbmapviewer/>
- Ketchikan Gateway Borough GIS <https://ketchikan.connectgis.com/Disclaimer.aspx?ReturnUrl=%2fDisclaimer.aspx>
- Kodiak Island Borough Map Center <https://www.kodiakak.us/339/Map-Center>
- Mat-Su Borough Parcel Viewer [https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB\\_Parcel\\_Viewer](https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_Viewer)
- City of Nome Property Search <https://beesc.texrus.com/public.aspx>
- City and Borough of Sitka Parcel Viewer <http://www.mainstreetmaps.com/ak/sitka/public.asp>
- City and Borough of Wrangell Mapping <http://www.wrangell.com/planning/online-parcel-mapping-and-data>
- City and Borough of Yakutat Map Gallery <https://cby.maps.arcgis.com/home/index.html>

\*did the property boundaries change? \*Have the property boundaries changed?

# Step Two: Locating if there is a Known Release on the Property

- ADEC Contaminated Sites Database

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search/>

The screenshot shows the web interface for searching contaminated sites. At the top, there is a navigation bar with the Alaska Department of Environmental Conservation logo and the text "SPILL PREVENTION AND RESPONSE". Below this is a search bar with a "Search" button. The main content area is titled "CONTAMINATED SITES SEARCH" and contains several input fields for filtering results. These fields include Site Name, Hazard ID, Status (a dropdown menu), Street Address, Zip Code, File ID, Record Key, Event ID, Site Type, City, and Borough (all dropdown menus). There is also a checkbox for "LUST Only". At the bottom of the search area are "Search" and "Clear" buttons. Below the search area are three buttons for downloading records: "Download All Site Records", "Download Only CS Site Records", and "Download Only LUST Site Records".

dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search/

THE GREAT STATE OF ALASKA myAlaska Departments State Employees

Alaska Department of Environmental Conservation  
SPILL PREVENTION AND RESPONSE

DEC State of Alaska

CONTAMINATED SITES PREVENTION PREPAREDNESS & RESPONSE RESPONSE FUND ADMIN REPORT A SPILL

You are here: DEC / SPAR / CSP / SPAR Online Services / Contaminated Sites Search

### CONTAMINATED SITES SEARCH

Site Name  ?

Hazard ID  ?

Status  ?

Street Address  ?

Zip Code  ?

File ID  ?

Record Key  ?

Event ID  ?

Site Type  ?

City  ?

Borough  ?

LUST Only  ?

Search Clear

Download All Site Records Download Only CS Site Records Download Only LUST Site Records

# Step Two: Locating if there is a Known Release on the Property

- ADEC Spills Database

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/PERP/SpillsSearch>

The screenshot shows the web interface for the Alaska Department of Environmental Conservation (DEC) Spill Prevention and Response (SPAR) Spills Database Search. The page is titled "PPR SPILLS DATABASE SEARCH" and provides information about the database's scope and search capabilities. It includes a search form with various filters and a sidebar with navigation options.

dec.alaska.gov/Applications/SPAR/PublicMVC/PERP/SpillsSearch

myAlaska Departments State Employees

Alaska Department of Environmental Conservation  
SPILL PREVENTION AND RESPONSE

CONTAMINATED SITES PREVENTION PREPAREDNESS & RESPONSE RESPONSE FUND ADMIN REPORT A SPILL

You are here: DEC / SPAR / PPR / SPAR Online Services / Spill Search

### PPR SPILLS DATABASE SEARCH

This online query application searches the Statewide Oil and Hazardous Substance Spills Database. The period of record for this database is July 1, 1995 to present. Records for earlier spills exist in the database, but there are no database records for most spills reported to DEC prior to July 1, 1995.

- For some recent spills, data may not have been entered yet or may not be complete.
- The data presented is provisional and subject to ongoing quality assurance/quality control. Ongoing reviews may further refine the accuracy of the data.
- For additional details and the most up-to-date information about a specific spill, please call the response team office for the Area in which the spill occurred:

Southeast Region, Juneau, [\(907\) 465-5340](tel:9074655340)  
Central Region, Anchorage, [\(907\) 269-3063](tel:9072693063)  
Northern Region, Fairbanks, [\(907\) 451-2121](tel:9074512121)

For more information, contact PPR at [decsparspilledata@alaska.gov](mailto:decsparspilledata@alaska.gov).

Spill Search  
Facility Search  
Responsible Party Search

Spill Date:  to

Area:

Subarea:

Region:

Locations:

Substance Type:

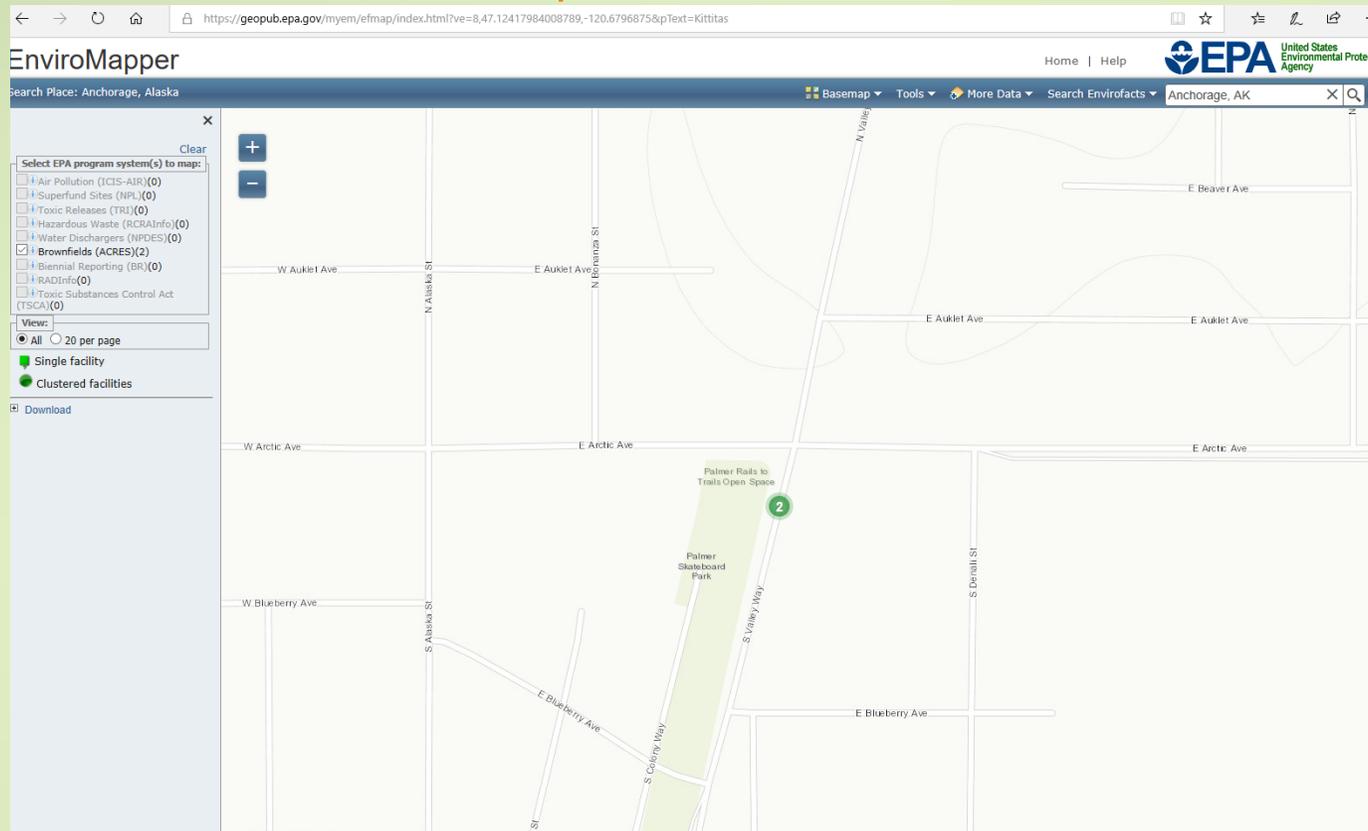
Substance:

Cause Type:

# Step Two: Locating if there is a Known Release on the Property

- EPA Enviromapper

<https://geopub.epa.gov/myem/efmap/index.html?ve=8,47.12417984008789,-120.6796875&pText=Kittitas>



# Step Three: Locating the Current Landowner

- Local knowledge



- ADNR Records office

<http://dnr.alaska.gov/ssd/recoff/searchRO.cfm>



- Local Maps/Info



# Step Four: Locating Previous Landowners

- Local knowledge



- ADNR Recorders office

<http://dnr.alaska.gov/ssd/recoff/searchRO.cfm>



- DCCED Corporate licenses

<https://www.commerce.alaska.gov/cbp/main/>



- Historical Societies



- ANSCA Contaminated Lands Map <http://blm-egis.maps.arcgis.com/home/webmap/viewer.html?webmap=404797968578439faf4cece4bf529643>



# Step Five: Locating the Current Operator, Site Lessee or Transporter

- Local knowledge



- ADNR Recorders office  
<http://dnr.alaska.gov/ssd/recoff/searchRO.cfm>



- DCRA Community Database  
<https://dcced.maps.arcgis.com/apps/MapJournal/index.html?appid=9817f419840f43b78ead8608fc9ce103#>



- DCCED Corporate licenses  
<https://www.commerce.alaska.gov/cbp/main/>

- Google



# Step Five: Locating the Previous Operator, Site Lessee, or Transporter

- Local knowledge



- ADNR Recorders office

<http://dnr.alaska.gov/ssd/recoff/searchRO.cfm>



- DCRA Community Database

<https://dcced.maps.arcgis.com/apps/MapJournal/index.html?appid=9817f419840f43b78ead8608fc9ce103#>



- DCCED Corporate licenses

<https://www.commerce.alaska.gov/cbp/main/>



- Google



# Step Seven: Locating Adjacent Property Owners

- Local knowledge



- DCRA Community Profile Maps

<http://dcced.maps.arcgis.com/apps/webappviewer/index.html?id=18fdb060875740fdad22099ca779d637>



- ADNR Recorders office

<http://dnr.alaska.gov/ssd/recoff/searchRO.cfm>



- Local Maps/Info

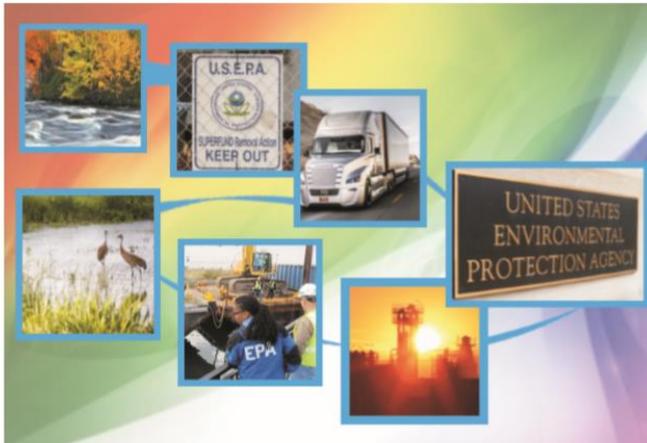


# Additional EPA Resources

PRP Search Manual



## PRP Search Manual



[https://www.epa.gov/sites/production/files/2017-10/documents/prp-search-man-cmp-17\\_0.pdf](https://www.epa.gov/sites/production/files/2017-10/documents/prp-search-man-cmp-17_0.pdf)

PRP Search Basic Training

PRP Search Training videos



<https://www.epa.gov/enforcement/prp-search-training-videos>

EPA 333-B-00-000  
July 2015

## POTENTIALLY RESPONSIBLE PARTY (PRP) SEARCH BASIC TRAINING



<https://www.epa.gov/sites/production/files/2015-10/documents/prpbasictrainingmanual2015.pdf>

# Case Study

- There is a reported junkyard in the Matanuska Susitna Borough
- Address given as “2<sup>nd</sup> and D Street” Palmer, AK
- You visit the site and find this:

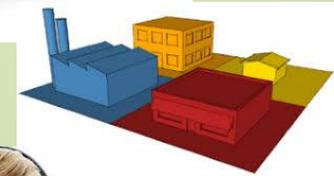


- How do you locate possible PRPs?

# How to Identify the PRPs

- Questions to answer

- How, when, and where did a release occur?
- Who currently owns the site and who used to own it?
- How has the property been used over time and by whom?
- Who are the current and former operators, lessees, and transporters?
- Did the property boundaries change?
- Did the property description change?

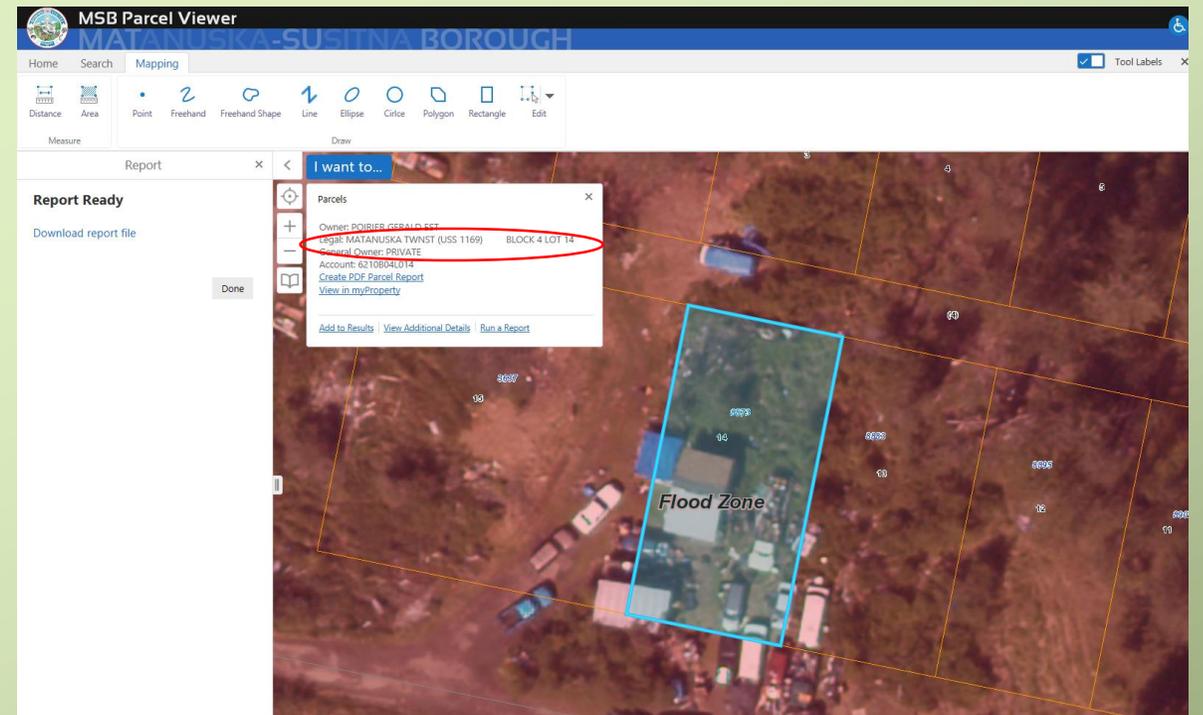


# Step One: Locating a legal description of property

- DCRA Community Profile Maps  
<http://dcced.maps.arcgis.com/apps/webappviewer/index.html?id=18fdb060875740fdad22099ca779d637>
- Local GIS Maps (see slide 10)
  - Mat-Su Borough Parcel Viewer  
[https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB\\_Parcel\\_Viewer](https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_Viewer)

\*did the property boundaries change?

\*did the property description change?



# Step Two: Locating if there has been a Release on the Property

- ADEC Contaminated Sites Map

<https://www.arcgis.com/home/webmap/viewer.html?webmap=315240bfbaf84aa0b8272ad1cef3cad3>

- ADEC Contaminated Sites Database

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search/>

- ADEC Spills Database

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/PERP/SpillsSearch>

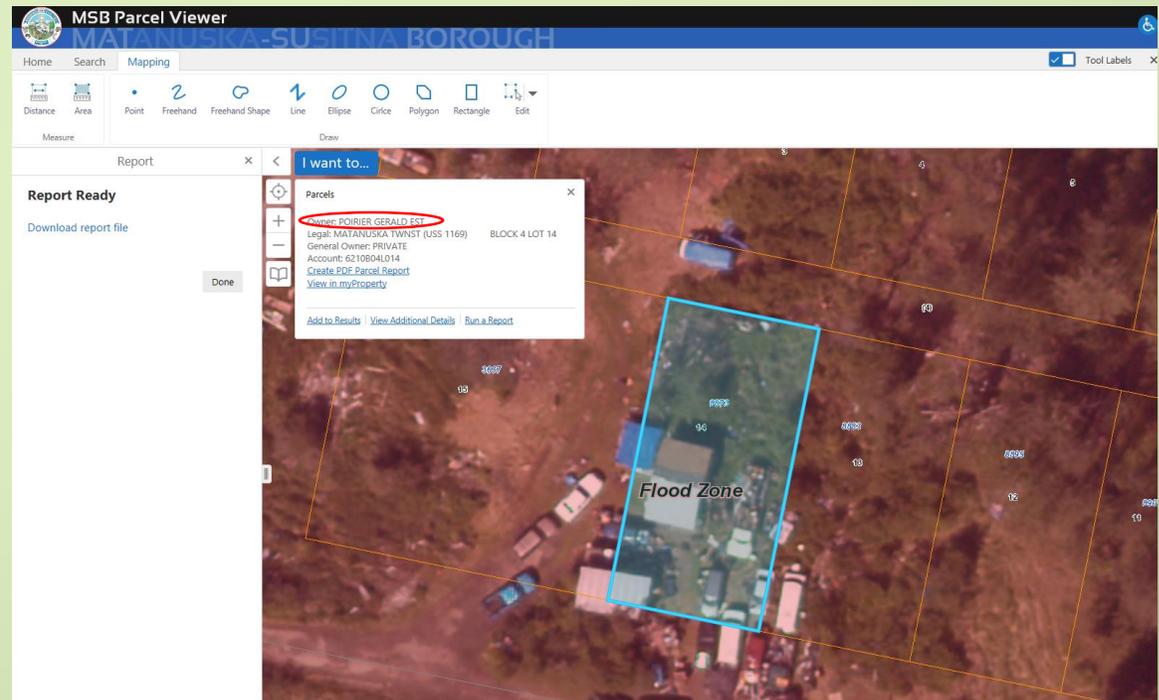
# Step Three: Locating the Current Landowner

- Luckily for me:

Mat-Su Borough Parcel Viewer

[https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB\\_Parcel\\_Viewer](https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_Viewer)

Also gave me the Current Owner



# Step Four: Locating Previous Landowners

- ADNR Recorders office  
<http://dnr.alaska.gov/ssd/rec off/searchRO.cfm>

\* Did they own the property at the time or since the spill?

QUITCLAIM DEED

The Grantor: Katie Dryden Rousey  
P.O. Box 140  
Palmer, Alaska 99645 907-745-3618

whether one or more, in consideration of payment of the sum of  
Two Hundred dollars, (\$ 200.00),  
and other good and valuable consideration, in hand paid, conveys and quitclaims to:

Return to: Gerald Poirier 907-745-2462  
P.O. Box 1811  
Palmer, Alaska 99645

Grantee, whether one or more, all interest which the Grantor has, if any, in the following real property: Matanuska Townsite Block 4 Lot 13  
Matanuska Townsite + 8893 E. D St.  
And/also  
Matanuska Townsite Block 4 Lot 14  
Matanuska Townsite + 8873 E. D St.

007322 15cc 2000 MY-8 PH 1:51  
PALMER RECORDING DISTRICT REQUESTED BY Katie Rousey

situate in the Palmer Recording District of the 3rd Judicial District of the State of Alaska.

Katie L. Rousey GRANTOR  
Norman S. Rousey Grantor (if applicable)

STATE OF ALASKA )  
 ) ss.  
 JUDICIAL DISTRICT )

I CERTIFY that Katie L. Rousey and Norman S. Rousey and (if applicable) Norman S. Rousey did appear before me and sign the foregoing document freely and voluntarily for the stated purposes and reasons set forth therein on the 8th day of May, 2000

William L. Carter  
Notary Public in Alaska;  
My commission expires June 14, 2001



# Step Five: Locating the Current Operator

- If not the owner, who is living on property?
  - Conducted a site visit and did more research
    - Michael (one of Gerald's son's) lives on the property

# Step Six: Locating the Previous Operator

- Who had operated on property?
  - The records indicate Gerald Poirier operated on the property as the owner
  - Not clear previously

# Step Seven: Locating Adjacent Property Owners

Luckily for me, I could also get this information on:

Mat-Su Borough Parcel Viewer

[https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB\\_Parcel\\_Viewer](https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_Viewer)



# PRPs Found

- Answer our questions

- How, when, and where did a release occur?
  - Gerald Poirier brought items out to his property and stored them since at least the early 2000s
- Who currently owns the site and who used to own it?
  - "Estate of Gerald Poirier"
  - Owned by Karl Swinden previously, but not likely owned at time of contamination
- How has the property been used over time and by whom?
  - As an illegal dumping area since Gerald Poirier operated on it – unclear previously
- Who are the current and former operators and lessees?
  - Michael, one of Gerald's sons.
- Did the property boundaries change?
  - No, property was surveyed in 1916 with no other changes
- Did the property description change?
  - No, property was surveyed in 1916 with no other changes