



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

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File No: 170.38.004

December 2, 2013

Certified Mail Return Receipt Requested
Article No. 7012 2210 0002 1531 8740

Terry Weiland
Pioneer Equipment, Inc.
5450 South Bodenburg Loop Rd.
Palmer, AK 99645

Re: Institutional Controls verification for Pioneer Equipment Facility

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 Pioneer Equipment Facility 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 2008 No Further Remedial Actions Planned granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property. The contamination is from leaking drums that have now been removed.

The 2008 determination is subject to the following site-specific conditions and/or controls:

1. The owner/operator of this site shall contact the ADEC in accordance with 18 AAC 75.325(i) if soil and/or groundwater is proposed for transport off site.
2. ADEC recommends the batteries currently stored on site be contained and properly managed so that they do not leak and pose a risk to human health or the environment.
3. ADEC recommends that the water well on-site be sampled for contaminants of concern – when (or if) the well is to be used.
4. If there are floor drains in the building, the owner/operator shall contact ADEC to verify the method of discharge to the subsurface soil and file the necessary paperwork with the Environmental Protection Agency's Underground Injection Program.

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In addition to the four 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/CCReports/Site_Report.aspx?Hazard_ID=1687

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,



for

Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: 2008 No Further Remedial Actions Planned