



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: 100.38.229

November 12, 2014

Certified Mail Return Receipt Requested
Article No. 7014 0150 0000 1163 5150

Corey Richardson & Susan Shopper
246 Crest Dr.
Fairbanks, AK 99709

Re: Institutional Controls verification for Residence - 246 Crest Drive

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 Residence - 246 Crest Drive property as a site with institutional controls.

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 2014 Cleanup Complete Determination – Institutional Controls Decision Document 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 an aboveground heating oil tank that leaked diesel fuel from the fuel line onto the floor of a detached garage in 2007.

The 2014 determination is subject to the following site-specific conditions and/or 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, these management conditions may not be protective and ADEC may require additional remediation and revised conditions. Therefore, the property owner shall report to ADEC by December 31st every 5 years to document land use, or report as soon as any change in land ownership and/or use occurs, if earlier. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.

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2. Sub-surface soil contamination may be located near or under the garage. When the garage building is removed and/or the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan. ADEC recommends that the floor drains be sealed to prevent water or other substances from entering the drain system and cause migration of the residual contamination.
3. The garage should not be used as a living space without prior notification to ADEC. Petroleum vapors may be entering the garage from the sub-surface, and indoor air testing may be necessary to ensure residential occupancy is safe.
4. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. 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.
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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/CCReports/Site_Report.aspx?Hazard_ID=25534

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 Control Unit

Encl: 2014 Cleanup Complete Determination – Institutional Controls