



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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File: 102.38.143

Certified Mail, Return Receipt Requested  
Article No. 7014 2120 0001 4209 6748

March 18, 2016

Airport Way Professional Building LLC  
P.O. Box 440  
Ester, Alaska 99725

Re: Institutional Controls verification for Weeks Field Subd. Block 137 Lots 2, 3, 4 & 8 HOT, located at  
1406 Kellum Street, Fairbanks, Alaska 99701

To Whom It May Concern:

The Contaminated Sites Program is conducting an audit of contaminated sites closed with conditions (Institutional Controls) to verify that closure stipulations such as periodic monitoring and reporting are being performed by the responsible party of record as required under state law (18 AAC 75.375).

In 2007 the Alaska Department of Environmental Conservation (DEC) granted a No Further Remedial Actions Required Conditional Closure document for the Weeks Field Subd. Block 137 Lots 2, 3, 4 & 8 HOT site that included conditions requiring monitoring of the groundwater in a location hydrologically down gradient from the former tanks. Following evaluation of the 2009 groundwater monitoring results, ADEC requested semi-annual monitoring for at least two more years. However, ADEC has not received any groundwater monitoring reports since that 2009 evaluation. The Conditional Closure document detailing the institutional controls that are in effect for this property is enclosed.

Requested Documentation

In order to ensure that conditions at the site are protective of human health, welfare and the environment, DEC requests that you provide the following:

- Nature of the current land use of the Weeks Field Subd. Block 137 Lots 2, 3, 4 & 8 HOT property.
- Status of the three groundwater monitoring wells that were onsite prior to the demolition of former buildings and the construction of the current building on the property. Were the wells preserved? *(See the enclosed 2003 aerial photo that includes the locations of the three wells and also the comparison aerial photo from Google Earth showing the updated property design.)*

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- If the wells are still present on the property, has groundwater monitoring been performed? According to the 2007 Conditional Closure details, monitoring should have occurred in 2011 and 2013.
- The soil treatment cell required to be operated and maintained as part of the 2007 Conditional Closure is assumed to have been moved during construction activities. **Please provide an update on the status of this contaminated soil.**

In addition to the groundwater monitoring requirement and management of the soil treatment cell, please be advised that the following standard conditions as established in the 2007 No Further Remedial Actions Required continue to apply:

- 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.
- Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

DEC is concerned that the site conditions may not be protective. Failure to maintain these requirements may result in re-opening of the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

Please provide the requested documentation either by hard copy letter or email no later than **April 18, 2016**. If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov).

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: 2007 No Further Remedial Actions Required Conditional Closure Document  
2003 Aerial Photograph from ARES Release Investigation  
2016 Aerial Photograph from Google Earth

*You may submit any needed documentation electronically. If your submittal exceeds 8 megabytes, you may submit it to me through the Alaska ZendVo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.*