



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: 2107.38.003

December 4, 2013

Certified Mail Return Receipt Requested
Article No. 7012 2210 0002 1531 8894

John Hillborn
Statewide Petroleum Services
6108 Petersburg Street
Anchorage, AK 99507

Re: Institutional Controls verification for Schroeder Subdivision – Former Sanden Tesoro

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 Schroeder Subdivision – Former Sanden Tesoro 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 2009 Record of Decision 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 spills from both regulated underground storage tanks and above ground storage tanks.

The 2009 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 2009 Record of Decision document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore, John Hillborn shall report to ADEC every two years to document land use, or report as soon as John Hillborn becomes aware of any changes in land ownership and/or use, if earlier.
2. Future installation of groundwater wells will require approval from ADEC.
3. The monitoring wells installed at the property and the surrounding area will continue to be utilized for area-wide groundwater monitoring as part of a required long term groundwater

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monitoring plan. However, any monitoring wells (MWs) that are not needed for area-wide monitoring must be decommissioned in accordance with ADEC guidance as soon as it is determined MWs are no longer needed.

4. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h).
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 five 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/CCRReports/Site_Report.aspx?Hazard_ID=23161

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: 2009 Record of Decision