



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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December 27, 2016

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

Re: Institutional Controls (ICs) Verification for **Pioneer Equipment Facility**, located 8 miles East of
Delta Junction, Alaska 99737

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 were documented as remaining on the property. The contamination originated from leaking drums that have since been removed.

Policy and regulations have evolved since this site was closed with conditions in 2008. Please be reminded that the Pioneer Equipment Facility site is subject to the following site-specific and standard 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. **This is a standard condition.**
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.
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70

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water quality standards is prohibited. **This is a standard condition.**

6. Groundwater in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. **This is a standard condition.**

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/PublicMVC/CSP/SiteReport/1687>

The ADEC will issue a reminder letter such as this on a scheduled basis, every three years. 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 Controls Unit

Encl: 2008 No Further Remedial Actions Planned

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence. Please provide us with your current e-mail address (if you have one) so that we may issue future correspondence to you in an electronic format.

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