



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: 2100.26.017

March 23, 2017

Sent via electronic mail only

Holiday Companies

Attn: Camie Pederson, Environmental Manager

4567 American Boulevard West

Minneapolis, Minnesota 55437

Re: Institutional Controls (ICs) Verification for **Holiday Station Store #601, Formerly WES #5001**,
located at 1405 S. Bragaw St. in Anchorage, Alaska 99508

Dear Ms. Pederson:

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 Holiday Station Store #601 (formerly WES #5001) 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 2007 Record of Decision 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.

As required by the 2007 Record of Decision, (1) the aboveground components of the remediation system, the vapor extraction wells, the air sparge wells, and (2) any monitoring wells not needed for future monitoring, were decommissioned in accordance with an ADEC-approved work plan in 2010. These two institutional control requirements have been removed from the site record for Holiday Station Store #601; Formerly WES #5001. All other institutional controls at this site remain in effect.

Policy and regulations have evolved since this site was closed with conditions in 2007. Please be advised that the Holiday Station Store #601 site is subject to the following site-specific and standard conditions and/or controls:

1. A Notice of Environmental Contamination (deed notice) was recorded on the property deed in the Anchorage Recording District of the State Recorder's Office on 4/25/2008. This deed notice serves as notification to future owners/operators of the property of the environmental status of the site and any conditions that apply to future management of contamination. **The deed notice is identified as Document ID #2008-024242-0; a copy of this record is enclosed.*

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2. Groundwater wells will not be installed on this property without prior approval from ADEC.
3. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325(i). 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. **This is a standard condition.**
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited. **This is a standard condition.**
5. 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/23846>

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,



Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2007 ADEC Record of Decision
2008 Notice of Environmental Contamination

Note: This letter is being transmitted to you in electronic format only. If you require a paper copy, let us know and we will be happy to provide one to you. In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence.

You may submit any needed documentation electronically. If your submittal exceeds 20 megabytes, you may submit it to me through the Alaska Zendao "drop off" option at <https://dwp.state.ak.us/dwpL>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.