



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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Files: 150.38.028
2258.38.010

May 16, 2017

Sent via electronic mail only

Alaska Railroad Corporation (ARRC)
Attn: Mr. Russell Grandel
P.O. Box 107500
Anchorage, AK 99510-7500

Re: Institutional Controls (ICs) Verification for:
ARRC Garner Section House, ARRC Milepost 355.9, Healy, Alaska 99743
ARRC Former Sunshine Section House HOT, ARRC Milepost 215.3, Talkeetna, Alaska 99676

Dear Mr. Grandel:

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 two ARRC sites, Garner Section House (ADEC file #150.38.028) and Former Sunshine Section House HOT (ADEC file #2258.38.010), as having institutional controls.

In order to prevent people from being exposed to any remaining contamination on these properties, **this letter is being sent as a reminder** of the conditions placed on the two referenced properties as part of their respective 2012 Cleanup Complete – Institutional Controls Decision Documents granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on both properties.

As established in the 2012 Decision Documents, the ARRC Garner Section House and the ARRC Former Sunshine Section House HOT sites are subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the 2012 Decision Documents. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, ARRC will report to ADEC every five years to document land use, or as soon as ARRC becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to CS.Submittals@alaska.gov.
2. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance

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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.

3. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.
4. Installation of groundwater or drinking water wells at this site will require approval from ADEC.

Failure to maintain these requirements may result in re-opening of one or both of the sites 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 these facilities should new information become available that indicates contamination at the sites may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from either of the sites, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at that site now meets the applicable cleanup levels under 18 AAC 75.

This site information is a matter of public record and is available on ADEC’s online database record at:

Garner Section – <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/2911>

Sunshine Section – <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/4339>

The ADEC will issue a reminder letter such as this on a scheduled basis, every five years. If you have any questions regarding these sites, 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: 2012 Decision Document (Garner Section House)
2012 Decision Document (Former Sunshine Section House)

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 is too large to email (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZendTo “drop-off” option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.