



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: 102.38.157

Certified Mail, Return Receipt Requested  
Article No. 7017 2400 0000 6055 1824

June 11, 2018

Sandra Mota  
Land Management  
Fairbanks North Star Borough  
P.O. Box 71267  
Fairbanks, AK 99709

Re: Institutional Controls (ICs) Agreement for **Fairview Service Station**,  
located at the northeast corner of Airport Way and Cowles Street in Fairbanks, Alaska 99701

Dear Ms. Mota:

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 March 2014, the Alaska Department of Environmental Conservation (ADEC) issued a Cleanup Complete Determination – Institutional Controls (Decision Document) for the Fairview Service Station site requesting that Attachment A: Cleanup Complete-ICs Agreement and Signature Page be signed and returned to ADEC within 30 days of receipt of the letter. Based on our records, we never received the required signed agreement page. The Decision Document outlining the original request is enclosed.

**REQUESTED DOCUMENTATION**

A signed copy of the **Cleanup Complete-ICs Agreement and Signature Page**. A blank copy of the signature page is enclosed with this letter.

\*Please be advised that the Fairview Service Station site remains subject to the following Institutional Controls as established in the 2014 Decision Document:

1. Any future change in land use may impact the exposure assumptions cited in the 2014 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 the Fairbanks North Star

June 11, 2018

Borough shall report to ADEC every five years to document land use, or report as soon as the Fairbanks North Star Borough becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or submitted electronically to [CS.Submittals@alaska.gov](mailto:CS.Submittals@alaska.gov).

2. A Notice of Environmental Contamination (deed notice) has been recorded in the State Recorder's Office, identifying the nature and extent of contamination at the Fairview Service Station property and any conditions that the owners and operators are subject to in accordance with the 2014 Decision Document granted by ADEC. *A copy of the recorded deed notice is enclosed for your reference.*
3. Installation of groundwater or drinking water wells will require notification to and approval from ADEC.
4. 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. (See site figure attached in the 2014 Decision Document.)
5. Soil contamination is located at 5-13.5 feet below ground surface (bgs), near TB-19. If the soil is to be disturbed or excavated beyond a depth of 2 feet bgs within the area delineated in Figure 1 of the 2014 Decision Document, the soil must be evaluated and contamination addressed in accordance with an ADEC-approved work plan.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

**Please sign and return *Attachment A* to ADEC either by hard copy letter or email no later than July 11, 2018.**

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: Attachment A: Cleanup Complete-ICs Agreement and Signature Page (blank copy)  
2014 Decision Document  
Recorded Deed Notice

**Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned 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 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.*