



THE STATE
of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5250
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www.dec.alaska

December 4, 2019

File: 100.26.214

Sent via electronic mail only

Petro Star, Inc.

Attn: Lisa Lewis – Director of Government & Safety
3900 C Street, Suite 802
Anchorage, AK 99503

Re: Institutional Controls (ICs) Verification for: **‘Sourdough Fuel #2518 (Former Plaza Texaco)’ site**; Site Locator 313 Santa Claus Lane

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 ‘Sourdough Fuel #2518 (Former Plaza Texaco)’ as a site with institutional controls.

Petro Star, Inc should be aware that there are ongoing obligations for this site.

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 2017 Decision Document - Conditional Closure with Institutional Controls 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 is from past surface spills at the dispensers, over fills at the UST system, and leaks from piping connections. Sampling results indicated that historic releases consisted primarily of gasoline.

Please be advised that the ‘Sourdough Fuel #2518 (Former Plaza Texaco)’ site is subject to the following standard and site-specific conditions and/or institutional controls:

1. The landowner agrees to notify ADEC prior to any sale or transfer of the property, and shall report to ADEC every 2 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to ADEC at:

Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800

Or submitted electronically to: CS.Submittals@alaska.gov.

2. No groundwater wells shall be installed on the subject property without prior ADEC approval.
3. ADEC must be notified prior to any excavation around the dispenser canopy or USTs (see attached figure). If excavation or demolition activities make the remaining contaminated soil accessible it must be managed with an ADEC approved soil management work plan.
4. The gas station kiosk building on site is not currently used by site employees, customers, or visitors. If the usage of this building changes or new buildings are to be constructed, please provide prior notice to ADEC so that the potential for vapor intrusion can be evaluated if necessary.
5. Any future change in land use may impact the exposure assumptions cited in the 2017 Conditional Closure. If land use changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, Petro Star will report to ADEC every two years to document land use, or as soon as there is 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.
6. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules [see 18 AAC 78.600(h)]. A “site” [as defined by 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property. *This is a standard condition.*
7. 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.*
8. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *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 78.276 (f), 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.

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.

December 4, 2019

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 78.

This site information is a matter of public record and is available through ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/26156>

The ADEC will issue a reminder letter such as this on a scheduled basis, every two years. If you have any questions regarding this site, please contact me at (907) 465-5390 or mossy.mead@alaska.gov and I will be glad to assist you.

Sincerely,



Mossy Mead
Environmental Program Technician – IC Unit

Encl: 2017 Conditional Closure

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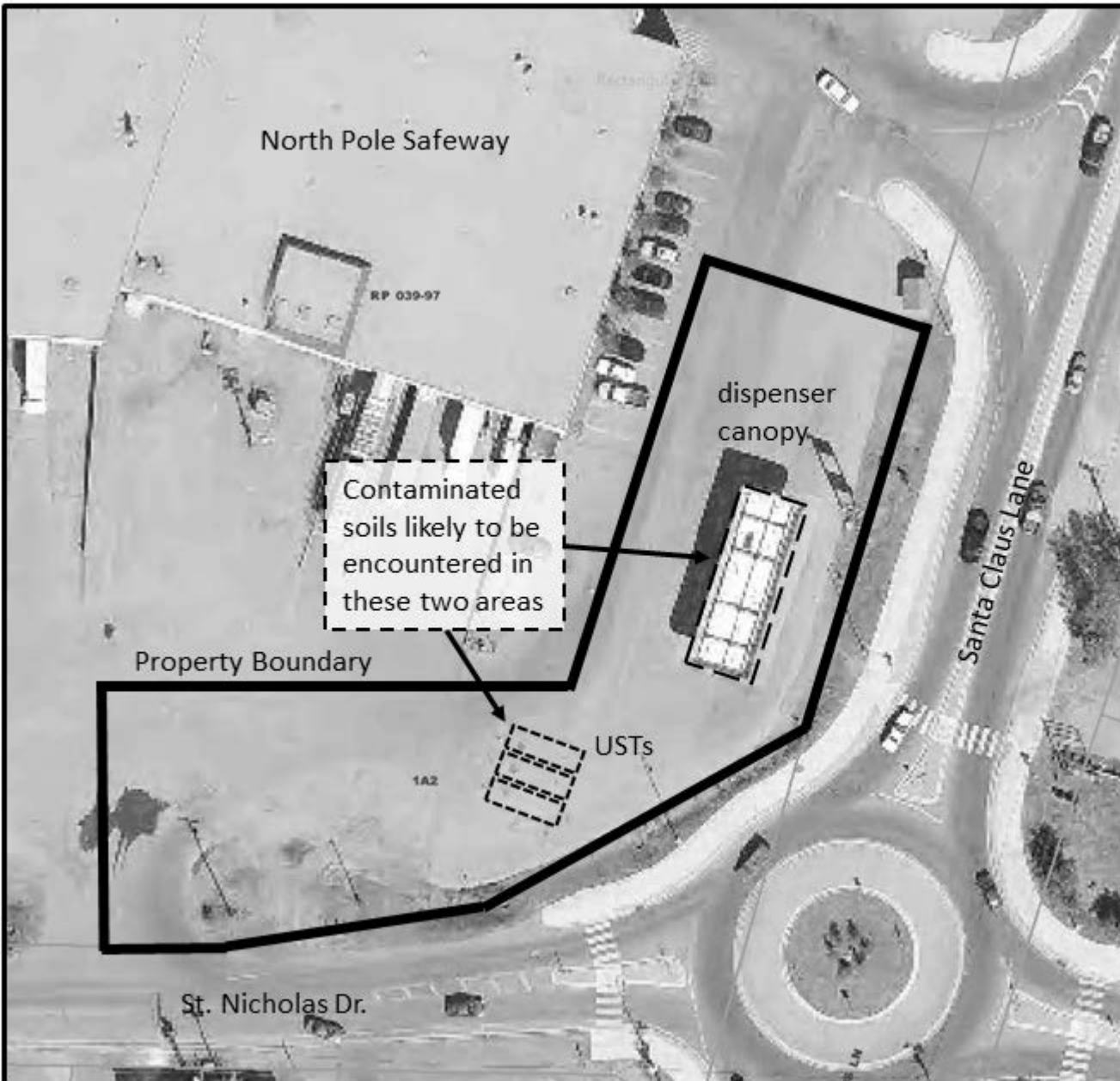
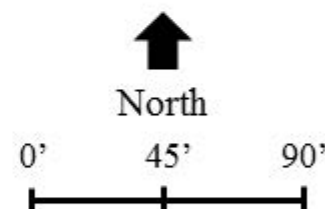


Figure 1. Remaining Soil Contamination and property boundaries for institutional controls at Sourdough Fuel #2518, North Pole, Alaska

Institutional controls on this property require ADEC be notified prior to any excavation in the dispenser canopy or UST area. If excavation or demolition makes the remaining soil contamination accessible it must be managed with an ADEC approved workplan.



From: [Microsoft Outlook](#)
To: lvlewis@petrostar.com
Subject: Relayed: Institutional Controls reminder letter for: North Pole site
Date: Wednesday, December 4, 2019 12:58:19 PM
Attachments: [Institutional Controls reminder letter for North Pole site.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
lvlewis@petrostar.com (lvlewis@petrostar.com) <mailto:lvlewis@petrostar.com>
Subject: Institutional Controls reminder letter for: North Pole site