



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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Certified Mail, Return Receipt Requested
Article No. 7014 2120 0001 4210 0667

June 7, 2016

Sunny Chevron Service Inc.
152 E Pioneer Ave.
Homer, AK 99603-7532

Re: Institutional Controls verification for Sunny Service Station, located at 152 East Pioneer Avenue in
Homer, Alaska 99603

To Whom It May Concern:

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 Sunny Service Station 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 2003 No Further Remedial Action Planned (NFRAP) 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 2003 determination is subject to the following site-specific and standard conditions and/or controls:

- Petroleum contamination remains in an area along the south edge of the Sunny Service Station property within the road right-of-way. Petroleum hydrocarbon concentrations within this soil exceed the ADEC Method 2 soil cleanup levels in 18 AAC 75; however groundwater quality monitoring data indicates that this soil contamination has not caused significant impacts to groundwater quality. Under Alaska law you are liable for any remaining soil and/or groundwater contamination resultant from your former UST systems. Future right-of-way projects may involve excavation, exposure, or relocation of contaminated soils in the right-of-way adjacent to your project site. Should ADEC become aware of any activity producing exposure to these subsurface right-of-way soils, you may be required to develop and submit a work plan to ADEC. The work plan shall provide for the monitoring and measuring of contaminant concentrations in the exposed right-of-way soils and for the proper management, treatment and disposal of any excavated soils. On-site oversight shall be provided, utilizing the services of a qualified impartial third party consultant.

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- 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.
- 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.
- 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/23733>

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 Control Unit

Encl: 2003 NFRAP

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