



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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Article No. 7014 2120 0001 4210 1077

July 26, 2016

Christopher M. Petty  
2560 S. Cushman St.  
Fairbanks, AK 99701

Re: Institutional Controls (ICs) verification for the former Box Boy Store facility, located at 2601 South Cushman Street in Fairbanks, Alaska 99701

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 Box Boy Store as a site with institutional controls.

As the current owner of the property you 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 2007 Amended Decision Document (subsequent to the 2004 Approval of Final Cleanup Report / No Further Remedial Action Planned) 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 2007 determination is subject to the following site-specific and standard conditions and/or controls:

1. In accordance with 18 AAC 78.274(b), ADEC approval must be obtained prior to removal and/or disposal of soil from this site to an off-site location. In addition, the ADEC should be notified prior to any excavation in the impacted area in order to properly screen and manage any contaminated soil that may be excavated.
2. The ADEC shall be notified prior to installation of groundwater wells and/or any proposed dewatering activities.
3. A Notice of Environmental Cleanup and Residual Soil and Groundwater Contamination (deed notice) has been filed at the Fairbanks Recording District regarding the location of residual soil and groundwater contamination remaining at the site to notify future owners and/or operators of the conditions applicable to the property.
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70

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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/24258>

If you have any questions regarding this site, please contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



for

Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: 2007 Amended Decision Document

*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://drop.state.ak.us/drop/>. The Division of SP, AR/Contaminated Sites Program prefers and encourages electronic submittals.*