



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: 100.38.170

Certified Mail, Return Receipt Requested  
Article No. 7014 2120 0001 4209 8360

May 13, 2016

Alascom Inc.  
PO Box 7207  
Bedminster, NJ 07921

Re: Institutional Controls verification for AT&T Alascom Fairbanks Warehouse, located at 704 30<sup>th</sup> Avenue in Fairbanks, Alaska 99701

To Whom It May Concern:

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 2010 the Alaska Department of Environmental Conservation (ADEC) granted a Cleanup Complete with Institutional Controls Determination for the AT&T Alascom Fairbanks Warehouse site that included conditions requiring groundwater monitoring well MW-7 to remain in place and be sampled every two years for DRO and BTEX beginning in 2011 until two consecutive events show that contaminants are below the established cleanup levels. The 2013 groundwater monitoring report results demonstrated that BTEX data have met ADEC's groundwater cleanup criteria for two successive events (2011 and 2013) and therefore ADEC approved MW-7 to be sampled for DRO only in future monitoring events. Based on our current records, we have not received a report documenting the 2015 groundwater monitoring results. The Cleanup Complete with Institutional Controls Determination document detailing the institutional controls that are in effect for this property is enclosed.

Requested Documentation

In order to ensure that conditions at the site are protective of human health, welfare and the environment, DEC requests that you provide the following:

- Nature of the current land use of the AT&T Alascom Fairbanks Warehouse property.
- The 2015 groundwater monitoring report documenting DRO results for MW-7. If the MW-7 groundwater monitoring well was not sampled in 2015, please make arrangements to have monitoring performed **as soon as possible**.

May 13, 2016

In addition to the biannual groundwater monitoring requirement, please be advised that the following Institutional Controls as established in the 2010 Cleanup Complete with Institutional Controls Determination continue to apply:

- Any future change in land use may impact the exposure assumptions cited in this document. If land use and/or ownership changes, current ICs may not be protective and DEC may require additional remediation and/or ICs. Therefore AT & T Inc. shall report to DEC every five years to document land use, or report as soon as AT & T becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local DEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov).
- Installation of any drinking water well or groundwater monitoring wells will require approval from DEC.
- Any proposal to transport soil or groundwater off site requires DEC 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.
- Remaining soil contamination is located between the warehouse building (and possibly underneath) and 30<sup>th</sup> Avenue. When the building is removed and the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with a DEC approved work plan.
- Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

DEC is concerned that the site conditions may not be protective. Failure to maintain these requirements may result in re-opening of the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

Please provide the requested documentation either by hard copy letter or email no later than **June 13, 2016**. 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: 2010 Cleanup Complete with Institutional Controls Determination

*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 <http://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.*