



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: 2100.26.029

Certified Mail, Return Receipt Requested  
Article No. 7014 2120 0001 4210 0568

May 25, 2016

Holiday Companies  
Attn: Camie Pederson, Environmental Manager  
4567 American Boulevard West  
Minneapolis, Minnesota 55437

Re: Institutional Controls verification for the Holiday Station Store #620/Williams Express Store #5020  
- 2001 Release site, located at 2900 E. Tudor Road in Anchorage, Alaska 99508

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 Holiday Station Store #620/Williams Express Store #5020 - 2001 Release 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 2011 Corrective Action Complete Determination-Institutional Controls (Decision Document) granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil contamination was documented as remaining on the property.

The 2011 determination is subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact the exposure assumptions cited in the 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 Holiday Companies shall report to ADEC every five years to document land use; or report as soon as Holiday Companies becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov).
2. In 2011, a Notice of Environmental Contamination (deed notice) was recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with this Decision Document.
3. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).
4. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance

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- with 18 AAC 78.600(h). 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.
5. Soil contamination may be remaining in the area of the active and former tank arrays. When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan, and/or to the satisfaction of ADEC.
  6. 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.
  7. 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/23024>

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: 2011 Corrective Action Complete Determination-Institutional Controls

*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/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.*