



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

410 Willoughby Ave., Suite 303
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5390
Fax: 907.465.5218
www.dec.alaska.gov

File: 100.38.183

July 13, 2016

Ernst Boyd & Hai Feng Li
PO Box 19258
Stanford, CA 94309

Re: Verification of Institutional Control Compliance at Residence - 685 Indiana Avenue

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 2009 the Alaska Department of Environmental Conservation (ADEC) granted a Cleanup Complete Determination-Institutional Controls for the Residence - 685 Indiana Avenue site that included conditions requiring the monitoring well to be decommissioned in accordance with ADEC guidance in accordance to 18 AAC 75.345(j). Additionally, the Determination included conditions requiring that the on-site drinking water well be decommissioned also, unless the property owner wanted to utilize the drinking water well. In that case, the drinking water well was required to be sampled annually for DRO (by AK Method 102) and BTEX (by method EPA 524). Once the drinking water is demonstrated to be free of petroleum contamination for three (3) consecutive annual sampling events, the sampling could be discontinued. However, we have not received any reports documenting the decommissioning of the monitoring well or documenting the drinking water well sampling and/or decommissioning. Furthermore, as you have assumed responsibility of the property, ADEC requests you provide written confirmation of your acknowledgment and agreement to the institutional controls placed on the property as part of the 2009 Determination (see Attachment A). The 2009 Cleanup Complete Determination-Institutional Controls 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:

1. Nature of the current land use of the Residence - 685 Indiana Avenue property. Are there residents living on the property?
2. Do you know if the groundwater monitoring well that was used during the 2004-2009 remedial investigation is still on-site?

July 13, 2016

3. Do you know if the drinking water well is still on-site? If so, has there been sampling of that well?
 - If there has been sampling, please provide the results from the latest sampling event.
 - If the drinking water well has not been sampled, please make arrangements to either have the drinking water well sampled for DRO (by AK Method 102) and BTEX (by method EPA 824), OR to have the drinking water well decommissioned **as soon as possible**. For proper decommissioning of the well you must contact DEC's Wastewater Program at (907) 451-2177. Please notify ADEC if the drinking water well has already been decommissioned.
4. Please sign and return **Attachment A: Cleanup Complete-ICs Agreement and Signature Page** to ADEC within 30 days of receipt of this letter.

In addition to the drinking water and monitoring well requirements, please be advised that the following Institutional Controls as established in the 2009 Cleanup Complete Determination-Institutional Controls continue to apply:

- Any future change in land use may impact exposure assumptions cited in the Cleanup Complete Determination-Institutional Controls document. If land use and/or ownership changes, current ICs may not be protective and DEC may require additional remediation and/or ICs. Therefore the current landowner shall report to DEC every year to document land use, or report as soon as they become 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.
- The migration of vapors to indoor air may pose a risk at this site, and indoor air quality has not been evaluated. The vapor intrusion pathway shall be evaluated/mitigated when (or if) the residence is occupied in the future. An applicable workplan must be submitted to and approved by DEC.
- Installation of new groundwater wells will require approval from DEC in accordance with 18 AAC 75.325 – 380. **Groundwater must not be used as a drinking water source.**
- If the contaminated soil remaining on site becomes accessible or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to DEC for review and approval.
- Any proposal to transport soil or groundwater off site requires DEC approval in accordance with 18 AAC 75.325 (i).
- 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 **August 15, 2016**. If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or evonne.reesc@alaska.gov.

Ernst Boyd & Hai Feng Li
Residence - 685 Indiana Avenue

July 13, 2016

Sincerely,

A handwritten signature in black ink, appearing to read "Evonne Reese". The signature is fluid and cursive, with the first name being more prominent.

Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: Attachment A: Cleanup Complete-ICs Agreement and Signature Page
2009 Cleanup Complete Determination-Institutional Controls

Attachment A: Cleanup Complete-ICs Agreement and Signature Page*

Ernst Boyd & Hai Feng Li agree to the terms and conditions of the Cleanup Complete with ICs Determination, as stated in the decision letter dated June 22, 2009 for the Residence - 685 Indiana Avenue site (File No. 100.38.183/Hazard ID: 4103). Failure to comply with the terms and conditions of the determination may result in ADEC reopening this site and requiring further remedial action in accordance with 18 AAC 75.380.

Signature of Authorized Representative, Title
Ernst Boyd and/or Hai Feng Li

Date

Printed Name of Authorized Representative, Title
Ernst Boyd and/or Hai Feng Li

Note to Responsible Person (RP):

After making a copy for your records, please return a signed copy of this form to the ADEC project manager at the address on this correspondence within 30 days of receipt of this letter.