



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. 7015 0640 0002 5001 6717

September 30, 2016

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

Re: Institutional Controls (ICs) verification for Holiday Station Store #631 (formerly Williams Express Store #5031), located at 283 Muldoon Rd. in Anchorage, Alaska 99504

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 #631 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 2008 Record of Decision 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 array of underground storage tanks on-site were the source of petroleum hydrocarbons contamination.

Please be reminded that the Holiday Station Store #631 site in Anchorage is subject to the following site-specific and standard conditions and/or controls, as established in the 2008 Record of Decision:

1. Further groundwater monitoring will not be required, and existing monitoring wells shall be decommissioned in accordance with an ADEC approved work plan. *A work plan was approved in June of 2008 and the four remaining groundwater monitoring wells (B1MW, B2MW, B3MW, and B4MW) were subsequently decommissioned in September 2008; this institutional control has been removed from the requirements placed on the referenced site. All other institutional controls remain in effect.*
2. Groundwater wells will not be installed on this property without prior approval from ADEC.
3. A deed notice (Notice of Environmental Contamination) has been 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 the 2008 Record of Decision document. *A copy of the recorded deed notice is enclosed with this letter.*
4. 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

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contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. This is a standard condition.

5. 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.

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/23473>

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 Controls Unit

Encl: 2008 Record of Decision  
Recorded Deed Notice

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