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: 102.26.004

June 22, 2018

William & Veronica Emerson
94 Steelhead Road & 1773 College Road
Fairbanks, AK 99701 and 99709

Re: Institutional Controls (ICs) Verification for:
former Williams Express Store #5017, 1773 College Road, Fairbanks, Alaska 99701

Dear Mr. & Mrs. Emerson:

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. The former Williams Express Store #5017 is a site with institutional controls that was previously managed by Bill O'Connell and has recently been transferred to management under the IC Unit.

As 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 <u>reminder</u>** of the conditions placed on the property as part of the 2006 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 potential sources of contamination identified at Williams Express Store #5017 were the former underground storage tanks (USTs) and the associated piping and dispensers.

In September of 2007, Bill O'Connell revised the monitoring requirements, determining that annual groundwater monitoring would no longer be required at the site. Monitoring wells no longer needed for monitoring were subsequently decommissioned (MW-1 and VES-7) or capped (DP-1) in April 2009. ADEC has removed the groundwater monitoring requirement. All other institutional controls as established in the 2006 Record of Decision remain in effect.

Policy and regulations have evolved since this site was closed with conditions in 2006. Please be advised that the former Williams Express Store #5017 in Fairbanks is subject to the following site-specific and standard conditions and/or controls:

1. In the event soil excavation occurs in the area of the building where elevated levels of contamination were left in the ground, ADEC shall be notified prior to excavation.

2. Groundwater wells will not be installed on this property without prior approval from ADEC.
3. A deed notice (Notice of Environmental Contamination) is 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 2006 Record of Decision.
4. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules [see 18 AAC 78.600(h)]. A "site" [as defined by 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving soil or water off the property. *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.*
6. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *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 78.276 (f), 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 78.

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/23797

The ADEC will issue a reminder letter such as this on a scheduled basis, every three years. If you have any questions regarding this site, please contact me at (907) 465-5229 or evonne.reese@alaska.gov and I will be glad to assist you.

You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZendTo "drop-off" option at https://drop.state.ak.us/drop/. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.

Sincerely,

Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2006 Record of Decision
2007 Revised Monitoring Requirements
Recorded Notice of Environmental Contamination

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned to electronic transmission of project correspondence. Please provide us with your current e-mail address (if you have one) so that we may issue future correspondence to you in an electronic format.

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