THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 102.26.008

December 19, 2018

Automotive Concepts
P.O. Box 80261
Fairbanks, AK 99708

Re: Institutional Controls (ICs) Verification for:
Former **Kelly's Firestone** property, 269 Illinois Street, Fairbanks, Alaska 99701

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). As the current owner of the property you should be aware that there are ongoing obligations for this site.

In July 2017 the Alaska Department of Environmental Conservation (ADEC) issued a Cleanup Complete Determination – Institutional Controls Review (Decision Document) for the Kelly's Firestone site. This Decision Document noted that ADEC policy and regulations have evolved since the site was originally closed with conditions in 2004. In addition to GRO and BTEX, additional testing for VOCs by EPA Method 8260, PAHs by EPA Method 8270, and 1,2-dibromomethane by EPA Method 8011 was required to be included in the 2017 groundwater sampling event. However, our records indicate that the 2017 groundwater sampling was never performed. For your reference, the 2017 Decision Document is enclosed. We have also enclosed the deed restriction on file with the State Recorder's Office detailing the residual soil contamination on the property.

REQUESTED DOCUMENTATION

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

1. Please make arrangements to have groundwater monitoring wells K-4 and K-9 sampled for GRO, BTEX, VOCs, PAHs, and 1,2-dibromomethane **as soon as possible.**

   You must notify ADEC regarding your plans to complete the required sampling.

   Continued monitoring of these wells on an annual basis is **required** in order to remain in compliance with established institutional controls.

Please be advised that the following Institutional Controls as were re-established in the 2017 Cleanup Complete Determination – Institutional Controls Review Decision Document continue to apply to the Kelly's Firestone site:

1. Remaining soil contamination must be addressed and properly managed if and when it is made accessible.
2. The installation of water wells at this site is prohibited without prior approval of ADEC.
3. Continued groundwater monitoring from monitoring wells K-4 and K-9 is required. The groundwater samples should be analyzed for GRO and BTEX on an annual basis until analytical results indicate GRO and BTEX concentrations are below groundwater cleanup levels. Due to the 2016 revision in the contaminant cleanup levels, additional testing for VOCs by EPA Method 8260, PAHs by Method EPA 8270 and 1,2-dibromomethane by EPA Method 8011 should be included in the 2017 groundwater sampling.
4. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 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. *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 testing and treatment may be required to ensure the water is suitable for its intended use. *This is a standard condition.*

Failure to maintain these requirements may result in re-opening of the site by the Contaminated Sites Program, in which case, further remediation will be mandatory.

Please provide the requested documentation either by hard copy letter or email no later than **January 20, 2019**. If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or evonne.reese@alaska.gov.

Sincerely,

Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2017 Cleanup Complete Determination – Institutional Controls Review Decision Document
2004 Notice of Environmental Cleanup and Residual Soil Contamination Deed Restriction

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.