



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 1660 0000 0543 2473

December 11, 2015

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

Re: Institutional Controls verification for Holiday Station #630/Williams Express Store #5030, located at 3727 Spenard Road, Anchorage, AK 99514

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 #630/Williams Express Store #5030 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 2012 Corrective Action Complete-Institutional Controls Decision Document 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 2012 determination is subject to the following site-specific conditions and/or controls:

1. Installation of groundwater monitoring wells will require approval from ADEC.
2. A Notice of Environmental Contamination (deed notice) has been recorded in the State Recorder's Office pursuant to 18 AAC 78.280 that identifies the nature and extent of contamination at the property and any conditions to which the owners and operators are subject in accordance with the 2012 Corrective Action Complete-Institutional Controls Decision Document. The NEC will remain in effect until a written determination from ADEC is recorded; stating that the soil and groundwater at this site meets the most stringent cleanup levels (i.e. Method Two of 18 AAC 75.341 for soil and 18 AAC 75.345, Table C for groundwater).
3. Any future change in land use may impact the exposure assumptions cited in the 2012 Corrective Action Complete-Institutional Controls Decision Document and therefore affect the usefulness of current ICs. Therefore, the responsible party shall report to ADEC **every three years** to document land use, or report as soon as Holiday becomes aware of any change in land ownership and/or use, if earlier. This report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.

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 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.
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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/23316>

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.

Sincerely,



for Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Enclosure: 2012 Corrective Action Complete-Institutional Controls Decision Document