THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental Conservation
DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5250
Fax: 907.465.5245
www.dec.alaska

May 7, 2019 File: 2100.26.028

Sent via electronic mail only
Holiday Alaska, Inc.
Attn: Camie Pederson, Environmental Manager
4567 American Boulevard, West
Minneapolis, MN 55437

Re: Institutional Controls (ICs) Verification for: **Former Williams Express Store #5015 site;** 1450 W. Northern Lights

Dear Ms. Pederson:

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 Former Williams Express Store #5015 as a site with institutional controls.

Holiday Alaska, Inc. 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 reminder** of the conditions placed on the property as part of the 2006 Conditional Closure 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 contamination is from past use of the property as a gas station.

Please be advised that the Former Williams Express Store #5015 site is subject to the following standard and site-specific conditions and/or institutional controls:

1. Any future change in land use may impact the exposure assumptions cited in the 2006 Conditional Closure. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, Holiday will report to ADEC every three years to document land use, or as soon as there is any change in land ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to CS.Submittals@alaska.gov.
2. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules [18 AAC 78.600(h)]. A “site” [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 the soil or water off the property. *This is a standard condition*.

3. 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.*
4. 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 through ADEC's online database record at: http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/23580

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.

Sincerely,

Evonne Reese

Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2006 Conditional Closure

Note: This letter is being transmitted to you in electronic format only. If you require a paper copy, let us know and we will be happy to provide one to you. In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned to electronic transmission of project correspondence.

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.

From:	Microsoft Outlook
To:	camie.pederson@holidaycompanies.com
Subject:	Relayed: Institutional Controls reminder letter for Former Williams Express Store # 5015
Date:	Tuesday, May 7, 2019 8:29:29 AM
Attachments:	Institutional Controls reminder letter for Former Williams Express Store # 5015.msg

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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
camie.pederson@holidaycompanies.com (camie.pederson@holidaycompanies.com) <mailto:camie.pederson@holidaycompanies.com>
Subject: Institutional Controls reminder letter for Former Williams Express Store # 5015