



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 No: 2100.26.130

August 17, 2020

Alaska Railroad Corporation (ARRC)
Attn: Russell Grandel
PO Box 107500
Anchorage, AK 99510

Re: Institutional Controls verification for: **Blackard Property (AKA Mat-Su Incorporated)**

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 Blackard Property (AKA Mat-Su Incorporated), located at 1705 (1749) Ship Avenue in Anchorage, AK 99501 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 was documented as remaining on the property. The contamination is from leaks and spills from a 500-gallon waste oil underground storage tank (UST) and two 1,000-gallon diesel USTs formerly located on the property.

The 2008 determination is subject to the following site-specific conditions and/or controls:

1. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.375.
2. The monitoring wells installed at the property and the surrounding area may be utilized for area-wide groundwater monitoring as part of the ARRC Feasibility Study that resulted from the RI. However, any monitoring wells that are not needed for area-wide monitoring must be decommissioned in accordance with ADEC guidance as soon as it is determined they are no longer needed.
3. Any proposal to transport soil or groundwater off-site requires DEC approval in accordance with 18 AAC 75.325(i). 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. **This is a standard condition.**

4. 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. Any future changes in land use may impact exposure assumptions cited in the Record of Decision document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. **Therefore the ARRC shall report to ADEC every five years to document land use**, or report as soon as ARRC becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov. 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: <https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24047>

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
Environmental Program Specialist
Institutional Control Unit

Encl: 2008 Record of Decision

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning 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.

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.