



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: 1529.38.003

September 21, 2020

Rental Properties, LLC. FKA Wrangell Oil, Inc.
Attn: William Privett
PO Box 776
Wrangell, Alaska 99929

Re: Institutional Controls verification for: **Wrangell Oil Bulk Fuel Facility**

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375 to verify closure stipulations are being performed by the responsible party. We have identified the Wrangell Oil Bulk Fuel Facility, located at 1427 Peninsula Street in Wrangell Alaska, 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 2013 Decision Document 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 historical use of the site as a tank farm.

The 2013 Cleanup Complete – Institutional Controls document is subject to the following site-specific conditions and/or controls:

1. Any future change 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 Wrangell Oil, Inc. shall report to ADEC once every five years or as soon as Wrangell Oil, Inc. become aware of any changes 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.
2. Subsurface soil contamination is located near the shop building. When the building is removed and/or the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
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.**
5. Groundwater in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. **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. This site is under an Institutional Controls review period of five years, in which a letter such as this will be issued to verify the Institutional Controls are still effective by confirming the nature of the current land use of the Wrangell Oil Bulk Fuel Facility.

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/3728>

If you have any questions regarding this site, please contact the Institutional Controls Unit at (907) 465-5229 or evonne.reese@alaska.gov and we will be glad to assist you.

Sincerely,



Cascade Galasso-Irish
Environmental Program Technician
Contaminated Sites Program

Encl: 2013 Decision Document: Cleanup Complete Determination – Institutional Controls

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.