



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

610 University Avenue
Fairbanks, AK 99709-3643
Phone: 907-451-2143
Fax: 907-451-2155
www.dec.alaska.gov

File: 100.26.120

November 5, 2020

Via electronic delivery

Susan Osborne
Gold Hill Land, LLC
P.O. Box 60395
Fairbanks, AK 99709

Re: Decision Document: Gold Hill Liquor & Grocery site
Cleanup Complete Determination – Institutional Controls

Dear Ms. Osborne:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (ADEC) has completed a review of the environmental records associated with the Gold Hill Liquor & Grocery located at 3040 Park Highway, Fairbanks, Alaska. Based on the information provided to date, it has been determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required as long as the institutional controls are maintained and effective and no new information becomes available that indicates residual contamination poses an unacceptable risk.

This Cleanup Complete with Institutional Controls (ICs) determination is based on the administrative record for the Gold Hill Liquor & Grocery site which is located in the offices of the ADEC in Fairbanks, Alaska. This decision letter summarizes the site history, cleanup actions, regulatory decisions, and specific conditions required to effectively manage remaining contamination at this site.

Site Name and Location:

Gold Hill Liquor & Grocery
3040 Parks Highway
Fairbanks, Alaska 99709

Name and Mailing Address of Contact Party:

Susan Osborne
Gold Hill Land, LLC
P.O. Box 60395
Fairbanks, Alaska 99709

DEC Site Identifiers:

File No.: 100.26.120
Hazard ID.: 24409

Regulatory Authority for Determination:

18 AAC 78 and 18 AAC 75

Site Description and Background

Petroleum contamination was detected in groundwater during a subsurface assessment in May 1994. Three underground storage tanks (USTs), one - 10,000 gallon tank and two - 4,000 gallon tanks, associated with the Gold Hill Liquor & Grocery gas station were removed and replaced in May 1994. The UST piping and dispensers were also removed and assessed. The USTs supplied unleaded gasoline. Field screening measurements were elevated above the tanks near the former fill pipes, along the piping trench at depth, and at the soil/groundwater interface at 16.5 feet below ground surface (ft bgs). Most of the impacted soils were removed and stockpiled, but there were areas of contamination that remained in the excavation pit. Impacts near the soil/groundwater interface were found on all sidewalls of the UST excavation, particularly near the east and southeast sides of the main building.

Municipal utilities are not available in this area and drinking water is mostly obtained through drinking water wells. Because a heavily-used drinking water well to the east of the contaminated site became contaminated at a depth of 16.5 ft bgs, an aquifer test was completed in May 1995 to estimate connectivity between three suspected aquifers at the site: 1) a shallow aquifer, about 20 ft thick, in surface mine dredge soils; 2) an intermediate aquifer within the schist bedrock, between 50 to 80 ft bgs and 3) a deep aquifer, estimated to occur between 120 to 200 feet bgs. From this study, it is believed that the groundwater in these units is connected. Groundwater typically flows to the south.

Contaminants of Concern

During the investigations at this site, samples were collected from soil and groundwater, and analyzed for Gasoline Range Organics (GRO), Residual Range Organics (RRO), Diesel Range Organics (DRO), Volatile Organic Carbons (VOCs), Semi-Volatile Organic Carbons (SVOCs), and total lead. Based on these analyses, the following contaminants were detected above the applicable cleanup levels in 2017 and are considered Contaminants of Concern at this site:

- GRO
- Benzene
- Toluene
- Ethylbenzene
- Total Xylenes
- 1,1,2-Trichloroethane
- 1,2,4-Trimethylbenzene
- 1,2- Dibromoethane (EDB)
- 1,2-Dichloroethane (EDC)
- Methyl-t-butyl ether (MTBE)
- Naphthalene
- Total Lead

Cleanup Levels

GRO, benzene, toluene, ethylbenzene, and xylenes (BTEX) were detected in the soil above the approved Method 2 soil cleanup levels for the under 40 inch precipitation zone established in 18 AAC 75.341(c), Table B1 and 18 AAC 75.341(d), Table B2.

GRO, BTEX, 1,1,2-trichloroethane, 1,2,4-trimethylbenzene, EDB, EDC, MTBE, naphthalene, and total lead were detected in groundwater above the approved cleanup levels established in 18 AAC 75.345, Table C.

Table 1 – Approved Cleanup Levels

Contaminant	Soil¹ (mg/kg)	Groundwater (µg/L)
GRO	300	2,200
Benzene	0.022	4.6
Toluene	6.7	1,100
Ethylbenzene	0.13	15
Total Xylenes	1.5	190
1,1,2-Trichloroethane	0.0014	0.41
1,2,4-Trimethylbenzene	0.61	56
EDB	0.00024	0.075
EDC	0.0055	1.7
MTBE	670	140
Naphthalene	0.038	1.7
Total Lead	400 ²	15

mg/kg = milligrams per kilogram

mg/L = milligrams per liter

¹ All soil cleanup levels based on the migration to groundwater pathway, with the exception of total lead

² Based on the human health pathway

Characterization and Cleanup Activities

During the UST removal, closure soil samples within the excavation documented benzene, toluene, ethylbenzene, and total xylene (BTEX) levels up to 2,076 mg/kg, and GRO up to 8,400 mg/kg. Approximately 1,100 cubic yards of impacted soils were removed and stockpiled on site. New gasoline tanks were installed in July 1995. In May 1998, 700 cubic yards of the 1,100 cubic yards of stockpiled soils were field screened and segregated, from which 300 cubic yards were sent off site to be remediated, and 400 cubic yards were hauled offsite and used as fill. The remaining 400 cubic yards of contaminated soils were stockpiled on site. In 2001, an additional 200 cubic yards were removed from the stockpile for use as fill. Piping was then installed in the remaining stockpile and the soil was treated with soil vapor extraction (SVE). By September 2001, the remaining soil was spread within the northeast section of the Gold Hill property.

In 1996, a remediation system was installed in the former UST excavation area that consisted of SVE and air sparging (AS) units. The remediation system operated from 1996 to 2002. The system significantly reduced groundwater contaminant concentrations. Groundwater monitoring was conducted from 1994 to 2006, and in 2015 and 2017. Based on the monitoring results and an aquifer test, it was determined that the groundwater at the site occurs in one unconfined aquifer consisting of tailings, alluvium, and bedrock zones. Groundwater contamination was present in the tailings of the shallow

aquifer, but was also found in the middle alluvium and lower bedrock zones. Groundwater contamination remaining above the groundwater cleanup levels is primarily located in the upper aquifer zone at approximately 16 ft bgs, although some contamination may remain at the lower depths (see Table 2 and attached figure).

Table 2 -- Highest Groundwater Concentrations Remaining above Groundwater Cleanup Levels

Contaminant	Groundwater Concentration (µg/L)
1,1,2-Trichloroethane	1.2
1,2,4-Trimethylbenzene	120
EDB	19.5
EDC	170
Benzene	3,210
Naphthalene	50.1
Total Xylenes	235

Vapor intrusion into the Gold Hill store was investigated in 2017. The contaminated soils and groundwater are to the east and downgradient of the building. A low-level photoionization detector (PID) was used to screen for indoor air quality concerns in the building. Screening did not reveal any PID readings above background conditions, which were less than 20 parts per billion (ppb), and measurements in the corner of the building nearest the plume resulted in a 0 ppb reading.

Cumulative Risk Evaluation

Pursuant to 18 AAC 78.600(d), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

Cumulative risk for groundwater at this site was calculated assuming a residential land use and using the highest detected concentrations of contaminants in all of the samples collected 13 years after groundwater cleanup efforts were concluded (2004- 2017). The results indicate a cumulative carcinogenic cancer risk of 1 in 100 and a non-carcinogenic hazard index of 132. The potential cumulative risk is via a combination of the ingestion, inhalation and dermal pathways. These pathways are controlled as the remaining contamination at the site is in the groundwater and the institutional controls are intended to restrict exposure and notify future property owners to the presence of contamination remaining in the groundwater.

Cumulative risk was not calculated for soil because the initial excavation work in 1994 reportedly removed most of the contamination to the groundwater table at approximately 16.5 ft bgs. SVE/AS remediation that was completed from 1994 to 2002 is expected to have further remediated any contamination remaining in the vadose zone soils. Post remediation data characterizing contaminant concentrations in soil are not available, but based on remediation results and subsequent investigations, soil contamination is not expected to be present above levels effecting human health in the top 15 feet.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 2.

Table 3 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	Pathway Incomplete	Contamination is not expected in the surface soil (0 to 2 ft bgs) because of excavation work in 1994.
Sub-Surface Soil Contact	De Minimis Exposure	Contamination may remain in the sub-surface (2 to 15 ft bgs) but is expected to be below soil cleanup levels protective of human exposure.
Inhalation – Outdoor Air	De Minimis Exposure	Contamination may remain in soil but is expected to be deeper than 15 ft bgs and below soil cleanup levels protective of human exposure.
Inhalation – Indoor Air (vapor intrusion)	Exposure Controlled	Contaminant vapors are not affecting existing buildings and institutional controls have been established to prevent future use of the property that may result in vapor intrusion.
Groundwater Ingestion	Exposure Controlled	Contamination remains above the groundwater cleanup levels. Institutional controls have been established that require ADEC approval before installing new groundwater wells.
Surface Water Ingestion	Pathway Incomplete	Surface water is not used as a drinking water source in the vicinity of the site.
Wild and Farmed Foods Ingestion	Pathway Incomplete	The site is an active gas station, grocery store, parking lot and solid waste dumping station. The likelihood of someone collecting wild or farmed foods from the site is unlikely.
Exposure to Ecological Receptors	Low Potential Exposure	There are no surface water bodies near the site, and most of the ground is covered by infrastructure or gas station parking.

Notes to Table 2: “De Minimis Exposure” means that in ADEC’s judgment receptors are unlikely to be affected by the minimal volume or concentration of remaining contamination. “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure Controlled” means there is an institutional control in place limiting land or groundwater use and there may be a physical barrier in place that prevents contact with residual contamination.

ADEC Decision

Petroleum contamination remains in sub-surface soil and groundwater above levels suitable for unrestricted future use; however ADEC has approved alternative points of compliance for groundwater and the use of institutional controls to limit potential future exposure and risk to human health or the environment. A Notice of Environmental Contamination and Institutional Controls (NEC-IC) has been

recorded in the land records maintained by the Alaska Department of Natural Resources for both Gold Hill Land, LLC; and Parks Hiway Enterprises. A copy of both are attached to this letter.

Groundwater meets the applicable cleanup levels at the approved points of compliance, shown in the figure included in the attached NEC-IC Agreements, and the groundwater contaminant plume has been demonstrated to be shrinking and the contaminant concentrations are decreasing. Therefore, ADEC has determined the residual soil contamination does not pose an unacceptable migration to groundwater concern.

Institutional controls necessary to support this closure determination include:

1. The Landowner agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every 5 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:
Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800

or be submitted electronically to CS.Submittals@alaska.gov.
2. No groundwater wells shall be installed in the area covered by the institutional controls without prior ADEC approval.
3. If the use of the building changes, or if other buildings are constructed within 30 feet of the contaminated area, ADEC must be notified and may require a vapor intrusion evaluation to determine if building occupants could be affected by vapors.
4. ADEC must be notified in advance of the subdivision or replat of the property associated with these institutional controls. This recorded Notice of Environmental Contamination must be included as part of future property transactions and attached to subsequent associated parcels.

Standard site closure conditions that apply to all sites include:

5. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules [see 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. 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.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
7. 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.

ADEC has determined the cleanup is complete as long as the institutional controls are properly implemented and no new information becomes available that indicates residual contamination may pose an unacceptable risk.

The ADEC Contaminated Sites Database will be updated to reflect the change in site status to “Cleanup Complete with Institutional Controls” and will include a description of the contamination remaining at the site.

The institutional controls will be removed in the future if documentation is provided that shows concentrations of all residual hazardous substances remaining at the site are below the levels that allow for unrestricted exposure to, and use of, the contaminated media and that the site does not pose a potential unacceptable risk to human health, safety or welfare, or to the environment. Standard conditions 5-7 above will remain in effect after ICs are removed.

This determination is in accordance with 18 AAC 78.276(f) and does not preclude ADEC from requiring additional assessment and/or cleanup action if the institutional controls are determined to be ineffective or if new information indicates that contaminants at this site may pose an unacceptable risk to human health or the environment.

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 555 Cordova Street, Anchorage, Alaska 99501-2617, within 20 days after receiving the department’s decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please feel free to contact me at (907) 451-2911 or email at Laura.Jacobs@alaska.gov.

Sincerely,



Laura Jacobs
Project Manager

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 is transitioning to electronic transmission of project correspondence.

Enclosures: Recorded NEC-IC Agreements for Parks Hiway Enterprises and Gold Hill Land LLC, the adjoining properties affected by the contaminant plume. These two NEC-IC Agreements include a site figure showing the extent of residual groundwater contamination, and boundaries of areas covered by ICs.

cc: Spill Prevention and Response, Cost Recovery Unit
Gary Shirley, Parks Hiway Enterprises
Doug Dusek, Nortech
John Carnahan, Nortech



Correction to Notice of Environmental Contamination

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Site Program

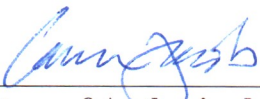
Grantee: State of Alaska
Department of Natural Resources

Legal Description: TL 6, a portion of Gold Channel Fraction USMS 2053 – FKA TL 926, 1 South, 2 West, Fairbanks Meridian, Fairbanks D-2 Quad, Fairbanks North Star Borough. Previously assessed as TL-926 Sec 9 T1S-R2W out of TL-906 Sec 9 T1S-R2W.


Corrected Information: The legal description used on document number 2019-007976-0 is incorrect. This notice is to document the correction of the property's legal description and replace the information with a verified geographic description. All other information in document number 2019-007976-0 remains applicable.

Recording District: Fairbanks

Return to: Alaska Department of Environmental Conservation,
Contaminated Sites Program
Attn: Laura Jacobs
610 University Avenue
Fairbanks, Alaska 99709-3643

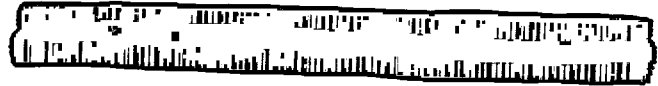


Signature of Authorized ADEC Representative



Date

State Business- No Charge



Notice of Environmental Contamination and Institutional Controls

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Sites Program

Grantee: Susan Osborne
Gold Hill Liquor & Grocery
3040 Parks Highway
Ester, AK 99709

Legal Description: TL 9, a portion of Gold Channel Fraction USMS 2053, Section 9, Range 2 West, Township 1 South, Fairbanks Meridian, Fairbanks D-2 Quad, Fairbanks North Star Borough

Recording District: Fairbanks

Return to: Alaska Department of Environmental Conservation,
Contaminated Sites Program
Attn: Laura Jacobs
610 University Avenue
Fairbanks, Alaska 99709-3643

State Business- No Charge

100.26.120
RECEIVED
JUL 09 2019
CONTAMINATED
SITES
FAIRBANKS



NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 75.375 Gold Hill Land LLC and Susan Osborne, the Landowner(s) of the subject property, hereby provides public notice that the property located at: 3040 Parks Highway, Fairbanks, Alaska, 99706, and more particularly described as follows:

TL 9, a portion of Gold Channel Fraction USMS 2053, Section 9, Range 2 West, Township 1 South, Fairbanks Meridian, Fairbanks D-2 Quad, Fairbanks North Star Borough

has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search> under the site name Gold Hill Liquor & Grocery and Hazard ID number 24409.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. If the Landowner transfers, sells, assigns, leases or subleases the property or any portion of the property covered by the institutional controls, the Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease.

ADEC has reviewed and approved, subject to the institutional controls described below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site as long as the institutional controls remain in place and effective and no new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment.

ADEC determined, in accordance with 18 AAC 75.325 – .390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil and groundwater exists on-site. Further cleanup was determined to be not economically feasible and unnecessary because the remaining contaminated soil is at depths of 13 feet below ground surface and greater, a cap will be maintained over the residual contaminants and institutional controls will prevent exposure.

The following institutional controls and standard conditions shall be maintained:

Institutional Controls

1. The Landowner agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every 5 years to document the status of compliance with the institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:



Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800

- or be submitted electronically to CS.Submittals@alaska.gov.
2. No groundwater wells shall be installed in the area covered by the institutional controls without prior DEC approval.
 3. If the use of the building changes, or if other buildings are constructed within 30 feet of the contaminated area, ADEC must be notified and may require a vapor intrusion evaluation to determine if building occupants could be affected by vapors.
 4. ADEC must be notified in advance of the subdivision or replat of the property associated with these institutional controls. This recorded Notice of Environmental Contamination must be included as part of future property transactions and attached to subsequent associated parcels.

Standard Conditions

5. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules (see 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. 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.
6. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
7. 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.

Attached is a site diagram drawn to scale that shows the property boundaries, locations of existing structures, the area that has been cleaned up, the approximate location and extent of remaining soil and groundwater contamination which is subject to the institutional controls described in this notice.

Failure to comply with the institutional controls described herein may result in ADEC reopening the site and requiring additional site characterization and cleanup.

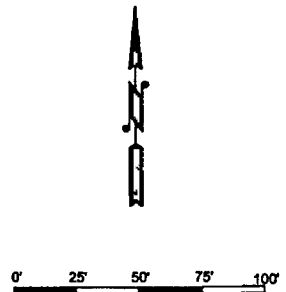
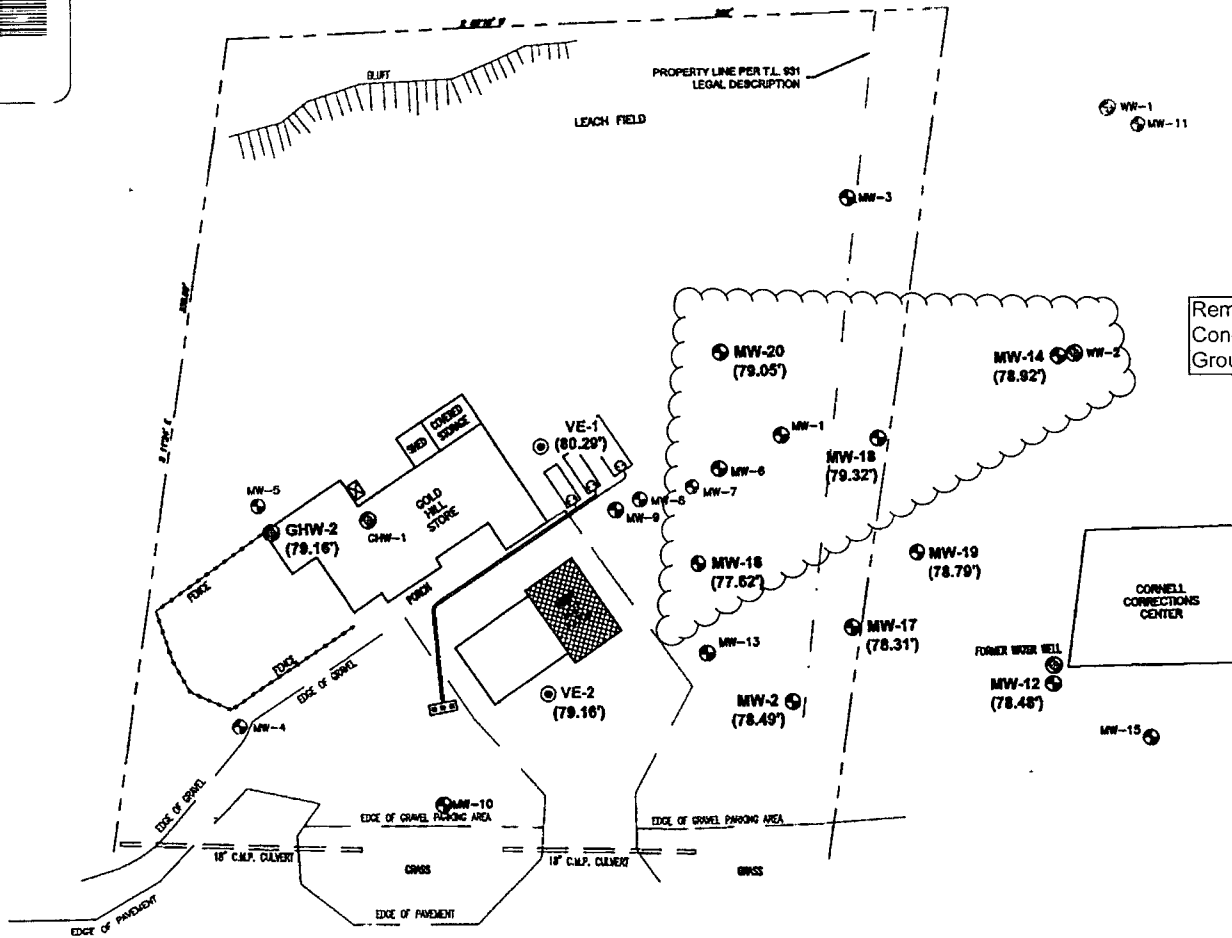




LEGEND

- BURIED HEATING OIL TANK
- MONITORING WELL
- DECOMMISSIONED MW
- VAPOR EXTRACTION WELL
- SUPPLY WELL
- ABANDONED SUPPLY WELL
- FORMER LIST

Remaining Contaminants of Concern above ADEC Groundwater Clean Up Levels



	W.O.	3-024-01110-9
	DESIGN	RS
	DRAWN	DO
	DATE	JUNE 2004
	SCALE	1" = 50'

FIGURE 4
GOLD HILL STORE
FAIRBANKS, ALASKA

GROUNDWATER ELEVATIONS FOR MAY 13-14, 2004

431 Old Steese Highway, Suite 200
Fairbanks, Alaska, U.S.A. 99701
http://www.amec.com



Notice of Environmental Contamination and Institutional Controls

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Sites Program

Grantee: Parks Hiway Enterprises
North Star Halfway House
2835 Chief William Drive #1
Fairbanks, AK 99709-4870

Legal Description: TL 7, a portion of Gold Channel Fraction USMS 2053, Section 9, Township 1 South, Range 2 West, Fairbanks Meridian, Fairbanks D-2 Quad, Fairbanks North Star Borough

Recording District: Fairbanks

Return to: Alaska Department of Environmental Conservation,
Contaminated Sites Program
Attn: Laura Jacobs
610 University Avenue
Fairbanks, Alaska 99709-3643

State Business- No Charge

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has been subject to a discharge or release and subsequent cleanup of oil or other hazardous substances, regulated under 18 AAC 75, Article 3. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/Search> under the site name Gold Hill Liquor & Grocery and Hazard ID number 24409.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. If the Landowner transfers, sells, assigns, leases or subleases the property or any portion of the property covered by the institutional controls, the Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease.

ADEC has reviewed and approved, subject to the institutional controls described below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at this site as long as the institutional controls remain in place and effective and no new information becomes available that indicates to ADEC that the site may pose an unacceptable risk to human health, safety, welfare, or the environment.

ADEC determined, in accordance with 18 AAC 75.325 – .390 site cleanup rules, that cleanup has been performed to the maximum extent practicable even though residual fuel-contaminated soil and groundwater exists on-site. Further cleanup was determined to be not economically feasible and unnecessary because the remaining contaminated soil is at depths of 13 feet below ground surface and greater, a cap will be maintained over the residual contaminants and institutional controls will prevent exposure.

The following institutional controls and standard conditions shall be maintained:

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Attached is a site diagram drawn to scale that shows the property boundaries, locations of existing structures, the area that has been cleaned up, the approximate location and extent of remaining soil and groundwater contamination which is subject to the institutional controls described in this notice.

Failure to comply with the institutional controls described herein may result in ADEC reopening the site and requiring additional site characterization and cleanup.



In the event that new information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, further site characterization and cleanup may be necessary under 18 AAC 75.325-.390.

This notice and the institutional controls remain in effect until a written determination from ADEC is recorded that documents contaminants remaining at the site have been shown to meet the residential use soil cleanup levels defined in 18 AAC 75.340 and groundwater cleanup levels in Table C within 18 AAC 75.345.

For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 100.26.120 for the site named Gold Hill Liquor & Grocery.


Signature of Landowner

5/28/19
Date

Gary Shirley
Printed Name of Landowner

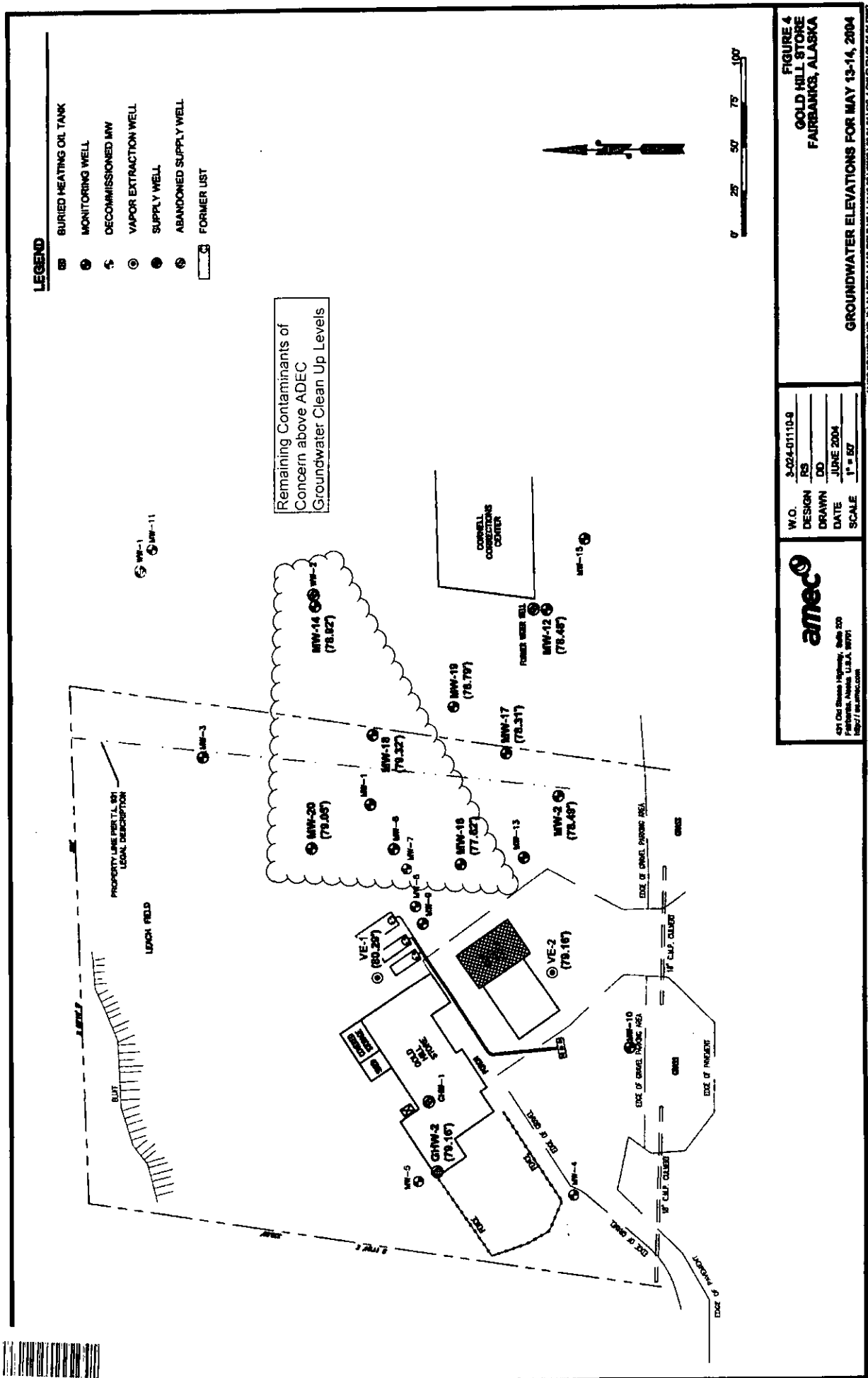

Signature of Authorized ADEC Representative

5/28/19
Date

Laura Jacobs
Printed Name of Authorized ADEC Representative

Attachment – Site Figure





LEGEND

- ☉ BURIED HEATING OIL TANK
- ⊙ MONITORING WELL
- ⊕ DECOMMISSIONED MW
- ⊖ VAPOR EXTRACTION WELL
- ⊙ SUPPLY WELL
- ⊕ ABANDONED SUPPLY WELL
- ☐ FORMER LIST

Remaining Contaminants of
Concern above ADEC
Groundwater Clean Up Levels

FIGURE 4
GOLD HILL STORE
FAIRBANKS, ALASKA

GROUNDWATER ELEVATIONS FOR MAY 13-14, 2004

W.O.	3-024-01110-9
DESIGN	RS
DRAWN	DD
DATE	JUNE 2004
SCALE	1" = 50'

amec

401 Old Steese Highway, Suite 100
Fairbanks, Alaska, U.S.A., 99701
907.452.6600

AMEC ENGINEERING INC. 11125 GOLD HILL 111002B (2004) (2004-04) (F04) (04 ELEV) (04-04-04) (04)