



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

410 Willoughby Avenue, Suite 303  
P.O. Box 111800  
Juneau, Alaska 99811-1800  
Phone: 907.465.5390  
Fax: 907.465.5218  
www.dec.alaska.gov

May 20, 2024

File: 2332.38.002

*Sent via electronic mail only*

Alaska Railroad Corporation  
Attn: Russell Grandel  
PO Box 107500  
Anchorage, AK 99501-7500

Re: Institutional Controls (ICs) Verification for: **ARRC Seward Rail Yard site;**  
GPS Coordinates: 60.130204, -149.427204

Dear Mr. Grandel:

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 ARRC Seward Rail Yard as a site with institutional controls.

ARRC 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 2009 Record of Decision 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 petroleum impacted soils encountered in 1993 during the excavation of two 10,000-gallon heating oil underground storage tanks.

Please be advised that the ARRC Seward Rail Yard site is subject to the following standard and site-specific conditions and/or institutional controls:

1. The soil contamination located under the asphalt at the Tank 1 (T1) location and near the railroad tracks at the Tank 2 (T2) location is currently inaccessible. When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan.
2. The ADEC recommends that the 2-tier PVC gallery at the T2 excavation be decommissioned.
3. Groundwater wells may not be installed on site without ADEC approval.
4. Any future change in land use may impact the exposure assumptions cited in the 2009 Record of Decision. 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, ARRC will report to ADEC every five years to document land use, or as soon as there is any change in land

May 20, 2024

ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to [CS.Submittals@alaska.gov](mailto:CS.Submittals@alaska.gov).

5. ADEC approval is required prior to moving any soil or groundwater off any site that is 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. *This is a standard condition.*
6. 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.*
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. *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 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 through ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/1529>

The ADEC will issue a reminder letter such as this on a scheduled basis, every five years. If you have any questions regarding this site, please contact me at (907) 465-5229 and I will be glad to assist you.

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit  
Encl: 2009 Record of Decision