



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: 100.38.130

June 18, 2024

West Mark Partners Alaska LLC
P.O. Box 100
Ceres, California 95307-0100

Re: Institutional Controls verification for Alaska Western Star L.P., 3050 Van Horn Rd., Fairbanks, AK 99709

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 Alaska Western Star L.P. as a site with institutional controls and West Mark Partners LLC as the current property owner.

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 Cleanup Complete Determination – Institutional Controls 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 2008 determination is subject to the following site-specific conditions and/or controls:

1. West Mark Partners shall report to DEC: a) at least every five years from the date of the 2008 determination to document land use, or b) report as soon as West Mark Partners plans to initiate a land transfer or becomes aware of any change in land ownership and/or use, if earlier. Additionally the 2008 determination letter should be provided to any prospective purchaser so they are aware of the ICs that apply to the site. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.
2. Any on-site planned excavation or work in the area where the leach fields were located (east of the building) and down-gradient (under the building and west of the building) at depths between 7 and 9 feet below ground surface and/or near the groundwater table will require a work plan prior to work activities occurring in accordance to 18 AAC 75 Article 3.
3. Installation of additional groundwater wells will require approval from DEC in accordance with 18 AAC 75.350(2).
4. 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

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contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.

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 at ADEC's online database record at: http://dec.alaska.gov/Applications/SPAR/CCReports/Site_Report.aspx?Hazard_ID=3077

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 Cleanup Complete Determination – Institutional Controls