



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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

File: 100.38.183

October 15, 2024

Ernst Boyd & Hai Feng Li
P.O. Box 19258
Stanford, CA 94309

Re: Verification of Institutional Control Compliance at **Residence - 685 Indiana Avenue**

The Contaminated Sites Program is conducting an audit of contaminated sites closed with conditions (Institutional Controls) to verify that closure stipulations such as periodic monitoring and reporting are being performed by the responsible party of record as required under state law (18 AAC 75.375).

In 2009 the Alaska Department of Environmental Conservation (ADEC) granted a Cleanup Complete Determination-Institutional Controls for the Residence - 685 Indiana Avenue site that included conditions requiring the monitoring well to be decommissioned in accordance with ADEC guidance in accordance to 18 AAC 75.345(j). Additionally, the Determination included conditions requiring that the on-site drinking water well be decommissioned also, unless the property owner wanted to utilize the drinking water well. In that case, the drinking water well was required to be sampled annually for DRO (by AK Method 102) and BTEX (by method EPA 524). Once the drinking water is demonstrated to be free of petroleum contamination for three (3) consecutive annual sampling events, the sampling could be discontinued. However, we have not received any reports documenting the decommissioning of the monitoring well or documenting the drinking water well sampling and/or decommissioning. Furthermore, as you have assumed responsibility of the property, ADEC requests you provide written confirmation of your acknowledgment and agreement to the institutional controls placed on the property as part of the 2009 Determination (see Attachment A). The 2009 Cleanup Complete Determination-Institutional Controls document detailing the institutional controls that are in effect for this property is enclosed.

You should also be aware that a Notice of Environmental Cleanup and Residual Soil Contamination (deed notice) has been filed with the Fairbanks Recording District of the State Recorder's Office. A copy of this deed notice is enclosed for your reference.

Requested Documentation

In order to ensure that conditions at the site are protective of human health, welfare and the environment, ADEC requests that you provide the following:

1. Nature of the current land use of the Residence - 685 Indiana Avenue property. Are there residents living on the property?
2. Do you know if the groundwater monitoring well that was used during the 2004-2009 remedial investigation is still on-site?
3. Do you know if the drinking water well is still on-site? If so, has there been sampling of that well?
 - If there has been sampling, please provide the results from the latest sampling event.
 - If the drinking water well has not been sampled, please make arrangements to either have the drinking water well sampled for DRO (by AK Method 102) and BTEX (by method EPA 824), OR to have the drinking water well decommissioned **as soon as possible**. For proper decommissioning of the well you must contact ADEC's Wastewater Program at (907) 451-2177. Please notify ADEC if the drinking water well has already been decommissioned.
4. Please sign and return **Attachment A: Cleanup Complete-ICs Agreement and Signature Page** to ADEC.

In addition to the drinking water and monitoring well requirements, please be advised that the following Institutional Controls as established in the 2009 Cleanup Complete Determination-Institutional Controls continue to apply:

- Any future change in land use may impact the exposure assumptions cited in the Decision Document. 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, current landowner will report to ADEC every five years to document land use, or as soon as the current landowner becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to DEC.ICunit@alaska.gov.
- The migration of vapors to indoor air may pose a risk at this site, and indoor air quality has not been evaluated. The vapor intrusion pathway shall be evaluated/mitigated when (or if) the residence is occupied in the future. An applicable workplan must be submitted to and approved by ADEC.
- Installation of new groundwater wells will require approval from ADEC in accordance with 18 AAC 75.325 – 380. **Groundwater must not be used as a drinking water source.**
- If the contaminated soil remaining on site becomes accessible or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to ADEC for review and approval.
- Any proposal to transport soil or groundwater off site requires ADEC approval in accordance with 18 AAC 75.325 (i).
- Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

Ernst Boyd & Hai Feng Li
Residence - 685 Indiana Avenue

October 15, 2024

The ADEC is concerned that the site conditions may not be protective. Failure to maintain these requirements may result in re-opening of the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

Please provide the requested documentation either by hard copy letter or email no later than **July 12, 2017**. If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or evonne.reese@alaska.gov.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: 2009 Cleanup Complete Determination-Institutional Controls
2009 Recorded Deed Notice