



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: 100.26.214

December 3, 2024

CEM Leasing, Inc.
P.O. Box 70651
Fairbanks, AK 99707

Re: Institutional Controls (ICs) Verification for:
Sourdough Fuel #2518 (Former Plaza Texaco), 313 Santa Claus Lane, North Pole, Alaska 99705

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 Sourdough Fuel #2518 (Former Plaza Texaco) 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 the 2017 Cleanup Complete Determination – Institutional Controls 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.

Policy and regulations have evolved since this site was closed with conditions in 2017. Please be advised that the Sourdough Fuel #2518 (Former Plaza Texaco) site is subject to the following standard and site-specific conditions and/or institutional controls:

1. 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.
2. No groundwater wells shall be installed on the subject property without prior ADEC approval
3. ADEC must be notified prior to any excavation around the dispenser canopy or UST's (see attached figure). If excavation or demolition activities make the remaining contaminated soil accessible it must be managed with an ADEC approved soil management work plan.
4. The gas station kiosk building on site is not currently used by site employees, customers, or visitors. If the usage of this building changes or new buildings are to be constructed, please provide prior notice to ADEC so that the potential for vapor intrusion can be evaluated if necessary.

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. *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 78.276 (f), 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 78.

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/26156>

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 or evonne.reese@alaska.gov and I will be glad to assist you.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2017 Cleanup Complete Determination – Institutional Controls