



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

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](http://www.dec.alaska.gov)

File: 2100.38.023

Certified Mail, Return Receipt Requested  
Article No. 7014 2120 0001 4210 1763

January 17, 2017

Development Managers Inc.  
Attn: Mr. Stephen Agni  
P.O. Box 210967  
Anchorage, AK 99521

Re: Institutional Controls (ICs) Verification for **Development Managers Inc. HOT**, located at  
1301 East Whitney Road in Anchorage, Alaska 99521

Dear Mr. Agni:

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 Development Managers Inc. HOT 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 2008 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 originated from a corroded 2,000-gallon heating oil underground storage tank that was removed in 1991.

Policy and regulations have evolved since this site was closed with conditions in 2008. Please be advised that the Development Managers Inc. HOT site at 1301 East Whitney Road in Anchorage is subject to the following site-specific and standard conditions and/or controls:

1. Drinking water wells may not be installed on site.
2. All remaining monitoring wells on site must be decommissioned in accordance with ADEC guidance and documented in a report to ADEC. *\*Please note: ADEC has previously reviewed and approved Shannon & Wilson's June 30, 2008 Well Decommissioning Report for this site. The well decommissioning institutional control requirement has been removed from the site record. All other institutional controls remain in effect.*
3. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance

January 17, 2017

with 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. **This is a standard condition.**

4. 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.**
5. Groundwater in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. **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 at ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/1188>.

The ADEC will issue a reminder letter such as this on a scheduled basis, every three years. If you have any questions regarding this site, please contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



for Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit

Encl: 2008 Record of Decision

CC: Russell Grandel, Alaska Railroad Corporation

**Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence. Please provide us with your current e-mail address (if you have one) so that we may issue future correspondence to you in an electronic format.**

*You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZenDVo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.*