



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

**Department of Environmental  
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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File: 2100.38.490

August 9, 2017

*Sent via electronic mail only*

Randy Vanderwood  
ADOT&PF – Anchorage  
Division of Maintenance & Operations  
PO Box 196900  
Anchorage, Alaska 99519

Re: Institutional Controls (ICs) Agreement for **ADOT&PF Former Napa Auto Car Care Center**,  
located at 211 Bragaw Street in Anchorage, Alaska 99501

Dear Mr. Vanderwood:

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 August 2012, the Alaska Department of Environmental Conservation (ADEC) issued a Cleanup Complete Determination – Institutional Controls (Decision Document) for the ADOT&PF Former Napa Auto Car Care Center site requesting that Attachment A: Cleanup Complete-ICs Agreement and Signature Page be signed and returned to ADEC within 30 days of receipt of the letter. The Decision Document outlining the original request is enclosed.

**Requested Documentation**

A signed copy of the **Cleanup Complete-ICs Agreement and Signature Page**. A blank copy of the signature page is enclosed with this letter.

\*Please be advised that the ADOT&PF Former Napa Auto Car Care Center site remains subject to the following Institutional Controls as established in the 2012 Decision Document:

1. Any future change in land use may impact the exposure assumptions cited in the 2012 Decision Document. If land use, tenant, and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore, ADOT&PF shall notify ADEC if ADOT&PF becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or submitted electronically to [CS.Submittals@alaska.gov](mailto:CS.Submittals@alaska.gov). For example, if any buildings are proposed to be constructed or

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demolished within 100 feet of the known remaining soil contamination as shown on Figure 1 attached in the 2012 Decision Document, ADOT&PF must notify ADEC prior to construction to allow ADEC to review the plans and perhaps modify the ICs because the vapor intrusion risk that is now considered insignificant due to current land use, may show a potential exposure risk.

2. Any proposal to transport soil or groundwater off site requires ADEC approval in accordance 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. (See site figure attached in the 2012 Decision Document.)
3. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
4. Installation of groundwater or drinking water wells at this site will require approval from ADEC.

Please provide the requested documentation either by hard copy letter or email no later than **September 11, 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](mailto:evonne.reese@alaska.gov).

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: Cleanup Complete-ICs Agreement and Signature Page (blank copy)  
2012 Decision Document

**Note: This letter is being transmitted to you in electronic format only. If you require a paper copy, let us know and we will be happy to provide one to you. In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence.**

*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 ZendTo “drop-off” option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.*