



January 9, 2019

File: 2100.38.499

Sent via electronic mail only

Edie Knapp
Anchorage School District
Facilities/Maintenance Department
1301 Labar St.
Anchorage, AK 99515

Re: Institutional Controls (ICs) Verification for: **ASD East High School Diesel Tanks - 4025 East Northern Lights Boulevard at Bragaw Street**

Dear Ms. Knapp:

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 ASD East High School Diesel Tanks as a site with institutional controls.

As the current owner of the property the Anchorage School District should be aware that there are ongoing obligations for this site.

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 contamination was documented as remaining on the property. The contamination is from 3 underground diesel tanks that were discovered and removed during a school building renovation between 8/21/2003 and 7/8/2004.

Please be advised that the ASD East High School Diesel Tanks 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 2008 Record of Decision. If land use and/or ownership changes, current institutional controls may now be protective and ADEC may require additional remediation and/or institutional controls. Therefore, ASD will report to ADEC every five years to document land use, or as soon as ASD 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 CS.Submittals@alaska.gov.
2. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules, see 18 AAC 75.325(i). A "site" [as defined by 18 AAC 75.990 (115) / 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 it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil off the property. *This is a standard condition.*

3. 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.*
4. 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 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 through ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/4647>

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: 2008 ADEC Record of Decision

CC: Municipality of Anchorage Land Manager, Allison Smith

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.

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 has transitioned to electronic transmission of project correspondence.

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned 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 ZendTo “drop-off” option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.

From: [Knapp, Edie](#)
To: [Mead, Mossy \(DEC\)](#)
Subject: Read: Institutional Controls update letter for ASD East High School Diesel Tanks
Date: Thursday, January 10, 2019 10:18:44 AM

Your message

To:
Subject: Institutional Controls update letter for ASD East High School Diesel Tanks
Sent: Thursday, January 10, 2019 7:18:44 PM (UTC+00:00) Monrovia, Reykjavik
was read on Thursday, January 10, 2019 7:18:31 PM (UTC+00:00) Monrovia, Reykjavik.

From: [Microsoft Outlook](#)
To: knapp_edie@asdk12.org; SmithAL@ci.anchorage.ak.us
Subject: Relayed: Institutional Controls update letter for ASD East High School Diesel Tanks
Date: Thursday, January 10, 2019 9:51:59 AM
Attachments: [Institutional Controls update letter for ASD East High School Diesel Tanks.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
knapp_edie@asdk12.org (knapp_edie@asdk12.org) <mailto:knapp_edie@asdk12.org>
SmithAL@ci.anchorage.ak.us (SmithAL@ci.anchorage.ak.us) <<mailto:SmithAL@ci.anchorage.ak.us>>
Subject: Institutional Controls update letter for ASD East High School Diesel Tanks