



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5390
Fax: 907-465-5218
www.dec.alaska.gov

File: 2100.38.198

December 7, 2023

360 E. 100th Ave., LLC
360 E. 100th Avenue
Anchorage, Alaska 99515

Re: Institutional Controls (ICs) Verification for Former Quality Fabrication, located a 360 East 100th Avenue in Anchorage, Alaska 99518

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 September 2014 the Alaska Department of Environmental Conservation (ADEC) granted a Cleanup Complete Determination – Institutional Controls (Decision Document) for the Former Quality Fabrication site that included conditions requesting that the Institutional Controls (ICs) Agreement Page be signed and returned to ADC within 30 days of receipt of the letter. Based on our records, we have not received a signed copy of this document as requested. The Decision Document outlining the original request is enclosed.

Please be advised that the following Institutional Controls as established in the 2014 Decision Document remain in effect:

1. Any further change in land use may impact the exposure assumptions cited in the 2014 Decision Document. If land use and/or ownership changes, these management conditions may not be protective and ADEC may require additional remediation and revised conditions. Therefore, ActiveSpace, LLC or any successor in interest to the property shall report to ADEC every five (5) years to document land use, or report as soon as ActiveSpace, LLC 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 DEC.ICUnit@alaska.gov. *Please note your five year review will be due in October 2028.*
2. A Notice of Environmental Contamination (NEC) has been recorded by ADEC at the State Recorder's Office that identifies the nature and extent of contamination at the property, and the conditions the owners and operators are subject to in accordance with the 2014 Decision Document. (See Attachment B and the 2014 Decision Document.)

3. Installation of groundwater wells, dewatering or otherwise using or moving the groundwater at the site requires approval from ADEC.
4. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. 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.
5. Movement or use of contaminated material in a manner that results in violation of 18 AAC 70 water quality standards is prohibited. This is a standard condition.

The ADEC is concerned that these site conditions remain 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.

If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5529 or Evonne.reese@alaska.gov.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2014 Decision Document
Recorded Notice of Environmental Contamination (NEC)