



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: 2100.38.523

Certified Mail, Return Receipt Requested  
Article No. 7016 2140 0000 7037 7690

May 10, 2017

Micaela Jones, Providence Health & Services Alaska  
Regional Director of Real Estate & Development  
3760 Piper Street, Suite 3036  
Anchorage, Alaska 99508

Re: Institutional Controls (ICs) Verification  
**Former Mobile Home Park - 1001 Boniface Parkway**  
945 Compassion Circle, Anchorage, Alaska 99508

Dear Ms. Jones:

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 Former Mobile Home Park - 1001 Boniface Parkway 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 2012 Cleanup Complete-Institutional Controls Decision Document 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 2012 determination is subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact the exposure assumptions cited in the 2012 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, Providence will report to ADEC every five years to document land use, or as soon as Providence 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](mailto:CS.Submittals@alaska.gov).
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

May 10, 2017

source area, regardless of property ownership. (See Attachment B of the enclosed 2012 Decision Document.)

3. Movement or use of potentially contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.
4. Installation of groundwater or drinking water wells at this site will require approval from ADEC.

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/25635>

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](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit

Encl: 2012 Cleanup Complete-Institutional Controls Decision Document

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