



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: 2100.38.342

October 4, 2018

Sent via electronic mail only: desparska@muni.org

Kristy Despars
Municipality of Anchorage – Heritage Land Bank
PO Box 196650
632 West 6th Ave., Ste 640
Anchorage, AK 99519-6650

Re: Institutional Controls (ICs) Verification for:
MOA – Bear Valley Drum Removal, T012N, R003W, Section 36, Seward Meridian

Dear Ms. Despars:

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 MOA - HLB - Bear Valley Drum Removal as a site with institutional controls.

As the current owner of the property the MOA 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 2013 No Further Remedial Action Planned 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 resulting from post cleanup residue after five drums were removed by MOA in May of 1998. At that time soil was removed from beneath the location of the drums and soil samples were processed from the base of the excavation.

Please be advised that the MOA – Bear Valley Drum Removal 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 2013 Decision Document. 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, MOA will report to ADEC every five years to document land use, or as soon as MOA 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, or has been, subject to the site cleanup rules [see 18 AAC 75.325(i) / 18 AAC 78.600(h)]. 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.*

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) / 18 AAC 78.276 (f), 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 / 18 AAC 78.

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/2296>

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: 2013 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 has transitioned to electronic transmission of project correspondence.

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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.