



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
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www.dec.alaska.gov

File: 2100.38.501

Certified Mail, Return Receipt Requested
Article No. 7017 2400 0000 6055 1916

June 18, 2018

Sent via certified & regular mail

DUCHESSA, INC.

Attn: Eileen Behr

P.O. Box 221207

Anchorage, AK 99518

Re: Institutional Controls (ICs) Verification for:
Commercial Property – 400 West Int'l Airport Road

Dear Ms. Behr:

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 Commercial Property – 400 West Int'l Airport Road 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 2008 Record of Decision granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property. The contamination is from petroleum that was discovered during construction activities.

Policy and regulations have evolved since this site was closed with conditions in 2008. Please be advised that the Commercial Property – 400 West Int'l Airport Road site in Anchorage is subject to the following standard and site-specific conditions and/or controls:

1. Groundwater wells shall not be installed on this property without prior approval from ADEC.
2. Soil containing residual contamination may not be placed in surface water or other environmentally sensitive areas.
3. 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), or 18 AAC 78.600(h)]. A "site" [as defined by 18 AAC 75.990 (115) or 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area,

June 18, 2018

regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property. *This is a standard condition.*

4. 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.*
5. 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 at ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/4659>

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 Control Unit

Encl: 2008 Record of Decision

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.

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6/18/2018

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Sent To DUCHESSA, INC.
 Attn: Eileen Behr
 Street and Apt. No., or PO Box No. P.O. Box 221207
 City, State, ZIP+4® Anchorage, AK 99578

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
DUCHESSA, INC.
Attn: Eileen Behr
P.O. Box 221207
Anchorage, AK 99578



9590 9402 1396 5329 5203 44

2. Article Number (Transfer from service label)
 7017 2400 0000 6055 1916

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Addressee
 Agent

B. Received by (Printed Name)
ERIC BEHR

C. Date of Delivery
7-2-18

D. Is delivery address different from item 1? Yes
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
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