



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File No: 2100.38.516

July 17, 2020

Alaska Native Tribal Health Consortium
Attn: Kyan Olanna
4000 Ambassador Drive
Anchorage, Alaska 99508

Re: Institutional Controls verification for: **ANTHC Tract J, Block 5, Tudor Centre**

Dear Ms. Olanna;

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 the **ANTHC Tract J, Block 5 Tudor Centre** located at 4000 Ambassador Drive in Anchorage, AK as a site with institutional controls.

As the landowner of the property you 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 2016 Cleanup Complete determination document 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 2016 determination is subject to the following site-specific conditions and/or controls:

1. Groundwater at the site cannot be used for drinking water and no new non-drinking water wells can be installed without prior approval from ADEC Contaminated Sites Program.
2. If any groundwater monitoring wells are discovered on the property they must be reported and decommissioned in coordination with ADEC.
3. ADEC approval is required for any disturbance of soil in areas having potential or documented contamination.
4. Any proposal to transport soil or groundwater off-site requires DEC 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 source area, regardless of property ownership. **This is a standard condition.**

5. Movement or use of contaminated material (including on site) 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. An IC reminder letter such as this will be issued to verify ownership and land use every three years.

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: <https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/25531>

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: 2016 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.