



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Environmental  
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

410 Willoughby Avenue, Suite 303  
P.O. Box 111800  
Juneau, AK 99811-1800  
Phone: 907-465-5390  
Fax: 907-465-5218  
[www.dec.alaska.gov](http://www.dec.alaska.gov)

File No: 2100.26.183

September 22, 2020

Galen Hospital Alaska, Inc. dba Alaska Regional Hospital  
2801 Debarr Road  
Anchorage, AK 99508

Re: Institutional Controls verification for: **Alaska Regional Hospital**

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 Alaska Regional Hospital, located at 2801 DeBarr Road Anchorage, AK 99508 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 2009 Amended 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 a 2,000 gallon underground storage tank (UST) that served for an emergency generator.

The 2009 determination is subject to the following site-specific conditions and/or controls:

1. Subsurface vapor intrusion into buildings within 100 feet of the contaminated soil may pose a risk to human health or the environment if current land use, site conditions, or building usage changes. Any change in any of these will be reported to ADEC's Contaminated Sites Program (CSP) for evaluation of potential indoor air vapor intrusion.
2. Soil above 18 AAC 75.341 Method 2 cleanup levels is documented to still exist immediately adjacent to and beneath the PGB building structure, closest to the former tank locations. If future construction activities occur to make the contaminated soils in this location accessible, a plan must be submitted for approval for characterization and removal of any accessible soil in the area of the former tank location.
3. Residual contaminated soil or groundwater may not be moved on site, or transported or disposed off-site, without ADEC's prior written approval. In the event contaminated soil or groundwater is proposed to be excavated, moved, or disposed, including movement or disposal on or off site, the facility owner or operator shall contact ADEC for the prior review and approval of the proposed

activity in accordance with 18 AAC 78.600(h). A "site" [as defined by 18 A.AC 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.

4. The property is zoned commercial and is in a commercial area of Anchorage nearby a residential area. The land use is not expected to change. However, any future change in land use may impact the exposure assumptions cited in the 2009 Amended Record of Decision document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/ or I Cs. Therefore the Galen Hospital Alaska Inc. dba Alaska Regional Hospital shall report to ADEC every five years to document land use, or report as soon as Galen Hospital Alaska Inc. dba Alaska Regional Hospital becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.

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: <https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24806>

If you have any questions regarding this site, please contact the Institutional Controls Unit at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and we will be glad to assist you.

Sincerely,



Cascade Galasso-Irish  
Environmental Program Technician  
Contaminated Sites Program

Encl: Signed Record of Decision and Notice of Environmental Contamination Deed Notice

**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.*