



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program
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February 6, 2023

File: 2100.26.251

Sent via electronic mail only

Anchorage School District
Capital Planning & Construction
Attn: Kelly Kass
1301 Labar Street
Anchorage, Alaska 99515

Re: Institutional Controls verification for ASD Student Transportation Facility, located at 3580 East Tudor Road, Anchorage, Alaska 99507

Dear Kelly:

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 ASD Student Transportation Facility 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 2004 Conditional Closure 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.

Please be advised that the ASD Student Transportation Facility 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 2004 Conditional Closure. If land use changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, ASD will report to ADEC every five years to document land use, or as soon as there is 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. Groundwater monitoring was a requirement with the 2004 Conditional Closure. A long-term monitoring program was established and after many years of sampling it determined a

decreasing trend in groundwater contamination concentrations. In 2016 the monitoring requirement was rescinded and replaced by a groundwater use restriction on the property.

3. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules [see 18 AAC 78.600(h)]. A “site” [as defined by 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 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.*

In addition to the conditions above, please 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 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 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/23598>.

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

Encl: 2004 Conditional Closure document

