



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

410 Willoughby Ave Suite 303
PO Box 111800
Juneau, Alaska 99811-1800
Main: 907-465-5390
Fax: 907-465-5218

File No: 1513.38.075

November 19, 2014

Certified Mail Return Receipt Requested
Article No. 7012 0150 0000 1163 5280

Mr. Gareth Jones
Department of Administration
Division of General Services
PO Box 110210
Juneau, AK 99811-0210

Re: Verification of Institutional Control Compliance at Juneau Community Building

Dear Mr. Gareth:

The Contaminated Sites Program is conducting an audit of contaminated sites closed with conditions (Institutional Controls) to verify that closure stipulations such as periodic monitoring and reporting are being performed by the responsible party of record as required under state law (18 AAC 75.375).

In April, the Alaska Department of Environmental Conservation (DEC) granted a Cleanup Complete with Institutional Controls Determination Decision Document for the Juneau Community Building site that included conditions requiring the two existing groundwater monitoring wells be decommissioned in accordance with ADEC guidance and report documentation submitted to DEC within 90 days of site closure. However, we have not received any reports documenting the well decommissioning. Furthermore, Attachment A in the Decision Document was required to be signed and returned to ADEC **within 30 days of receipt of the letter**. The Decision Document detailing the institutional controls that are in effect for this property is enclosed.

Requested Documentation

In order to ensure that conditions at the site are protective of human health, welfare and the environment, DEC requests that you provide the following:

- A report documenting that the two existing groundwater monitoring wells at the referenced property were decommissioned in accordance with DEC guidance. If the groundwater

November 18, 2014

monitoring wells have not yet been decommissioned, please make arrangements to have decommissioning performed **as soon as possible**.

- A signed copy of **Attachment B: Cleanup Complete-ICs Agreement and Signature Page** from the Decision Document. A blank copy of the signature page is enclosed with this letter.

In addition to the groundwater monitoring well decommissioning requirement, please be advised that the following Institutional Controls as established in the 2014 Cleanup Complete with Institutional Controls Determination Decision Document continue to apply:

- Any future change in land use may impact the exposure assumptions cited in the Decision Document. If land use and/or ownership changes, these management conditions may not be protective and DEC may require additional remediation and revised conditions. Therefore the Department of Administration Division of General Services (DGS) shall report to DEC every five years to document land use is unchanged, or report as soon as DGS becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local DEC office or electronically to DEC.ICUnit@alaska.gov.
- Installation of new groundwater wells requires DEC approval.
- Sub-surface soil contamination is located at the foundation on south side (front) of the building and under the utility corridor. When the building or utilities are removed and/or the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with a DEC approved work plan.
- Any proposal to transport soil or groundwater off-site requires DEC approval in accordance with 18 AAC 7.325(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.
- Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

DEC is concerned that the site conditions may not be protective. Failure to maintain these requirements may result in re-opening of the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

Please provide the requested documentation either by hard copy letter or email no later than **December 19, 2014**. If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or evonne.reese@alaska.gov.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: 2014 Cleanup Complete with Institutional Controls Determination Decision Document