



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
Fax: 907.465.5218
www.dec.alaska.gov

File: 2601.26.030

Certified Mail, Return Receipt Requested
Article No. 7014 2120 0001 4210 0605

May 31, 2016

Kodiak Island Borough, Projects Office
Attn: Matt Gandel
720 Egan Way
Kodiak, AK 99615

Re: Institutional Controls verification for Kodiak Island Borough Building, located at 710 Mill Bay Road in Kodiak, Alaska 99615

Dear Mr. Gandel:

The Contaminated Sites Program is conducting an audit of contaminated sites closed with conditions (Institutional Controls/ICs) 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 2011 the Alaska Department of Environmental Conservation (ADEC) granted a Corrective Action Complete with Institutional Controls Determination (Decision Document) for the Kodiak Island Borough Building site that included conditions requiring all on-site groundwater monitoring wells to be decommissioned in accordance with ADEC guidance or an approved workplan by October 31, 2011. A letter report documenting the decommissioning activities was to be submitted to ADEC once the work had been completed. However, we have not received any reports documenting the well decommissioning. Additionally, the 2011 Decision Document required Attachment A: Corrective Action Complete-ICs Agreement and Signature Page to be signed and returned to ADEC. Based on our current records, we have not received a signed copy of this document. 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:

- Nature of the current land use of the Kodiak Island Borough Building property.
- Decommissioning status of all groundwater monitoring wells on the referenced property.
- A report documenting the well decommissioning at the referenced property. If the groundwater monitoring wells have not yet been decommissioned, please make arrangements to have decommissioning performed **as soon as possible**.

May 31, 2016

- **The signed Corrective Action Complete-ICs Agreement and Signature Page.** A blank copy has been included with this letter. Please return the signed document either by hard copy letter or electronically via email to DECICUnit@alaska.gov.

Please be advised that the following Institutional Controls as established in the 2011 Decision Document continue to apply:

1. Any future change in land use may impact the exposure assumptions cited in the Decision Document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore the Kodiak Island Borough shall report to ADEC every five years to document land use, or report as soon as the Kodiak Island Borough 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.
2. Soil contaminated may be located under the former heating oil tank and beneath the building. When the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with an ADEC approved workplan and/or to the satisfaction of ADEC.
3. Any proposal to transport contaminated soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.600(h). 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.
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 in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. This is a standard condition.

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 **July 1, 2016**. 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,



for Evonne Reese
Environmental Program Specialist
Institutional Control Unit

You may submit any needed documentation electronically. If your submittal exceeds 8 megabytes, you may submit it to me through the Alaska Zendao "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.

Kodiak Island Borough
Kodiak Island Borough Building

May 31, 2016

Encl: ICs Agreement and Signature Page (blank copy)
2011 Corrective Action Complete with Institutional Controls Determination

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