



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

Files: 1525.26.023  
1525.38.024

May 18, 2017

Sent via electronic mail only

Alaska Department of Transportation & Public Facilities  
Division of Airport Leasing  
ATTN: Ms. Lyn Campbell  
P.O. Box 112506  
Juneau, Alaska 99811-2506

Re: Institutional Controls (ICs) Verification for:  
**ADOTPF - Sitka Airport Maintenance Station** (file #1525.26.023); and  
**ADOT&PF Sitka Airport S&C Building** (file #1525.38.024),  
located at the Sitka Rocky Gutierrez Airport at 605 Airport Road in Sitka, Alaska 99501

Dear Ms. Campbell:

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 ADOTPF - Sitka Airport Maintenance Station and ADOT&PF Sitka Airport S&C Building as sites with institutional controls.

In order to prevent people from being exposed to any remaining contamination on these properties, **this letter is being sent as a reminder** of the conditions placed on each property as part of their respective 2012 Decision Documents granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on the properties.

The 2012 determinations are subject to the following site-specific conditions and/or controls:

1. As stated in a letter dated February 20, 2002 (see Attachment B in the Decision Documents), ADOT&PF will establish a deed restriction for the Sitka Rocky Gutierrez Airport Property including the leased parcels therein. This restriction is necessary to establish in the property record that groundwater throughout Japonski Island has been approved for alternative cleanup levels based on ADEC's determination under 18 AAC.350 that the groundwater is not a potential current or future drinking water source. The restriction will document ADOT&PF's responsibility for prohibiting the installation of any drinking water wells throughout the airport property.

2. The monitoring wells currently installed at the property that are not needed for area-wide monitoring must be decommissioned in accordance with ADEC guidance as soon as it is determined these wells are no longer needed.
3. Any proposal to transport, store or dispose of soil or groundwater off site requires ADEC approval in accordance with 18 AAC 78.274(b) and 18 AAC 78.325(i). A "site" [as defined by 18 AAC 78.600(h) and 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.
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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 one or both of these sites 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 either or both of these facilities should new information become available that indicates contamination at these sites may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from either of the referenced sites, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination now meets the applicable cleanup levels under 18 AAC 75.

Site information is a matter of public record and is available on ADEC's online database record at:  
Maintenance Station – <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/23179>  
S&C Building – <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/3867>

If you have any questions regarding these sites, please contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: 2012 Decision Document for ADOTPF - Sitka Airport Maintenance Station (file #1525.26.023)  
2012 Decision Document for ADOT&PF Sitka Airport S&C Building (file #1525.38.024)

**Note: This letter is being transmitted to you in electronic format only. If you require a paper copy, let us know and we will be happy to provide one to you. In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence.**

*You may submit any needed documentation electronically. If your submittal is too large to email, you may submit it to me through the Alaska ZendTo "drop-off" option at <https://drop.state.ak.us/drop/>. The Contaminated Sites Program prefers and encourages electronic submittals.*