



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program
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March 29, 2019

File: 1525.26.009

Alaska Broadcast Communications
3161 Channel Drive, Suite 2
Juneau, AK 99801

Re: Institutional Controls (ICs) Verification for:
USFEMA – KIFW Radio Station, 611 Lake Street, Sitka

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 KIFW Radio Station as a site with institutional controls.

Alaska Broadcast Communications (ABC) is the current owner 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 2012 Corrective Action Complete Determination 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. The contamination is resulting leakage from two historic underground storage tanks removed in 1994 which were owned by the Federal Emergency Management Administration (FEMA).

The five groundwater monitoring wells which were onsite and used during site characterization have been decommissioned by a FEMA contractor in the fall of 2015.

Policy and regulations have evolved since this site was closed with conditions in 2012. Please be advised that the KIFW Radio Station 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 2012 Decision Document. If land use and/or ownership changes, current institutional controls may now be protective and ADEC may require additional remediation and/or institutional controls. Therefore, ABC will report to ADEC every three years to document land use, or as soon as ABC becomes aware of 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. ADEC approval is required prior to moving any soil or groundwater off any site that is subject

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to the site cleanup rules 18 AAC 78.600(h). A “site” 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.*

3. 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, you are required to notify the ADEC if there are any changes in land use or ownership.

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/24529>

The ADEC will issue a reminder letter such as this on a scheduled basis, every three 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
Institutional Controls Unit

Encl: 2012 Correction Action Complete Determination

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.