



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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October 25, 2016

Ken Andrasko  
U.S. Army Corps of Engineers Alaska  
CEPOA-PM-C (FUDS)  
P.O. Box 6869 (Elmendorf AFB)  
JBER, AK 99506-6869

Re: Institutional Controls (ICs) Verification for:  
**Sitka NOB: Area F – Tank Farm No. 2** (ADEC Hazard ID 1992)  
**Sitka NOB: Area K – Tank Farm No. 3** (ADEC Hazard ID 25738)

To Whom It May Concern:

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 two Sitka Naval Operations Base sites, Area F – Tank Farm No. 2 and Area K – Tank Farm No. 3, as having 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 2009 Final Decision Document approved by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on the property.

Policy and regulations have evolved since these two sites were closed with conditions in 2009. Please be reminded that the two Sitka Naval Operations Base sites referenced above are subject to the following site-specific and standard conditions and/or controls:

**Area F – Tank Farm No. 2 only:**

1. SEARHC has noted on their as-built drawings for the new building at Area F that contamination is present under the parking lot asphalt. The asphalt “cap” must be kept in place.
2. Sampling and appropriate disposal of contaminated soil may be needed if the soil is excavated from under the cap or in an area with elevated concentrations.

**Area K – Tank Farm No. 3 only:**

1. In the event soil or groundwater is disposed of (for example dewatering in support of construction), ADEC may require that the soil and groundwater be characterized and managed following regulations applicable at that time.
2. Area K – Tank Farm No. 3 has a *Notice of Environmental Cleanup and Residual Soil and Groundwater Contamination* (deed notice) on file with the Alaska Department of Natural Resources. The deed notice was recorded in the Sitka Recording District on July 14, 2010 and has an assigned document number of 2010-000869-0. If you wish to obtain a copy of the deed notice, please let us know and we will be happy to provide it for you. You may also view the deed notice electronically, via the ADEC online database record link for Area K, listed toward the end of this document.

**Standard conditions applied to all sites:**

1. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325(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.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
3. 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.

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 the site 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 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 75.

This site information is a matter of public record and is available on ADEC’s online database record at:

**Area F – Tank Farm No. 2 –**

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/1992>

**Area K – Tank Farm No. 3 –**

<http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/25738>

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

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](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit

CC: Edward Lohr, Project Manager, Alaska Area Native Health Service (landowner, Area F)  
Michael J. Coffey, Regional Director, ADOT&PF – Juneau (landowner, Area K)

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