



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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File: 1508.38.017

May 2, 2017

*Sent via electronic mail only*

Haines Residence LLC  
Attn: George Swift  
1105 Porter Way  
Milton, WA 98354

Re: **Haines Borough Primary School**, Lots 6 & 7 Primary School Subdivision, Haines, AK 99827  
Institutional Controls (ICs) Verification

Dear Mr. Swift:

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 the former Haines Borough Primary School property as a site with 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 2014 Closure with Institutional Controls 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 requirement that existing groundwater monitoring wells be decommissioned was fulfilled in August 2014. This institutional control requirement has been removed from the site record. All other institutional controls remain in effect.

The former Haines Borough Primary School property is subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact the exposure assumption cited in the 2014 Closure with Institutional Controls Determination document. If land use zoning and/or ownership changes, these management conditions may not be protective and ADEC may require additional remediation and revised condition. Therefore, the Haines Residence LLC and any future property owner of this site shall submit a report to ADEC every three years to document land use, or report as soon as the Haines Residence LLC and any future property owner becomes aware of any change in land ownership and/or zoning use, if earlier, with a written description and

May 2, 2017

photographs of the condition of the ground surfaces overlying the contamination with notation of any changes since the last report. The report can be sent to the local ADEC office or submitted electronically to [CS.Submittals@alaska.gov](mailto:CS.Submittals@alaska.gov).

2. Sub-surface soil contamination is located on the referenced property as indicated on Drawing 3 in the body of the 2014 Closure with Institutional Controls Determination document and on the recorded Notice of Environmental Contamination. If remaining contaminated soil is disturbed by excavation, the soil must be evaluated and contamination addressed in accordance with an ADEC approved work plan. When remaining soil contamination at the former Primary School property becomes accessible during future property development, the soil must be evaluated and contamination addressed to the extent necessary to complete new development in accordance with an ADEC approved work plan.
3. Installation of water wells will require approval from ADEC.
4. 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.
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

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 at ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/26214>

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

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Controls Unit

May 2, 2017

Encl: 2014 Closure with Institutional Controls Determination  
2014 Recorded Notice of Environmental Contamination

**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 (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZenDo "drop-off" option at <https://drop.state.ak.us/drop/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.*