



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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November 19, 2024

File: 1504.38.001

City of Craig
Attn: City Administrator
P.O. Box 725
Craig, AK 99921

Re: Institutional Controls (ICs) Verification for: **‘Craig Bulk Plant/Wards Cove Packing’ site;**
Site Locator: 302 Main Street

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 ‘Craig Bulk Plant/Wards Cove Packing’ as a site with institutional controls.

The City of Craig 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 2014 Conditional Closure granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, heating oil impacted soils were documented as remaining on the property. The contamination is from a heating oil tank that was next to the cannery manager’s residence. The building was moved in 2008. Historically the area has been used as a cannery and as a bulk fuel storage tank farm.

Please be advised that the ‘Craig Bulk Plant/Wards Cove Packing’ 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 2014 Conditional Closure. If land use changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, the City of Craig will report to ADEC every five years to document land use, or as soon as there is 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. Installation of groundwater wells on the former WCP property is restricted and requires coordination with DEC for approval, before any work begins.
3. Sub-surface soil contamination remains at the former AST site in the upper operations area and at the steam shack, drum pit, pipeline corridor and truck rack in the lower operation area of the former WCP property. When development and/or excavation requires disturbance in any of these areas, the soil must be evaluated and contamination addressed in accordance with a DEC approved work plan, before any work begins.
4. ADEC approval is required prior to moving any soil or groundwater off any site that is subject to the site cleanup rules [see 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. 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.*

5. 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.*
6. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *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. 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 through ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/300>

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 gaige.robinson@alaska.gov and I will be glad to assist you.

Sincerely,

Gaige Robinson

Gaige Robinson
Environmental Program Specialist I
Institutional Controls Unit

Encl: 2014 Conditional Closure