



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: 1513.38.076

Certified Mail, Return Receipt Requested
Article No. 7014 2120 0001 4209 6205

January 8, 2016

Travelodge Hotel
Attn: Lynda Foreman, Manager
9200 Glacier Highway
Juneau, Alaska 99801

Re: Institutional Controls verification for Juneau Airport Travelodge Hotel, located at 9200 Glacier Highway, Juneau, Alaska 99801

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 Juneau Airport Travelodge Hotel 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 2013 Cleanup Complete 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 contamination is from a 600-gallon underground heating oil storage tank system that leaked diesel oil into a storm water sewer that discharged into Duck Creek.

The 2013 determination is subject to the following site-specific conditions and/or controls:

1. Any change in land use in the future may impact the exposure assumptions cited in the Cleanup Complete with Institutional Controls Determination document. If land use and/or ownership changes, the current ICs may not be protective and so DEC will evaluate the changes and may require additional remediation and/or ICs. Therefore the Travelodge Hotel shall report to DEC every three years to document land use, or report as soon as Travelodge Hotel becomes aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.
2. Soil contamination remains in a layer at the water table in the crawlspace of the north end of the building. Attachment C in the Cleanup Complete with Institutional Controls Determination document is a diagram of the property, with location of the former UST in relation to existing structures, the area that has been cleaned up, the approximate location and extent of remaining soil contamination and the locations where confirmation soil samples were collected.

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3. A Notice of Environmental Contamination (deed notice) has been recorded in the State Recorder's Office that identifies the nature and extent of contamination at the property and any conditions that the owners and operators are subject to in accordance with the Cleanup Complete with Institutional Controls Determination document.
4. Installation of groundwater wells will require prior approval from DEC.
5. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. 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.
6. 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 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/4517>

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,



for Evonne Reese
Environmental Program Specialist
Institutional Control Unit

Encl: 2013 Cleanup Complete with Institutional Controls Determination