



File No: 1538.38.004

June 6, 2019

Juneau Douglas Holdings, Inc.  
1102 Second Street  
Douglas, Alaska 99824

Re: Institutional Controls verification for former Mike's Place UST Spill

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 Mike's Place UST Spill 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 2009 Record of Decision granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property. The contamination is from an underground storage tank which leaked heating oil in the back of the former Mike's Place Café and migrated downhill reaching the adjacent residential property.

The 2009 determination is subject to the following site-specific conditions and/or controls:

1. Juneau Douglas Holdings shall report to ADEC every five years to document land use, or report any change in land ownership and/or user. The report can be sent to the local ADEC office in Juneau or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov).
2. Installation of groundwater wells will require approval from ADEC in accordance with 18 AAC 75.350(2).
3. Any proposal to excavate the contaminated soil from the area of the UST closed in-place on Douglas Block 15 Lot 1 and 1A, USS 1180 at 1102 2<sup>nd</sup> Street in Douglas shall be reported to ADEC and a work plan describing how the soil will be managed and/or disposed must be submitted for review and approval prior to excavation.
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.

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**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/CCReports/Site\\_Report.aspx?Hazard\\_ID=3982](http://dec.alaska.gov/Applications/SPAR/CCReports/Site_Report.aspx?Hazard_ID=3982)

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,

A handwritten signature in blue ink that reads "Evonne Reese". The signature is written in a cursive, flowing style.

Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: 2009 Record of Decision