



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

410 Willoughby Ave., Suite 303
P.O. Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5390
Fax: 907.465.5218
www.dec.alaska.gov

File: 1513.38.074

July 26, 2017

Sent via electronic mail only

City & Borough of Juneau
Attn: Rorie Watt, City Manager
155 South Seward Street
Juneau, AK 99801

Re: Oil-water separator maintenance
Holy Trinity Episcopal Church, 325 Gold Street in Juneau, Alaska 99801

Dear Mr. Watt:

This letter is being issued as a reminder of the conditions placed on the Holy Trinity Episcopal Church property as part of the 2014 Cleanup Complete Determination Amended Decision granted by the Alaska Department of Environmental Conservation (ADEC), and the subsequent Maintenance of the oil-water separator agreement that was signed by the City & Borough of Juneau (CBJ) City Manager at that time, Kimberly A. Kiefer.

The oil-water separator installed onsite requires yearly inspections and cleanings for the removal of accumulated sediments, oils, and other pollutants. The CBJ has agreed to maintain, pump, and clean the oil-water separator every year in the month of June. Record of the maintenance activities performed on the oil-water separator are to be held onsite by the Holy Trinity Episcopal Church and be available upon written or verbal request.

Please be aware that the Holy Trinity Episcopal Church site is also subject to the following site-specific conditions and/or controls, as established in the 2014 Amended Determination:

1. Pursuant to 18 AAC 75.325(i)(1) and (2), ADEC approval is required prior to moving soil or groundwater that is, or has been, subject to the cleanup rules found at 18 AAC 75.325-.370. In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time. 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.

July 26, 2017

3. Subsurface soil contaminated is presumed present at a depth of between 8-12 feet on the northeast corner of the property. Figure 1 (in the original 2012 Decision Document) shows the location of the area where petroleum contamination was found migrating onto the property.

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/4455>

The ADEC will contact CBJ on an annual basis to verify that the oil-water separator maintenance has been performed. The Holy Trinity Episcopal Church will be contacted every five years to verify land use conditions remain unchanged.

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,



Evonne Reese
Environmental Program Specialist
Institutional Control Unit


Encl: 2014 Maintenance of the oil-water separator agreement
2014 Cleanup Complete Determination Amended Decision
CC: Father Gordon Blue – Holy Trinity Episcopal Church
John Pollard, Senior Warden – Holy Trinity Episcopal Church

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

Maintenance of the oil-water separator agreement

The oil-water separator installed onsite at the Holy Trinity Episcopal Church located at 325 Gold Street in Juneau, Alaska requires yearly inspections and cleanings for the removal of accumulated sediments, oils, and other pollutants. The City and Borough of Juneau (CBJ) agrees to maintain, pump, and clean the oil-water separator every year during the month of June. DEC will contact CBJ on an annual basis to verify that the maintenance has been performed. Records of this and other maintenance activities performed on the oil-water separator will be held onsite by the Holy Trinity Episcopal Church and be available upon written or verbal request.

The **City and Borough of Juneau, Public Works Department**, agrees to their role as stated above in the terms of this Cleanup Complete Determination for Holy Trinity Episcopal Church.


Signature of Authorized Representative, Title

December 19, 2014
Date

Kimberly A. Kiefer, City Manager
Printed Name of Authorized Representative, Title

Note:

After making a copy for your records, please return a signed copy of this form to the ADEC project manager at the address on this correspondence within 15 days of receipt of this letter.



THE STATE
of ALASKA
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION &
RESPONSE
Contaminated Sites Program

410 Willoughby Ave Suite 303
PO Box 111800
Juneau, Alaska 99811-1800
Main: 907-465-5390
Fax: 907-465-5218

File No: 1513.38.074

November 17, 2014

Father Gordon Blue
Holy Trinity Episcopal Church
325 Gold Street
Juneau, AK 99801

John Pollard, Senior Warden
Holy Trinity Episcopal Church
325 Gold Street
Juneau, AK 99801

Re: Cleanup Complete Determination June 28, 2012 – Amended Decision
Holy Trinity Episcopal Church - Hazard ID: 4455
Site status change - *Cleanup Complete – Institutional Controls*

This letter is in regards to the environmental cleanup that occurred on the Holy Trinity Episcopal Church property in 2007. The cleanup was initiated to address contaminated soil discovered during the construction effort to rebuild the church in the wake of a fire due to arson. During the site preparation phase for construction of the new building, test pits encountered diesel fuel contamination in soil and groundwater. The contamination is believed to have migrated onto the property from an unknown upgradient source. The church hired an environmental contractor to oversee investigation and a limited cleanup to address contaminated soil onsite. Groundwater was encountered from 3 to 11 feet below ground surface; however, the site and surrounding area are served by the City and Borough of Juneau (CBJ) municipal water system. Contamination remains on the northeast corner of the property. The cleanup included installation of an oil/water separator in the CBJ right-of-way to collect oily water, if any, that may continue to transit the property beneath the new structure.

On June 28, 2012, DEC issued a Cleanup Complete Determination (site closure) for this property. The site closure included an informal agreement with the CBJ to maintain the oil/water separator. Recently, the Alaska Department of Law (DOL) reviewed this determination and requested that DEC amend the decision to formalize the conditions and fully document remaining contamination for the public. Therefore, pursuant to 18 AAC 75, the site status has been changed from an unrestricted Cleanup Complete Determination to a Cleanup Complete with Institutional Controls. The amended

Amended ADEC Decision

Contamination likely remains in a limited area of the northeast corner of the site. The cause of the contamination is from an offsite unknown source which has yet to be identified and fully characterized. Until this occurs, it is possible that continued migration of petroleum onto the Holy Trinity Episcopal Church property will occur over time. Spills have been documented in the area, and CBJ utility work along the 4th Street and Harris Street rights-of-way has encountered petroleum contamination, resulting in the limited removal of impacted soil along those corridors.

For the purpose of this site, removal of contaminated soil has been successful to the extent feasible and practicable and is deemed satisfactory. DEC therefore approves the site cleanup as protective, subject to the institutional controls specified in this letter. No further cleanup is necessary at this site unless new information becomes available indicating to DEC that conditions at the site may pose an unacceptable risk to human health, safety, welfare or the environment.

A Notice of Environmental Contamination (NEC or deed notice) shall be recorded in the State Recorder's Office as an institutional control (IC) that identifies the nature and extent of contamination at the property and the conditions that the owners and operators are subject to in accordance with this decision document. These conditions are as follows:

1. Pursuant to 18 AAC 75.325(i)(1) and (2), DEC approval is required prior to moving soil or groundwater that is, or has been, subject to the cleanup rules found at 18 AAC 75.325-.370. In the future, if soil is removed from the site it must be characterized and managed following regulations applicable at that time. 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. Subsurface soil contamination is presumed present at a depth of between 8-12 feet on the northeast corner of the property. Figure 1 shows the location of the area where petroleum contamination was found migrating onto the property.
4. The oil-water separator installed onsite requires yearly inspections and cleanings for the removal of accumulated sediments, oils, and other pollutants. The City and Borough of Juneau (CBJ) has agreed to maintain, pump, and clean the oil-water separator every year in the month of June. (This agreement was accepted by both parties in a Settlement and Release Agreement signed by both Holy Trinity and CBJ on September 29, 2009.) DEC will contact CBJ on an annual basis to verify that the maintenance has been performed. Records of this and other maintenance activities performed on the oil-water separator will be held onsite by the Holy Trinity Episcopal Church and be available upon written or verbal request.

This determination is made in accordance with 18 AAC 75.380(d)(2) and does not preclude DEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

The DEC Contaminated Sites Database will be updated to reflect the change in site status as detailed above, and will include a description of the contamination remaining at the site. When the site meets the requirements for a Cleanup Complete determination, Institutional Controls will be terminated. Conditions 1 and 2 above are applicable to all sites and will remain in effect.

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

Please sign the enclosed deed notice document and return it to my attention at the above address by December 5, 2014. Once the NEC has been filed at the Recorder's Office, a certified copy will be provided for your records. If you have questions about this closure amendment decision or the NEC recording, please feel free to contact me at (907) 465-5229.

Sincerely,



Evonne Reese
Project Manager, Institutional Controls Unit

Enclosures: 2012 Cleanup Complete Determination
Notice of Environmental Contamination

cc w/encl: Jennifer Currie, Assistant Attorney General, Department of Law
Ed Foster, Streets Superintendent, CBJ Public Works Department
Sally Schlichting, Environmental Program Manager, Contaminated Sites Program, DEC

7015 0640 0002 5001 9138

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Sent To Holy Trinity Episcopal Church
 Attn: Father Gordon Blue & John Pollard, Senior Warden
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® 325 Gold Street Juneau, AK 99801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Holy Trinity Episcopal Church
Attn: Father Gordon Blue &
Attn: John Pollard, Senior Warden
325 Gold Street
Juneau, AK 99801

2. Article Number (Transfer from service label)
7015 0640 0002 5001 9138

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 De Vanover Agent
 Addressee

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C. Date of Delivery 8/11/17

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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt