



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 1538.38.002

May 24, 2024

City & Borough of Juneau (CBJ), Parks & Recreation
155 South Seward Street
Juneau, AK 99801

Re: Institutional Controls (ICs) Verification for:
Douglas Fire Hall HOT, 1016 3rd Street, Douglas, Alaska 99824

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 Douglas Fire Hall HOT 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 2012 Cleanup Complete – Institutional Controls Determination (Decision Document) 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 heating oil that leaked from the fuel lines below the foundation of the building.

Please be reminded that the Douglas Fire Hall HOT site remains 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 2012 Decision Document. If land use and/or ownership changes, current institutional controls may now be protective and ADEC may require additional remediation and/or institutional controls. Therefore, CBJ will report to ADEC every five years to document land use, or as soon as CBJ becomes aware of 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. 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 (see Attachment B in the 2012 Decision Document).

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3. If contamination is encountered when the building is demolished, it must be address in accordance with applicable ADEC regulations.
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
5. Installation of groundwater or drinking water wells at this site will require approval from ADEC.

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/2703>

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 (907) 465-5229 or evonne.reese@alaska.gov and I will be glad to assist you.

Sincerely,



Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2012 Cleanup Complete – Institutional Controls Determination