



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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October 1, 2024

File: 1513.26.005

City and Borough of Juneau – Eaglecrest Ski Area
155 Heritage Way
Juneau, AK 99801

Re: Institutional Controls (ICs) Verification for: ‘**CBJ Eaglecrest Ski Area**’ site;
Site Locator: 3000 Fish Creek Road

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 ‘CBJ Eaglecrest Ski Area’ 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 2014 Conditional Closure 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 remaining from eight underground fuel storage tanks that were removed from various locations.

Please be advised that the ‘CBJ Eaglecrest Ski Area’ 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 Decision Document. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, current landowner will report to ADEC every five years to document land use, or as soon as the current landowner 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 DEC.ICunit@alaska.gov.
2. Contaminated groundwater below cleanup levels is present at the ESA Maintenance Shop site. Any installation of new groundwater access wells requires ADEC approval.
3. Existing groundwater monitoring wells must be decommissioned in accordance with ADEC guidance. Submit well decommissioning documentation to ADEC after removal.
4. An undetermined volume of sub-surface soil contamination remains beneath the Maintenance Building and the Ski Lodge at the ESA. When these buildings are removed and/or the soil becomes accessible, the soil must be evaluated and any contamination addressed in accordance with an ADEC approved work plan before any work begins at the site.
5. ADEC approval is required prior to moving any soil off any site that is subject to the site cleanup rules [see 18 AAC 78.600(h)]. A “site” [as defined by 18 AAC 78.995(134)] means

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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 it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil off the property. *This is a standard condition.*

6. 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.*
7. 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 78.276 (f), 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 78.

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/24491>

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: 2014 Conditional Closure