



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: 1529.38.005

Certified Mail, Return Receipt Requested  
Article No. 7014 2120 0001 4210 0759

June 15, 2016

Mr. Greg Wood, Facility Manager  
Alaska Housing Finance Corp Etolin Heights  
720 Zimovia Highway Suite 107  
P.O. Box 950  
Wrangell, AK 99929-0950

Re: Institutional Controls Agreement for AHFC Properties - Etolin Heights, located at 720 and 730  
Zimovia Highway, Lot 2B Block 31 Wrangell Townsite in Wrangell, Alaska 99929

Dear Mr. Wood:

The Contaminated Sites Program is conducting an audit of contaminated sites closed with conditions (Institutional Controls) to verify that closure stipulations such as periodic monitoring and reporting are being performed by the responsible party of record as required under state law (18 AAC 75.375).

In May 2014 the Alaska Department of Environmental Conservation (ADEC) issued a Cleanup Complete Determination with Institutional Controls (Decision Document) for the AHFC Properties - Etolin Heights site requesting that the Institutional Controls (ICs) Agreement Page be signed and returned to DEC within 30 days of receipt of the letter. Based on our records, we have not received a signed copy of this document as requested. The Decision Document outlining the original request is enclosed.

Requested Documentation

A signed copy of ***Attachment B: Cleanup Complete-ICs Agreement and Signature Page***. A blank copy of the signature page is enclosed with this letter.

Please be advised that the following Institutional Controls as established in the 2014 Decision Document remain in effect:

- Any future change in land use may impact the exposure assumptions cited in the Decision Document. If land use and/or ownership changes, these management conditions may not be protective and DEC may require additional remediation and revised conditions. Therefore the AHFC Etolin Heights Housing Facility shall report to DEC every five (5) years to document land

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use is unchanged, or report as soon as the AHFC Etolin Heights Housing Facility becomes aware of any change in land ownership and/or use, if earlier, with a written description and photographs of the condition of ground surfaces overlying the contamination with notation of any changes since the last report. The report can be sent to the local DEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov). *Please note: your five year review will be due in May 2019.*

- Sub-surface soil contamination is located at former fuel storage tank sites at Buildings A and in the utility corridor. When the building is removed and/or the soil becomes accessible, the soil must be evaluated and contamination addressed in accordance with a DEC approved work plan.
- Any proposal to transport soil or groundwater off-site requires DEC 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 site figure attached in the Decision Document.)
- Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

Please provide the requested documentation either by hard copy letter or email no later than **July 15, 2016**. If you have any questions about these requirements, please do not hesitate to contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov).

Sincerely,



Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: 2014 Decision Document  
Attachment B: Cleanup Complete-ICs Agreement and Signature Page (blank copy)

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