



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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July 29, 2020

Betty Zaragoza
Risk Management, Administration Services Manager
Alaska Housing Finance Corporation (AHFC)
P.O. Box 101020
Anchorage, AK 99510

Re: Institutional Controls verification for: AHFC Properties – **1403 22nd Avenue** and **1441 22nd Avenue**

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 the AHFC Properties – 1403 22nd Avenue and 1441 22nd Avenue as sites with institutional controls.

As the landowner of the property you should be aware that there are ongoing obligations for these sites. 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 properties as part of the 2010 Decision Documents granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the properties. The contamination is from petroleum impacted soil encountered during the removal of a 3,000 gallon underground heating oil tank (HOT) in 1994.

The 2010 determinations are subject to the following site-specific conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the Decision Documents. 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, AHFC will report to ADEC every five years to document land use, or as soon as the AHFC becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or electronically to DEC.ICUnit@alaska.gov.
2. 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. **This is a standard condition.**

3. 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.**

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 sites 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 these facilities should new information become available that indicates contamination at these sites may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from these sites, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the sites now meets the applicable cleanup levels under 18 AAC 75.

Site information is a matter of public record and can be viewed at ADEC's online database record at: <https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/2314> and <https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/2319>

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: 2010 Decision Documents

Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program is transitioning to electronic transmission of project correspondence. Please provide us with your current e-mail address (if you have one) so that we may issue future correspondence to you in an electronic format.

You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 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.