



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](http://www.dec.alaska.gov)

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April 1, 2015

Kim Coy  
Risk Management, Administrative Services Manager  
Alaska Housing Finance Corporation (AHFC)  
4300 Boniface Parkway  
Anchorage, AK 99504

Re: Institutional Controls verification for AHFC Properties - 1403 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 AHFC Properties - 1403 22nd Avenue 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 2010 Decision Document granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property. 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 determination is 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 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, 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](mailto:DEC.ICUnit@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.
3. Movement or use of contaminated soil in a manner that results in a violation of 18 AAC 70 water quality standards is unlawful.

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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 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 at ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/2314>

If you have any questions regarding this site, please contact me at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and I will be glad to assist you.

Sincerely,



for Evonne Reese  
Environmental Program Specialist  
Institutional Control Unit

Encl: 2010 Decision Document