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: 2100.26.332

May 21, 2018

Sent via electronic mail only
Municipality of Anchorage
Attn: Rob Jones, Cemetery Director
535 E. 9th Avenue
Anchorage, AK 99501

Re: Institutional Controls (ICs) Verification for:
Alaska Housing Authority – Willow Park Housing, located at 9th Avenue and Fairbanks Street in Anchorage, Alaska 99501

Dear Mr. Jones:

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 Alaska Housing Authority – Willow Park Housing 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 Cleanup Complete with Institutional Controls Determination 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 was discovered during the removal of five underground storage tanks (two 500-gallon gasoline tanks, one 750-gallon heating oil tank, and two 7000-gallon bunker C tanks).

Please be advised that the Alaska Housing Authority – Willow Park Housing site remains subject to the following site-specific conditions and/or institutional controls:

1. Any future change in land use may impact exposure assumptions cited in the 2014 Determination document. If land use and/or ownership changes, management conditions may not be protective and ADEC may require additional remediation and revised conditions. Therefore, the Municipality of Anchorage shall report to ADEC as soon as they become aware of any change in land ownership or use, if earlier. The report can be sent to the local ADEC office, or submitted electronically to CS.Submittals@alaska.gov.
2. ADEC approval is required prior to installation of groundwater wells.
3. Subsurface soil contamination is located at the base of the collection gallery, directly above the confining clay layer (~25 feet below ground surface) and also at a depth of 14 feet in one

location. When the soil becomes accessible, or should excavation and construction in the former area of the cleanup occur, the soil must be evaluated and contamination addressed in accordance with an ADEC-approved workplan. If and when soil near the administrative building is excavated, the contamination will have to be addressed per this institutional control.

4. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. 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.*
5. 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.*
6. Groundwater in the state of Alaska is protected for aquaculture use. In the event that an aquaculture facility uses groundwater from this site in the future, additional treatment may be required to meet aquatic life criteria under 18 AAC 70. *This is a standard condition.*

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/23890

The ADEC will issue a reminder letter such as this on a scheduled basis, every three 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

Evonne Reese
Environmental Program Specialist
Institutional Controls Unit

Encl: 2014 Cleanup Complete with Institutional Controls Determination

Note: This letter is being transmitted to you in electronic format only. If you require a paper copy, let us know and we will be happy to provide one to you. In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned to electronic transmission of project correspondence.

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.