



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Environmental  
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

410 Willoughby Avenue, Suite 303  
P.O. Box 111800  
Juneau, AK 99811-1800  
Phone: 907-465-5390  
Fax: 907-465-5218  
www.dec.alaska.gov

File: 1529.38.005

May 17, 2024

*Sent via electronic mail only*

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

Re: Institutional Controls (ICs) Verification for:  
**AHFC Properties – Etolin Heights**

As the current property owner AHFC should be aware that there are ongoing obligations for this site.

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) granted a Cleanup Complete Determination – Institutional Controls (Decision Document) for the Etolin Heights property that included conditions which are to be reviewed at a minimum every five years. The Decision Document outlining the original request is enclosed. Small amounts of contaminated soil are remaining under the Building C foundation which were impractical to remove, but determined to have no unacceptable risk to human health or the environment. (A property diagram with the location of contaminated soil is included in the enclosed Decision Document.) As a method of tracking this remaining contamination the information below is requested.

**REQUESTED DOCUMENTATION**

In order to ensure that conditions at the site are protective of human health, safety, welfare, and the environment, ADEC requests that you provide the following information-

1. Have there been any changes in land use or ownership since the 2014 sites closure?
2. Are there any construction plans in the future which would require digging into the areas of remaining contamination?

The report can be mailed to my attention at the Juneau DEC office or electronically to [DEC.ICUnit@alaska.gov](mailto:DEC.ICUnit@alaska.gov).

The institutional control requirements which were included in the 2014 Decision Document are still applicable and are as follows:

1. Any future change in land use may impact the exposure assumptions cited in this 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 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).
2. 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.
3. Any proposal to transport soil or groundwater off-site requires DEC approval in accordance with 18 AAC 7.325(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 attached site figure.)
4. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 79 Water Quality Standards is prohibited.

The ADEC is concerned that these site conditions remain protective.

Please provide the requested documentation either by hard copy letter or email no later than June 25, 2019. 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 Controls Unit

*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.*

Encl: 2014 – Cleanup Complete Determination

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