



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

555 Cordova Street
Anchorage, AK 99501
Main: 907-269-7558
Fax: 907-269-7687
www.dec.alaska.gov

File: 102.26.111

February 21, 2023

Sent via electronic mail only

Horst Expediting & Remote Operations, Inc
P.O. Box 82564
Fairbanks, AK 99708
josh@horstexpediting.com

Dear Mr. Josh Horst,

Re: Institutional Controls verification for Horst Expediting & Remote Operations, Inc.,
located at 3540 Holt Road, Fairbanks, AK 99706

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 Horst Expediting & Remote Operations, Inc. as a site with institutional controls.

It was brought to our attention that you have recently acquired the 3540 Holt Road (formerly City Electric, Inc) property. As the new owner of the property, you should be aware that there are ongoing obligations for this site.

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 2007 No Further Remedial Action Determination granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil contamination was documented as remaining on the property.

The 2007 determination is subject to the following site-specific and standard conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the No Further Remedial Action Determination document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. Therefore, the City Electric Incorporated shall report to ADEC every five years or as soon as they become aware of any change in land ownership and/or use, if earlier. The report can be sent to the local ADEC office or electronically to jennifer.mcgrath@alaska.gov.

2. If the contaminated soil remaining on site becomes accessible and/or is determined to pose a risk in the future, a plan to address the contamination shall be submitted to ADEC for review and approval.
3. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules [see 18 AAC 78.600(h)]. A “site” [as defined by 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving soil or water off the property. *This is a standard condition.*
4. 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.*
5. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *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 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.

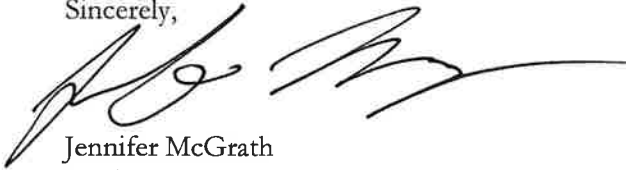
This site information is a matter of public record and is available at ADEC’s online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/24465>

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.

February 21, 2023

If you have any questions regarding this site, please contact Evonne Reese at (907) 465-5229 or evonne.reese@alaska.gov and she will be glad to assist you.

Sincerely,



Jennifer McGrath
Environmental Program Technician
Institutional Control Unit

Encl: 2007 No Further Remedial Action 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 is transitioning to electronic transmission of project correspondence.

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