

Superfund Property Reuse Evaluation Checklist for Reporting the Sitewide Ready for Anticipated Use GPRA Measure

Note: Upon issuance of the Guidance for Documenting and Reporting Performance in Agency Land Revitalization (March 1, 2007), the Sitewide Ready-for-Reuse measure was renamed "Sitewide Ready for Anticipated Use" (Sitewide RAU).

ENVIRONMENTAL
PROTECTION AGENCY

SEP 21 2010

	United States MONTANA OFFICE ENVIRONMENTAL PROTECTION AGENCY Washington, DC 20460
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SUPERFUND PROPERTY REUSE EVALUATION CHECKLIST FOR REPORTING THE SITEWIDE READY FOR ANTICIPATED USE GPRA MEASURE

Office of Superfund Remediation & Technology Innovation and Federal Facilities Restoration & Reuse Office

PART A - GENERAL SITE INFORMATION


1. Site Name IDAHO POLE CO.	2. EPA ID MTD006232276
3. Site ID 0800379	4. RPM Roger Hoogerheide
5. Street Address CEDAR ST	
6. City BOZEMAN	7. State MT
8. Zip Code 59715	

9. Site Wide Ready for Anticipated Use Determination Requirements (all must be met for the entire construction complete site)

- All cleanup goals in the Record(s) of Decision or other remedy decision document(s) have been achieved for any media that may affect current and reasonably anticipated future land uses, so that there are no unacceptable risks.
- All institutional or other controls required in the Record(s) of Decision or other remedy decision document(s) have been put in place.

PART B - SIGNATURE (Branch Chief or above should sign)

NOTE: The outcome of this Property Reuse Evaluation does not have any legally binding effect and does not expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits of any party. EPA assumes no responsibility for reuse activities and/or any potential harm that might result from reuse activities. EPA retains any and all rights and authorities it has, including but not limited to legal, equitable, or administrative rights. EPA specifically retains any and all rights and authorities it has to conduct, direct, oversee, and/or require environmental response actions in connection with the site, including but not limited to instances when new or additional information has been discovered regarding the contamination or conditions at the site that indicates that the response and/or the conditions at the site are no longer protective of human health or the environment.

10. Name Julie DaSoglio	11. Title/Organization Director, Montana Office
12. Signature 	13. Date 9/16/10

US EPA SUPERFUND PROGRAM
CPRM PFP/RAU EVALUATION CHECKLIST

Site Name	EPA ID	FF NPL BRAC	CC	HE	Primary RPM
IDAHO POLE CO.	MTD006232276	N F	CC	HEUC	Roger Hoogerheide

Total PFP Acres	Total RAU Acres	Property Boundary Acreage	SF/FF Acres Outside Property Boundary	Non-SF/FF Universe	SF/FF - Acres Universe	SF/FF - Universe Remainder	Sitewide RAU	Sitewide RAU Date
50.00	50.00	50.00	0.00	0.00	50.00	50.00		

OU	Action Name	Checklist Name	Source Documentation / SDMS Doc ID	Plan Complete	Actual Complete
00	PFP/RAU EVALUATION CHECKLIST	001 PFP Checklist		9/30/2007	8/29/2007

PFP/RAU Definition

Answer the following questions. ****Note - The questions below apply to all OUs associated with the selected PFP/RAU Checklist action. The response to the first questions must be "Yes" to meet PFP requirements. Responses to the remaining questions must be "Yes" or "Not Required" to meet RAU requirements.**

Yes
 No

Complete pathway(s) do not exist for human exposure to unacceptable levels of contamination based on current conditions.

Yes
 No

All cleanup goals in the Record(s) of Decision or other remedy decision document(s) have been achieved for media that may affect current and reasonably anticipated future land uses.

Yes
 No
 Not Required

All institutional or other controls required in the Record(s) of Decision or other remedy decision document(s) have been put in place.

Acres Protective for People / Ready for Anticipated Use

The response to the first PFP/RAU Definition question must be "Yes" to save PFP acreage data. Responses to the remaining PFP/RAU Definition questions must be "Yes" or "Not Required" to save RAU acreage data. Each OU may have one or more unique Status of Use / Type of Use combinations.

OU	Acreage Type	Total OU Acres
01	PFP	50.00 68

Status of Use	Type of Use	Acres by Use
Planned Reuse	Industrial Mixed	50.00 68

Status of Use Values

Continued Use
Reused
Planned Reuse
Unused

Type of Use Values

Agricultural
Commercial
Ecological
Industrial
Military
Mixed
Other
Federal
Public Service
Recreational
Residential

Make sure that the sum of Acres by Type equals the sum of Acres by Usage.

If more space is needed, continue on reverse side.

RPM / OSC
Section Chief
IMC
Data Entry

Signature/Initials	Date
<i>Roger Hoogerheide</i> BH	9/15/10
<i>Joseph Hoogerheide</i> JSH	09/15/2010
<i>Julie Dabkowski</i> JAD	9/16/10
<i>John...</i>	9/20/10

Notice of Institutional Controls

1. This Notice of Institutional Controls ("Institutional Controls") is made this 9th day of September, 2010, by Idaho Pole Company ("Owner"), pursuant to Section 75-10-727 Montana Code Annotated ("MCA") as amended with the approval of the United States Environmental Protection Agency ("EPA") and Montana Department of Environmental Quality ("DEQ"), third party beneficiaries of these Institutional Controls.

2. WHEREAS, Owner is the owner of real property located in the City of Bozeman, County of Gallatin, State of Montana that comprises approximately 65 acres hereinafter referred to as the "Property" (Attachment A) within which lies the Idaho Pole Superfund site ("Site") [EPA ID No MTD006232276] located near the northern limits of Bozeman, Montana, in the east half of Section 6 and the west half of Section 5, Township 2S, Range 6E of Gallatin County as further defined by Site Legal Description (Attachment B); and

3. WHEREAS, in the Record of Decision dated September 28, 1992 as amended (the "ROD"), the Acting Regional Administrator for EPA Region VIII selected a Remedial Action for the Site which allows for waste to be left on Site above levels that allow for unlimited use and unrestricted exposure providing these Institutional Controls are employed to minimize potential for human exposure, limit land/resource use, and/or protect the integrity of the remedy. "Remedial Action" shall mean the Remedial Action described in the Idaho Pole Superfund Site ROD, and amendments thereto; and

4. WHEREAS, EPA and DEQ have determined that, with implementation of this Notice of Institutional Controls (NOIC) on the "Property", all appropriate Remedial Actions under CERCLA, other than five-year reviews and operation and maintenance, have been completed for the surface and unsaturated subsurface soils on all the Property as described as shown on Attachment A, or more particularly described as real property located in the City of Bozeman, County of Gallatin, State of Montana that comprises approximately 65 acres.

5. WHEREAS, EPA and DEQ have determined that contaminated soil excavated from the Property has been successfully treated, and the treated soil has been placed as backfill in several areas consisting of 4.1 acres on the Property, as depicted on the attached Attachment D (the "Treated Soil Areas" or "TSAs"). Treated soil was placed above historic high ground water levels and was covered with a minimum of twelve inches of fill material to prevent direct contact risk. A Controlled Ground water Use Area was issued by the Montana Division of Natural Resources (Decision 41H-114172) in 2001 pursuant to Section 85-2-506 and 508, MCA as amended (Attachment E), that currently restricts use of ground water beneath the Property for any purpose, except as provided in the Remedial Action or as otherwise authorized by EPA and DEQ. No further or ongoing surface and unsaturated subsurface soil operation and maintenance activities are required other than those provided for in this NOIC and maintaining a protective cover over the TSAs.

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Gallatin County, MT
MTC