


# RCRA READY FOR ANTICIPATED USE (RAU) DOCUMENTATION FORM, 2014

	United States	
	ENVIRONMENTAL PROTECTION AGENCY Washington, DC 20460	
<b>PART A – GENERAL FACILITY INFORMATION</b>		
1. Facility Name: YAKIMA HOPS (RCRA INFO NAME IS HOP UNION USA INC 1 <sup>ST</sup> AVE)		2. EPA ID: WAH000010488
3. Street Address: 1 <sup>ST</sup> AVE & MONROE ST NW CORNER		
4. City: MABTON	5. State: WA	6. Zip Code: 98935
7. Project Manager: Laura Castrilli	8. Organization: EPA Region 10 Office of Air, Waste and Toxics	
<b>PART B – READY FOR ANTICIPATED USE DETERMINATION</b>		
9. This RAU Determination is for:		
<input checked="" type="checkbox"/> Facility-wide Designation, Number of Acres at Facility 120 ; or		
<input type="checkbox"/> Area Designation – Area defined in RCRA INFO as Number of Acres in Area		
10. Protective for People under Current Conditions Requirements.		
<input checked="" type="checkbox"/> A Current Human Exposure Under Control Environmental Indicator (CA 725) determination has been made.		
Date of Determination 9/28/06		

**11. Cleanup Goals for Media That Affect Land Use Have Been Achieved**

- All final cleanup goals in the remedy selection document or other decision document(s), that may affect current and reasonably anticipated future **land** uses have been achieved. (See RCRA Land Revitalization guidance for more specific information.)

Documentation: Small areas of soil with residual pentachlorophenol (PCP) concentrations remain after an interim measure but the estimated risk is within EPA's acceptable risk range for unrestricted use. PCP was not detected in site groundwater after multiple quarterly monitoring events. Arsenic in groundwater was determined to be local/area background and arsenic is not known to have been used on site. Assessment of risk to human health and the environment from residual on-site dioxin and furan concentrations did not show unacceptable risk. The Final Determination and Response to Comments for no further action and corrective action complete without controls was signed 2/18/15 (transmittal letter dated 2/19/15). Event codes CA550 [construction complete] and CA999-NF [corrective action process terminated, no further action] will be entered into the RCRA Info tracking database with the 2/18/15 signature date of the final determination.

There are five monitoring wells still on-site as of 3/2/2015. The monitoring wells should be decommissioned in accordance with applicable requirements to avoid potential future groundwater contamination due to inadequately maintained monitoring wells.

**Documentation may include a construction complete determination (550), Completion Determination (CA999), no further action letter, comfort letter, Interim Measures Report, RFI Report or other documents.**

**12. Institutional Controls Status**

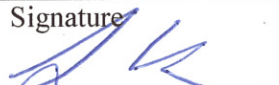

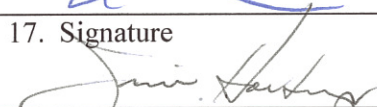
- All acres covered by this RAU form meet the requirement for unrestricted use for all media and no institutional controls are necessary, **or**
- All institutional controls or other administrative controls (e.g. orders, permit, written agreement) required in the remedy decision document or other decision document(s) have been put in place.

List any contaminated media and use restrictions on facility or acres being considered for RAU:

Identify Institutional Controls implemented at the facility (each of these should be entered into RCRAInfo, CA772 event code):

**PART C – SIGNATURE**

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 facility, including but not limited to instances when new or additional information has been discovered regarding the contamination or conditions at the facility that indicates that the response and/or the conditions at the facility are no longer protective of human health or the environment.

13. Project Manager Laura Castrilli	14. Signature 	15. Date 4/6/15
16. Supervisor Janis Hastings 	17. Signature 	18. Date 4/7/15

**PART D – REMOVAL OF ACRES FROM READY FOR ANTICIPATED USE DETERMINATION**

**19. Retraction of RAU Determination**

RAU Determination retracted for entire facility, or

RAU Determination retracted for area.

Area Name

Number of acres

Reason:

20. Project Manager:	21. Signature	22. Date
23. Supervisor:	24. Signature	25. Date

