FINAL
DECISION DOCUMENT FOR THE GSA WAREHOUSE AREA
PARCELS 151(7), 2(7), 3(7), 4(7), 67(7), 69(7), 91(7), 111(7), 128(7), 129(7), AND 238(7)
FORT McCLELLAN, CALHOUN COUNTY, ALABAMA

ISSUED BY: THE U. S. ARMY

DECEMBER 2002

REVISION 3

U.S. ARMY ANNOUNCES DECISION DOCUMENT

This Decision Document presents the determination that use of the GSA Warehouse Area at Fort McClellan (FTMC) in Calhoun County, Alabama does not pose an unacceptable risk to human health or the environment with the following restrictions: (1) to only allow industrial reuse on future site activities and land use; and (2) to prohibit access to or use of groundwater underlying the property. Because of low levels of contaminants in groundwater and soil contamination caused by lead-based paint, the U.S. Army will impose deed restrictions on the GSA Warehouse Area property. The deed restrictions will prohibit access to or use of groundwater at the site and will only allow industrial reuse of the property. In addition, the Decision Document provides the site background information used as the basis for the decision to implement deed restrictions at the site. The location of the GSA Warehouse Area at FTMC is shown on Figure 1.

This Decision Document is issued by the U.S. Army Garrison at FTMC with involvement by the Base Realignment and Closure (BRAC) Cleanup Team (BCT). The BCT is comprised of representatives from the U.S. Army, the U.S. Environmental Protection Agency Region 4, and the Alabama Department of Environmental Management. The BCT is responsible for planning and implementing environmental investigations at FTMC.

This Decision Document summarizes site information presented in detail in background documents that are part of the administrative record for the GSA Warehouse Area. The background documents for the GSA Warehouse Area are listed on Page 2 and are available at the public repositories listed on Page 3.

REGULATIONS GOVERNING SITE

FTMC is undergoing closure by the BRAC Commission under Public Laws 100-526 and 101-510. The 1990 Base Closure Act, Public Law 101-510, established the process by which U.S. Department of Defense (DOD) installations would be closed or realigned. The BRAC Environmental Restoration Program requires investigation and cleanup of federal properties prior to transfer to the public domain. In addition, the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-426) requires federal agencies to identify real property on military installations scheduled for closure that can be transferred to the public for redevelopment or reuse. Consequently, the U.S. Army is conducting environmental studies of the impact of suspected contaminants at parcels at FTMC. The BRAC Environmental Restoration Program at FTMC follows the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process.

SITE BACKGROUND

FTMC is located in the foothills of the Appalachian Mountains of northeastern Alabama near the cities of Anniston and Weaver in Calhoun County. FTMC includes two main areas of government-owned properties: the Main Post and Pelham Range. Until May 1998, the FTMC installation also included the Choccolocco Corridor, a 4,488-acre tract of land that was leased from the State of Alabama. The Main Post, which

PRIMARY BACKGROUND DOCUMENTS FOR THE GSA WAREHOUSE AREA

EDAW, Inc., 1997, ***Fort McClellan Comprehensive Reuse Plan, Fort McClellan Reuse and Redevelopment Authority of Alabama***, November; Fort McClellan, Updated Reuse Map, Rev. March 2000.

Environmental Science and Engineering, Inc. (ESE), 1998, ***Final Environmental Baseline Survey, Fort McClellan, Alabama***, prepared for U.S. Army Environmental Center, Aberdeen Proving Ground, Maryland, January.

IT Corporation (IT), 2002, ***Final Site Investigation Report, GSA Warehouse Area, Parcels 151(7), 2(7), 3(7), 4(7), 67(7), 69(7), 91(7), 111(7), 128(7), 129(7), and 238(7), Fort McClellan, Calhoun County, Alabama, Revision 3***, December.

IT Corporation (IT), 2000, ***Final Human Health and Ecological Screening Values and PAH Background Summary Report, Fort McClellan, Calhoun County, Alabama***, July.

Science Applications International Corporation (SAIC), 1998, ***Final Background Metals Survey Report, Fort McClellan, Alabama,*** July.

occupies 18,929 acres, is bounded on the east by the Choccolocco Corridor, which previously connected the Main Post with the Talladega National Forest. Pelham Range, which occupies 22,245 acres, is located approximately 5 miles due west of the Main Post and adjoins the Anniston Army Depot on the southwest.

Activities for the GSA Warehouse Area date to World War I when it was originally used as a livery where post horses were stabled. During the following years, this area was used as a staging and maintenance area for all types of government vehicles. For the purpose of conducting the site investigation (SI), the area was defined to include 11 neighboring parcels which are located within this central part of the Main Post. The area of investigation is bounded by Lennox Avenue (formerly 7th Avenue) to the north, Idaho Avenue (formerly 20th Street) and Berman Road (formerly Transportation Road) to the south, Nielsen Street to the east, and South Branch of Cane Creek to the south and west (Figure 1). The area includes the following parcels:

- GSA Warehouse Area, Parcel 151(7)
- Underground Storage Tank (UST) at the GSA Motor Pool Area, Building 238, Parcel 2(7)
- UST, Telephone Exchange, Building 251, Parcel 3(7)
- POL Point GSA, Building 265, Parcel 4(7)
- Former Battery Maintenance Area, Building 234, Parcel 67(7)
- Washrack at Building 253, Parcel 69(7)
- Former Dry Cleaning Area, Building T-233, Parcel 91(7)
- Former Multicraft Shop, Building T-245, Parcel 111(7)
- Former Washrack at Nielsen Street, Parcel 128(7)
- Washrack near Building T-222, Parcel 129(7)
- UST at Former Gas Station near Building 234, Parcel 238(7).

Four of these parcels are associated with GSA activities at FTMC: Parcels 2(7), 4(7), 67(7), and 69(7). In the Final SI Report, Chapter 1.0 presents site description and history information for the parcels associated with the GSA Warehouse Area (IT Corporation [IT], 2002). Presently, the GSA Warehouse Area is projected primarily for commercial (town center) and passive recreation reuse (EDAW, 1997).

SCOPE AND ROLE OF PARCEL

Information developed from the environmental baseline survey (EBS) was used to group areas at FTMC into standardized parcel categories using DOD guidance (ESE, 1998). All parcels received a parcel designation for one of seven CERFA categories, or a non-CERCLA qualifier designation, as appropriate. The GSA Warehouse Area parcels were categorized as CERFA Category 7 parcels in the EBS. CERFA Category 7 parcels

PUBLIC INFORMATION REPOSITORIES FOR FORT McCLELLAN

Anniston Calhoun County Public Library
Reference Section
Anniston, Alabama 36201
Point of Contact: Ms. Sunny Addison
Telephone: (256) 237-8501
Fax: (256) 238-0474
Hours of Operation: Monday – Friday 9:00 a.m. - 6:30 p.m.
Saturday 9:00 a.m. - 4:00 p.m.
Sunday 1:00 p.m. - 5:00 p.m.

Houston Cole Library
9th Floor
Jacksonville State University
700 Pelham Road
Jacksonville, Alabama 36265
Point of Contact: Ms. Rita Smith (256) 782-5249
Hours of Operation: Monday – Thursday 7:30 a.m. – 11:00 p.m.
Friday 7:30 a.m. – 4:30 p.m.
Saturday 9:00 a.m. – 5:00 p.m.
Sunday 3:00 p.m. – 11:00 p.m.

are areas that are not evaluated or that require further evaluation (ESE, 1998).

With the issuance of this Decision Document, the GSA Warehouse Area parcels are re-categorized as CERFA Category 4 parcels. Category 4 parcels are areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

SITE INVESTIGATION

An SI was conducted at the GSA Warehouse Area to determine whether chemical constituents are present at the site at concentrations that present an unacceptable risk to human health or the environment (IT, 2002).

As part of the SI, a geophysical survey was conducted to identify a potential UST near the west end of Building 234. Six anomalies were identified as potential USTs. Three anomalies most likely to represent USTs were investigated using test pits and direct-push sampling. However, no USTs were found using these methods.

Environmental sampling was conducted as part of the SI and consisted of the collection and analysis of 52 surface soil samples, 5 depositional soil samples, 56 subsurface soil samples, 36 groundwater samples, 9 surface water samples, and 9 sediment samples. Three additional surface soil samples were collected around sample location PPMP-151-GP09 to verify if an elevated lead concentration was caused by lead-based paint in soil. In addition, 25 temporary groundwater monitoring wells were installed in the residuum groundwater zone to facilitate groundwater sample collection and to provide site-specific geological and hydrogeological characterization information.

Target analyses for samples collected at the GSA Warehouse Area included metals, volatile organic compounds (VOC), semivolatile organic compounds (SVOC), pesticides, herbicides, and polychlorinated biphenyls. In addition, sediment samples were analyzed for total organic carbon and grain size.

To evaluate whether the detected constituents pose an unacceptable risk to human health and the

environment, the analytical results were compared to human health site-specific screening levels (SSSL) and ecological screening values (ESV) for FTMC (IT, 2000). The SSSLs and ESVs were developed as part of human health and ecological risk evaluations associated with SIs being performed under the BRAC Environmental Restoration Program at FTMC. Additionally, metals and polynuclear aromatic hydrocarbon (PAH) results were compared to background screening values (SAIC, 1998; IT, 2000).

Although the GSA Warehouse Area is projected for nonresidential reuse (EDAW, 1997), the soils and groundwater analytical data were screened against the more conservative residential human health SSSLs to evaluate the site for unrestricted land reuse. Chemicals of potential concern identified at the GSA Warehouse Area included limited metals, VOCs, PAH compounds, and pesticides. Specifically, chromium (one sample) and lead (four samples) exceeded SSSLs and the range of background in surface and depositional soils. A total of four PAH compounds exceeded SSSLs and PAH background values in a limited number (less than 10%) of soil samples. In groundwater, two VOCs (benzene and 1,2-dichloroethane), two SVOCs (di-n-octylphthalate and bis[2-ethylhexyl]phthalate), and three pesticides (aldrin, alpha-BHC, and gamma-BHC) exceeded SSSLs in one or two samples each out of the 36 groundwater samples collected.

The chemicals of potential concern were taken into consideration in a weight-of-evidence evaluation, which considered various factors including frequency of detection, spatial distribution of chemicals, verification sample results, relative magnitude of exceedances, whether chemicals were site-related, laboratory data qualifiers, and comparison of chemical concentrations to relevant regulatory levels. Although not anticipated, the chemicals of potential concern could potentially pose an unacceptable human health risk in an unrestricted (i.e., residential) reuse scenario. Therefore, as a conservative measure, the SI report recommended that the GSA Warehouse Area be restricted to industrial reuse (IT, 2002).

With regard to the potential threat to ecological receptors, metals, SVOCs, pesticides, and herbicides were detected in site media (primarily surface soils) at concentrations exceeding ESVs and background concentrations (where available). However, the site is located within the developed portion of the FTMC Main Post and has numerous buildings, paved roads/areas, and railroad tracks. The site does not provide substantial ecological habitat.

SITE REMEDIAL ACTIONS

Remedial actions (i.e., active response measures) were not conducted at the GSA Warehouse Area.

DESCRIPTION OF ACTION

Because of low levels of contaminants in groundwater and soil contamination caused by lead-based paint, the U.S. Army will place deed restrictions on the property. The deed restrictions will prohibit access to or use of groundwater at the site and will only allow industrial reuse of the property. Parcels 151(7), 2(7), 3(7), 4(7), 67(7), 69(7), 91(7), 111(7), 128(7), 129(7), and 238(7) are re-categorized as CERFA Category 4 parcels. Category 4 parcels are areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

DECLARATION

The U.S. Army will impose deed restrictions on the property to ensure protection of human health and the environment, compliance with relevant federal and state regulations, and cost-effective application of public funds. There will not be any remedial costs associated with implementing deed restrictions at the GSA Warehouse Area.

QUESTIONS/COMMENTS

Any questions or comments concerning this Decision Document or other documents in the administrative record can be directed to:

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E-mail: LevyR@mcclellan-emh2.army.mil

ACRONYMS

BCT	BRAC Cleanup Team
BHC	hexachlorocyclohexane
BRAC	Base Realignment and Closure
CERFA	Community Environmental Response Facilitation Act
DOD	U.S. Department of Defense
EBS	environmental baseline survey
ESE	Environmental Science and Engineering, Inc.
ESV	ecological screening value
FTMC	Fort McClellan
GSA	General Services Administration
IT	IT Corporation
PAH	polynuclear aromatic hydrocarbon
POL	petroleum, oils, and lubricants
SI	site investigation
SSSL	site-specific screening level
SVOC	semivolatile organic compound
UST	underground storage tank
VOC	volatile organic compound

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Date

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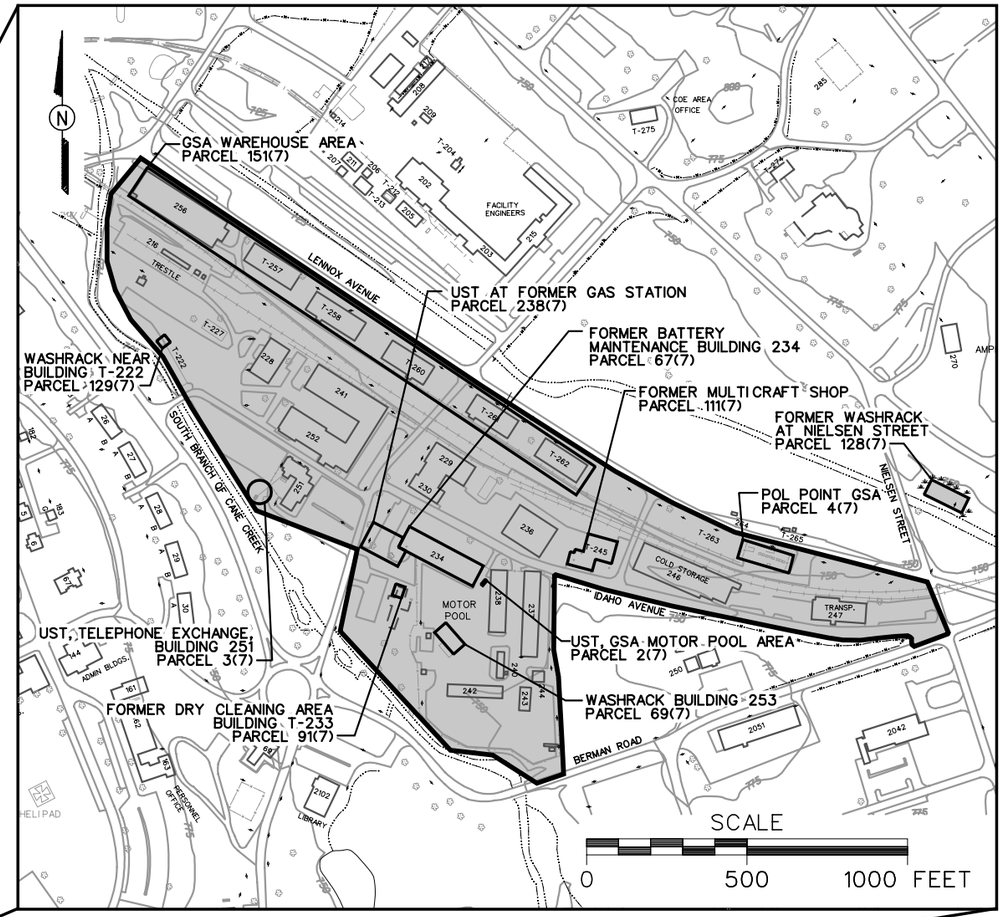

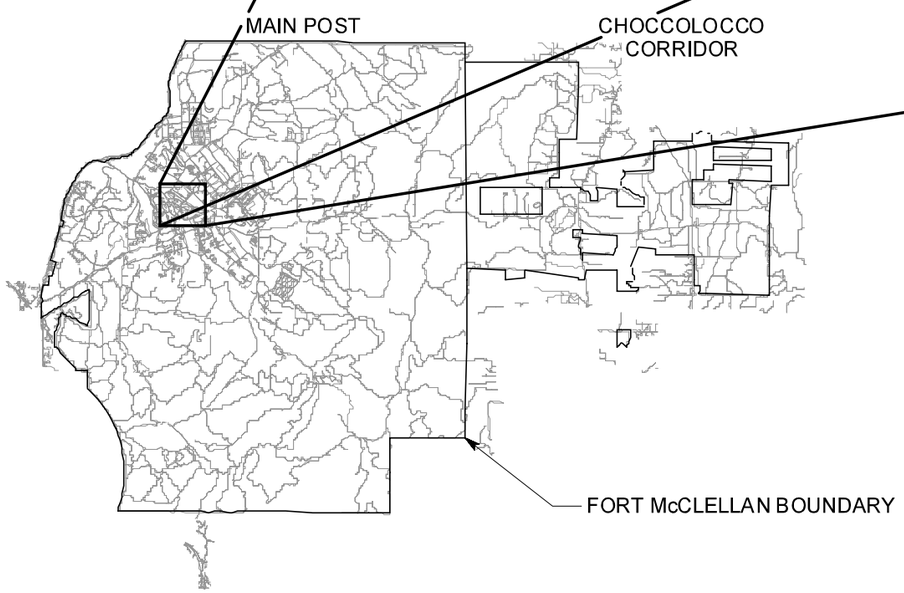

LEGEND

- UNIMPROVED ROADS AND PARKING
- PAVED ROADS AND PARKING
- BUILDING
- TOPOGRAPHIC CONTOURS (CONTOUR INTERVAL - 25 FOOT)
- TREES/ TREELINE
- PARCEL BOUNDARY
- SURFACE DRAINAGE / CREEK
- FENCE
- RAILROAD

FIGURE 1
SITE MAP
GSA WAREHOUSE AREA
PARCELS 151(7), 2(7), 3(7), 4(7), 67(7), 69(7), 91(7), 111(7), 128(7), 129(7), AND 238(7)

U. S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT
FORT McCLELLAN
CALHOUN COUNTY, ALABAMA
Contract No. DACA21-96-D-0018

IT CORPORATION
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STARTING DATE: 05/10/00	DATE LAST REV.:	DRAFT. CHCK. BY:	INITIATOR: T. WINTON
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