

FINAL

**FINDING OF SUITABILITY TO TRANSFER
(FOST)**

**WATER TANK SITES
FORT McCLELLAN, CALHOUN COUNTY, ALABAMA**

NOVEMBER 2007

FINAL

**FINDING OF SUITABILITY
TO TRANSFER
(FOST)**

**Water Tank Sites
Fort McClellan, Calhoun County, Alabama**

November 2007

TABLE OF CONTENTS

1. PURPOSE 1

2. PROPERTY DESCRIPTION 1

3. ENVIRONMENTAL DOCUMENTATION 2

4. ENVIRONMENTAL CONDITION OF PROPERTY 2

 4.1. Munitions and Explosives of Concern 2

 4.2. Environmental Remediation Sites 3

 4.3. Storage, Release, or Disposal of Hazardous Substances 4

 4.4. Petroleum and Petroleum Products 4

 4.4.1. Underground and Aboveground Storage Tanks 4

 4.4.2. Non-UST/AST Storage, Release, or Disposal of Petroleum Products 4

 4.5. Polychlorinated Biphenyls 4

 4.6. Asbestos 4

 4.7. Lead-Based Paint 5

 4.8. Radiological Materials 5

 4.9. Radon 5

 4.10. Other Property Conditions 5

5. ADJACENT PROPERTY CONDITIONS 5

6. ENVIRONMENTAL REMEDIATION AGREEMENTS 6

7. REGULATORY/PUBLIC COORDINATION 6

8. NATIONAL ENVIRONMENTAL POLICY ACT COMPLIANCE 6

9. FINDING OF SUITABILITY TO TRANSFER 7

Enclosures

1. Figure 1 – Main Post
2. Figure 2 – Site Map
3. Environmental Documentation
4. Table 1 – Description of Property
5. Figure 3-1 – CERFA Parcels and Figure 3-2 – Non-CERCLA Parcels
6. Figure 4 – Munitions and Explosives of Concern Areas
7. Statement of Clearance
8. Table 2 – Notification of Munitions and Explosives of Concern
9. Environmental Protection Provisions
10. CERCLA Covenant and Access Provisions and Other Deed Provisions
11. Table 3 – Notification of Petroleum Product Storage, Release, or Disposal
12. Regulatory Agencies Concurrence Letters

LIST OF ACRONYMS

ADEM	Alabama Department of Environmental Management
AST	aboveground storage tank
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CWM	chemical warfare materiel
DOD	U.S. Department of Defense
DMM	discarded military munitions
ECP	Environmental Condition of Property
EPA	U.S. Environmental Protection Agency
EPP	Environmental Protection Provision
FMC	Fort McClellan
FOST	Finding of Suitability to Transfer
FWS	U.S. Fish and Wildlife Service
IRP	Installation Restoration Program
JPA	Joint Powers Authority
MEC	munitions and explosives of concern
MRA	munitions response areas
MRS	munitions response site
NFA	no further action
OSHA	Occupational Safety and Health Administration
Shaw	Shaw Environmental, Inc.
U.S.C.	United States Code
UST	underground storage tank
UXO	unexploded ordnance

**FINDING OF SUITABILITY TO TRANSFER
(FOST)
Water Tank Sites
Fort McClellan, Calhoun County, Alabama
November 2007**

1. PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of the Water Tank Sites property (hereafter referred to as the Property) at the U. S. Army Transition Force Fort McClellan (FMC), Alabama, for transfer to the Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA) consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) §120(h) and U.S. Department of Defense (DOD) policy. In addition, the FOST includes the CERCLA Covenant and Access Provisions and other Deed Provisions, and the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment after such transfer.

2. PROPERTY DESCRIPTION

Fort McClellan is located in Calhoun County in the foothills of the Appalachian Mountains in northeast Alabama (Figure 1-Main Post, Enclosure 1). The Property measures approximately 22.94 acres consisting of five water tank sites as follows:

- MOUT Road Water Tank Site covering approximately 2.04 acres
- Fort Water Tank Site covering approximately 2.77 acres
- Bains Gap Water Tank Site covering approximately 6.11 acres
- Snap Road Water Tank Site covering approximately 4.88 acres
- Rucker Avenue Water Tank Site covering approximately 7.14 acres sites

All the water tank site areas with the exception of the Fort Water Tank Site are located on former ranges that were used for military training. The Fort Water Tank Site and the Rucker Avenue Water Tank Site contain reservoirs (previously transferred) that were used for storage of potable water prior to distribution on the Main Post. The Property will be used for storage of potable water for the potable water distribution system. This use is consistent with the Anniston-Calhoun County Fort McClellan Development JPA Reuse Plan. A site map of the Property is attached (Figure 2 – Site Map, Enclosure 2).

3. ENVIRONMENTAL DOCUMENTATION

A determination of the environmental condition of the Property was made based upon a review of the Environmental Baseline Survey (EBS) (Environmental Science and Engineering, Inc., 1998), Archives Search Report (U.S. Army Corps of Engineers, 2001), and other existing environmental documents, historical and current aerial photographs, and recorded chain of title documents; physical and visual inspections of the Property and the properties immediately adjacent to the Property; and personal interviews. The information provided is a result of a complete search of agency files during the development of these environmental surveys. A complete list of documents providing information on environmental conditions of the Property is attached (Enclosure 3).

4. ENVIRONMENTAL CONDITION OF PROPERTY

The DOD Environmental Condition of Property (ECP) categories for the Property are as follows:

ECP Category 1: Community Environmental Response Facilitation Act (CERFA) Parcel, Main Post, Parcel 161(1); and Non-CERCLA parcels: portions of Range 23, Parcel 79Q; Range 25, Parcel 83Q; Range 31, Parcel 89Q-X; Former Rifle/Machine Gun Range, Parcel 104Q; Former Artillery Training Range, Parcel 108Q-X; and Ranges West of Iron Mountain Road, Parcel 232Q-X.

The Property contains approximately 22.94 acres of Category 1 parcels. The Parcels to be transferred as well as the applicable ECP category definitions are summarized in Table 1 – Description of Property (Enclosure 4) and are shown on Figures 3-1 and 3-2 – CERFA and Non-CERCLA Parcels, respectively (Enclosure 5).

4.1. Munitions and Explosives of Concern (MEC)

Based on a review of existing records and available information, there was evidence that Munitions and Explosives of Concern (MEC) were present on the Property. Portions of the Property were previously used for military training, to include live-fire training that potentially resulted in the presence of MEC on the Property. The term “MEC” means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 United States Code (U.S.C.) §101(e)(5); (B) discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (C) munitions constituents (e.g., trinitrotoluene [TNT], cyclotrimethylenetrinitramine [RDX]), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.

There are three munitions response sites (MRS) located within the Bravo Area Munitions Response Area (MRA) on the Property. A map depicting the locations of the MRSs on the Property (Figure 4) is provided at Enclosure 6. The three MRSs are:

- Rucker Avenue Water Tank Site
- Snap Road Water Tank Site
- Bains Gap Water Tank Site

From December 2003 to May 2004, a munitions response for removal of MEC to depth was conducted at these MRSs. During the response, the Army recovered 19 MEC items and 1,141 pounds of munitions debris that was inspected and determined not to pose an explosives hazard. A single MEC item was recovered at the Rucker Avenue Water Tank Site, 14 MEC items were recovered at the Snap Road Water Tank Site, and 4 MEC items were recovered at the Bains Gap Water Tank Site. In June 2006, the Statement of Clearance concluded that all MEC reasonably possible to detect had been removed from these sites and these sites may be used for any purpose for which the land is suited.

A copy of the Statement of Clearance is provided in Enclosure 7. A summary of MEC discovered on the Property is provided in Table 2 – Notification of Munitions and Explosives of Concern (Enclosure 8). Given the Property's past use, the deed will include the Table 2 – Notification of MEC and a MEC Notice (Enclosure 9).

4.2. Environmental Remediation Sites

There are no environmental remediation sites and no evidence of groundwater contamination on the Property. Site investigations were conducted at the following parcels on the Property:

- Anniston Water Works and Sewer Board Tank Sites Near Baby Bains Gap Road Ranges, Parcels 79Q and 83Q
- Range 31: Weapons Demonstration Area, Parcel 89Q-X
- Former Rifle/Machine Gun Range, Parcel 104Q
- Ranges West of Iron Mountain Road, Parcel 232Q-X.

All of the sites were recommended for “No Further Action” (NFA) and the Army signed final NFA decision documents for all the sites. Site investigation reports and NFA decision documents for the referenced sites provide additional information and are listed in the environmental documentation (Enclosure 3).

4.3. Storage, Release, or Disposal of Hazardous Substances

There is no evidence that hazardous substances were stored, released or disposed of on the Property in excess of the 40 CFR Part 373 reportable quantities. The CERCLA 120(h)(4) Covenant at Enclosure 10 will be included in the Deed.

4.4. Petroleum and Petroleum Products

4.4.1. Underground and Aboveground Storage Tanks (UST/AST)

Current UST/AST Sites - There are no underground storage tanks (UST) or aboveground storage tanks (AST) currently on the Property.

Former UST/AST Sites - There were no USTs; one AST that was located at Bains Gap Water Tank Site was removed. There was no evidence of petroleum release from this AST. See the Environmental Baseline Survey (ESE, 1998) for additional information. A summary of the AST petroleum product activities is provide in Table 3 – Notification of Petroleum Products Storage, Release, or Disposal (Enclosure 11).

4.4.2. Non-UST/AST Storage, Release, or Disposal of Petroleum Products

There is no evidence that non-UST/AST petroleum products in excess of 55 gallons were stored for one year or more on the Property.

4.5. Polychlorinated Biphenyls

There is no evidence that polychlorinated biphenyls containing equipment is located or was previously located on the Property.

4.6. Asbestos

There is no evidence that buildings or structures with asbestos containing materials are located on the Property.

4.7. Lead-Based Paint

There are no buildings to be transferred on the Property.

4.8. Radiological Materials

There is no evidence that radioactive material or sources were stored or used on the Property.

4.9. Radon

There were no radon surveys conducted on the Property.

4.10 Other Property Conditions

There are no other hazardous conditions on the Property that present an unacceptable risk to human health and the environment.

5. ADJACENT PROPERTY CONDITIONS

The following other potentially hazardous conditions exist on adjacent property:

- MEC, to include UXO, was found in the Bravo MRA on land adjacent to the Rucker Avenue Water Tank Site, the Snap Lane Water Tank Site, and the Bains Gap Water Tank Site, and in the Charlie MRA on land adjacent to the Bains Gap Water Tank Site, as shown on Figure 4 (Enclosure 6). Because the adjacent Bravo and Charlie MRAs have not undergone a munitions response (removal action) there is a potential for MEC to be present in the vicinity of the Property. The potential presence of MEC on these adjacent properties does not present an unacceptable risk to human health and the environment with regard to the Property's use because gates and barriers prevent public access to them. The gates and barriers that prevent access from the Property to the adjacent properties will remain in place until completion of the munitions response. Security patrols also inspect the areas, and people who are allowed access to these MRAs must receive UXO safety education that is based on the Army's UXO Safety Education Program emphasizing the 3Rs (Recognize, Retreat, Report). Additionally, these people must view the UXO video titled "Fort McClellan Community Outreach Program, UXO Awareness".

- Groundwater contamination, consisting mainly of chlorinated Volatile Organic Compounds (VOCs), has been identified at Training Area T-38, Parcel 186(6), and is primarily associated with the fenced area located near the center of Parcel 186(6). The surveyed boundary of the Property's Fort Water Tank Site that encompasses 2.77 acres is located immediately south of Parcel 186(6), as shown on Figure 3-1 (Enclosure 5). Approximately 0.01 acre of this 2.77 acres extends into the Parcel 186(6) boundary. The Fort Water Tank Site, which is located over 1,000 feet south of the fenced area, is outside of the area of groundwater contamination. The presence of groundwater contamination on the adjacent Parcel 186(6) does not present an unacceptable risk to human health and the environment with regard to the Property's use because a major thrust fault, which is located between the Fort Water Tank Site and the Parcel 186(6) groundwater contamination, provides a barrier to possible contaminant migration near the Fort Water Tank Site.

6. ENVIRONMENTAL REMEDIATION AGREEMENTS

There are no remediation orders or agreements applicable to the Property being transferred. The deed will include a provision reserving the Army's right to conduct remediation activities if necessary in the future (Enclosure 10).

7. REGULATORY/PUBLIC COORDINATION

The U.S. EPA Region 4, ADEM, and the public were notified of the initiation of this FOST. Regulatory and public comments received during the public comment period were reviewed and incorporated. Copies of regulatory agencies concurrence letters are included at Enclosure 12.

8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts associated with the Property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis are documented in the Disposal and Reuse Environmental Impact Statement (U.S. Army Corps of Engineers, 1998). The NEPA analysis identified the following encumbrances: (1) A notice with respect to MEC, and (2) right of access for environmental remediation and MEC removal. These encumbrances identified in the analysis as necessary to protect human health or the environment have been incorporated into the FOST. In addition, the proposed transfer is consistent with the intended reuse of the Property as set forth in the Fort McClellan Comprehensive Reuse Plan, 1997, revised in 2000.

9. FINDING OF SUITABILITY TO TRANSFER

Based on the information above, I conclude that the Property qualifies as CERCLA Section 120(h)(4) uncontaminated property and is transferable under that section. In addition, all DOD requirements to reach a finding of suitability to transfer the Property have been met, subject to the terms and conditions in the EPPs that shall be included in the deed for the Property. The deed will include the CERCLA 120(h)(4) Covenant and Access Provisions and Other Deed Provisions.

Whereas no hazardous substances or petroleum products were stored for one year or more, known to have been released, or disposed of on the parcel, a hazardous substance or petroleum notification is not required.

A handwritten signature in black ink, consisting of stylized cursive letters that appear to read 'Addison D. Davis, IV'. The signature is written in a fluid, connected style.

Addison D. Davis, IV
Deputy Assistant Secretary of the Army
(Environmental, Safety and Occupational Health)

ENCLOSURE 1

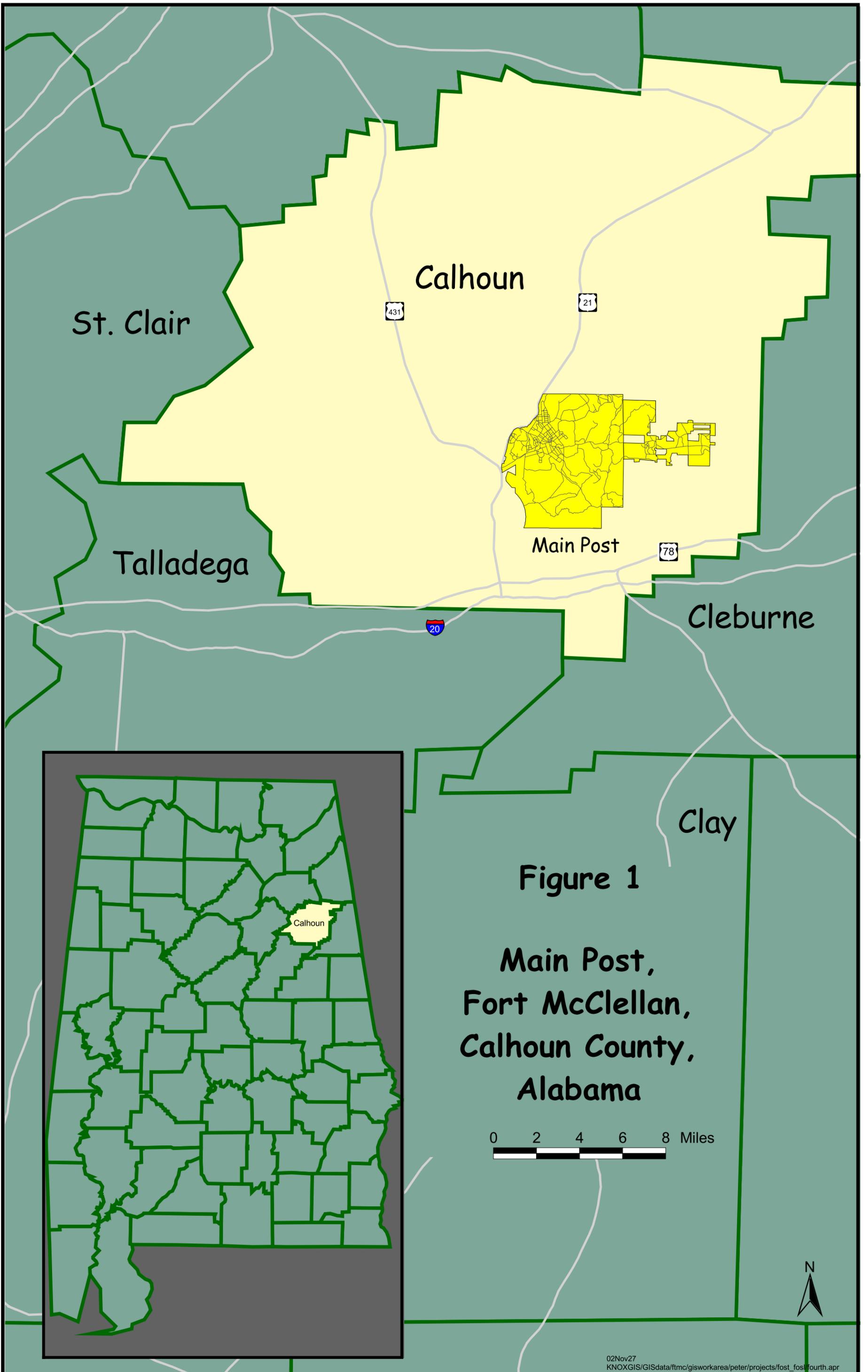


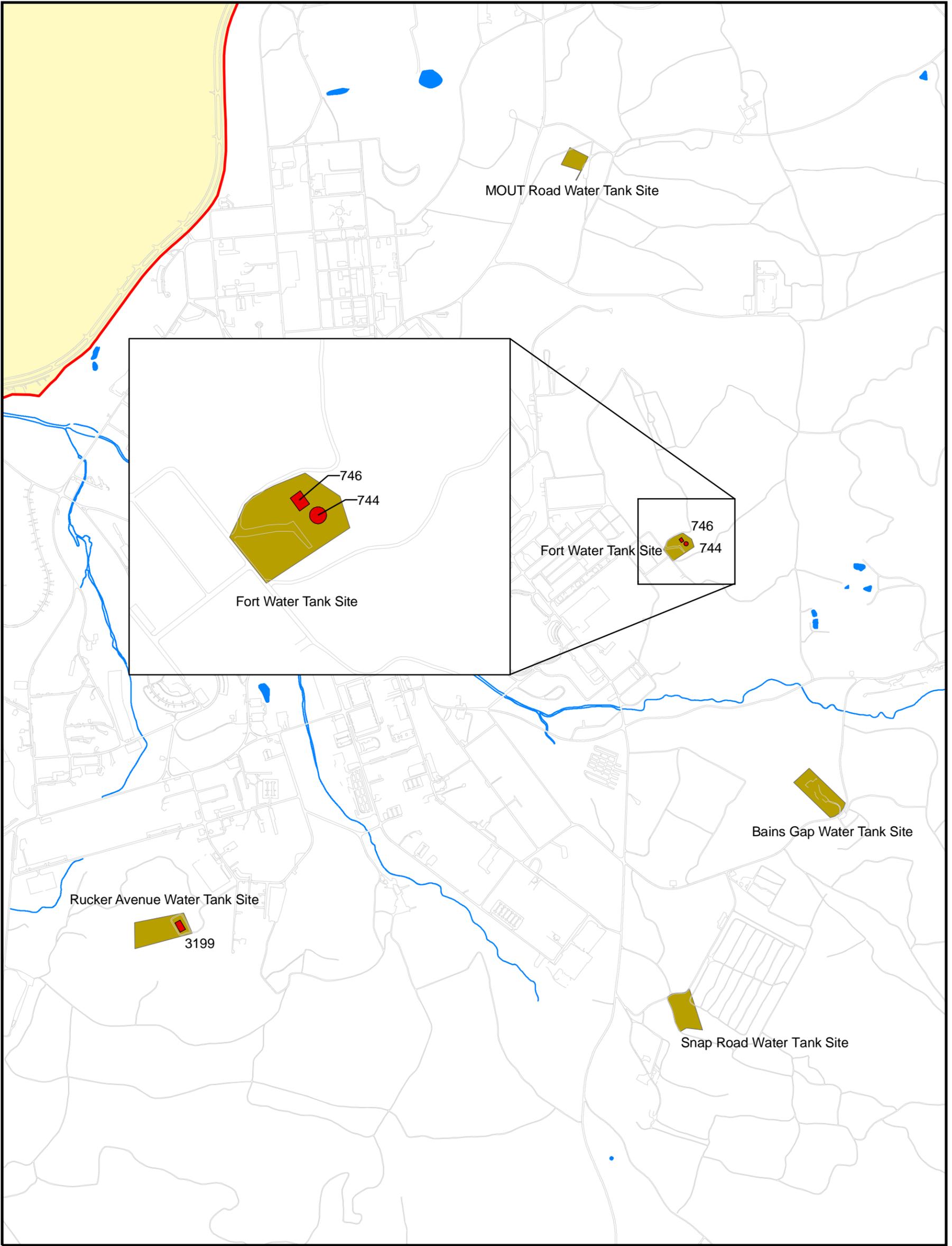
Figure 1

**Main Post,
Fort McClellan,
Calhoun County,
Alabama**

0 2 4 6 8 Miles

ENCLOSURE 2

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Legend

- Roads
- Streams
- Lakes
- Previously Transferred Facility
- Property to be Transferred
- Main Post Boundary
- On Site
- Off Post

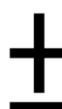
Figure 2

0 750 1,500 Feet

NAD83 State Plane East

September 2006

Finding of Suitability to Transfer Site Map Water Tank Sites



US Army Corps of Engineers
Mobile District
Fort McClellan
Calhoun County, Alabama
Contract No. DACA21-96-D-0018

ENCLOSURE 3

ENVIRONMENTAL DOCUMENTATION

3D/International, Inc., 1998, *Biological Assessment: Disposal and Reuse of Fort McClellan, Alabama*, April.

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., 1998, *Final Environmental Baseline Survey, Fort McClellan, Alabama*, prepared for U.S. Army Environmental Center, Aberdeen Proving Ground, Maryland, January.

Foster Wheeler Environmental Corporation, 2006, *Draft Final Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area, Fort McClellan, Alabama*, July.

Shaw Environmental, Inc. (Shaw), 2004a, *Report of Findings, Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), Fort McClellan, Calhoun County, Alabama*, February.

Shaw Environmental, Inc. (Shaw), 2004b, *Draft Remedial Investigation Report, Baby Bains Gap Road Ranges, Fort McClellan, Calhoun County, Alabama*, August.

Shaw Environmental, Inc. (Shaw), 2005a, *Final Site Investigation Report, Former Rifle/Machine Gun Range, Parcel 104Q, Fort McClellan, Calhoun County, Alabama*, August.

Shaw Environmental, Inc. (Shaw), 2005b, *Final Decision Document, Former Rifle Machine Gun Range, Parcel 104Q, Fort McClellan, Calhoun County, Alabama*, August.

Shaw Environmental, Inc. (Shaw), 2005c, *Final Site Investigation Report, Ranges West of Iron Mountain Road, Parcels 73Q-X, 91Q-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 181(7), 194(7)/518(7), 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q-X, Washington Tank Range, and 1950 Rocket Launcher Range*, August.

Shaw Environmental, Inc. (Shaw), 2005d, *Final Decision Document, Ranges West of Iron Mountain Road, Parcels 73Q-X, 91Q-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 181(7), 194(7)/518(7), 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q-X, Washington Tank Range, and 1950 Rocket Launcher Range*, August.

Shaw Environmental, Inc. (Shaw), 2006a, *Final Site Investigation Report for AWWSB Tank Sites Near Baby Bains Gap Road Ranges, Fort McClellan, Alabama*, July.

Shaw Environmental, Inc. (Shaw), 2006b, *Decision Document for AWWSB Tank Sites Near Baby Bains Gap Road Ranges, Fort McClellan, Alabama*, July.

Shaw Environmental, Inc. (Shaw), 2006c, *Final Site Investigation Report for Range 31: Weapons Demonstration Range, Parcel 89Q-X and Former Defendum Field Firing Range No.2, Parcel 215Q, Fort McClellan, Alabama*, August.

Shaw Environmental, Inc. (Shaw), 2006d, *Decision Document for Range 31: Weapons Demonstration Range, Parcel 89Q-X and Former Defendum Field Firing Range No.2, Parcel 215Q, Fort McClellan, Alabama*, August.

Tetra Tech EC, Inc., 2006, *Final Site-Specific Final Report Water Tank Construction Sites Bravo Area, Fort McClellan, Alabama*, May.

U.S. Army Corps of Engineers, 2001, *Archives Search Report, Fort McClellan, Anniston, Alabama*, September.

U.S. Army Corps of Engineers, Mobile District, 1998, *Final Environmental Impact Statement, Disposal and Reuse of Fort McClellan Alabama*, August.

U.S. Army, Office of the Assistant Secretary Installation, 1999, *Final Record of Decision, Fort McClellan Alabama*, June.

ENCLOSURE 4

Table 1
Description of Property
Water Tank Sites
Fort McClellan, Alabama

(Page 1 of 3)

Property Description	EBS Parcel Designation	Condition Category	Remedial Action
MOUT Road Water Tank Site	161(1) 104Q and 89Q-X	1	<p>A portion of Parcel 104Q overlaps the MOUT Road Water Tank Site. Parcel 104Q was formerly used as a rifle/machine gun training range. Site investigation results indicated that there are no chemicals associated with the site that present an unacceptable risk to human health or the environment. Therefore, no further action was selected and the site was released for unrestricted land reuse. ADEM and EPA concurred that no further action was necessary in letters dated July 21, 2005 and January 27, 2004, respectively. A decision document indicating that no further action is required for the site was signed by the Army on September 13, 2005.</p> <p>Parcel 89Q-X was formerly used as a weapons demonstration range. Site investigation results indicated that for the water tank site, which is located at the far western end of Parcel 89Q-X, there are no chemicals associated with the site that present an unacceptable risk to human health or the environment and that the site could be released for unrestricted land reuse. ADEM concurred that no further action was necessary in a letter dated May 26, 2006. A decision document indicating that no further action is required for the site was signed by the Army on September 14, 2006.</p>

Table 1

**Description of Property
Water Tank Sites
Fort McClellan, Alabama**

(Page 2 of 3)

Property Description	EBS Parcel Designation	Condition Category	Remedial Action
Fort Water Tank Site	161(1)	1	The Fort Water Tank Site surveyed boundary encompasses 2.77 acres of Property located immediately south of Training Area T-38, Parcel 186(6). Approximately 0.01 acre of the surveyed boundary extends into the Parcel 186(6) boundary. Groundwater contamination, consisting mainly of chlorinated Volatile Organic Compounds (VOCs), has been identified at Parcel 186(6) and is primarily associated with the Training Area T-38 fenced area located near the center of Parcel 186(6) (Report of Findings, Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), February 2004) . The Fort Water Tank Site is located over 1,000 feet south of the fenced area and is outside of the area of groundwater contamination. VOCs were not detected in the two monitoring wells (CWM-186-MW54 and CWM-186-MW55) located closest to the Fort Water Tank Site. In addition, a major thrust fault is located between the Fort Water Tank Site and the T-38 groundwater contamination and provides a barrier to possible contaminant migration in the vicinity of the Fort Water Tank Site. ADEM concurred that the Fort Water Tank Site has not been impacted by groundwater contamination at Training Area T-38 and that the Army could proceed with the FOST in a letter dated May 16, 2005.
Bains Gap Water Tank Site	161(1) 83Q 108Q-X	1	A portion of Parcel 83Q overlaps the Bains Gap Water Tank Site. Parcel 83Q was formerly used as a rifle/machine gun training range. Site investigation results indicated that there are no chemicals associated with the site that present an unacceptable risk to either human health or the environment and that the site could be released for unrestricted land reuse. ADEM and EPA concurred that no further action was necessary in letters dated February 6, 2006 and November 3, 2005, respectively. A decision document indicating that no further action is required for the site was signed by the Army on September 14, 2006. Parcel 108Q-X area was included in the Water Tanks Construction Sites munitions response.

Table 1
Description of Property
Water Tank Sites
Fort McClellan, Alabama

(Page 3 of 3)

Property Description	EBS Parcel Designation	Condition Category	Remedial Action
Snap Road Water Tank Site	161(1) 79Q 108Q-X	1	<p>A portion of Parcel 79Q overlaps the Snap Road Water Tank Site. Parcel 79Q was formerly used as a pistol/rifle/machine gun training range. Site investigation results indicated that there are no chemicals associated with the site that present an unacceptable risk to either human health or the environment and that the site could be released for unrestricted land reuse. ADEM and EPA concurred that no further action was necessary in letters dated February 6, 2006 and November 3, 2005, respectively. A decision document indicating that no further action is required for the site was signed by the Army on September 14, 2006.</p> <p>Parcel 108Q-X area was included in the Water Tanks Construction Sites munitions response.</p>
Rucker Avenue Water Tank Site	161(1) 232Q-X	1	<p>Parcel 232Q-X is located in the Ranges West of Iron Mountain Road study area. Parcel 232Q-X was used for military training, to include, live-fire training. Site investigation results indicated that there are no chemicals associated with the site that present an unacceptable risk to either human health or the environment and that the site could be released for unrestricted land reuse. ADEM concurred that no further action was necessary in a letter dated May 25, 2005. A decision document indicating that no further action is required for the site was signed by the Army on August 26, 2005.</p>

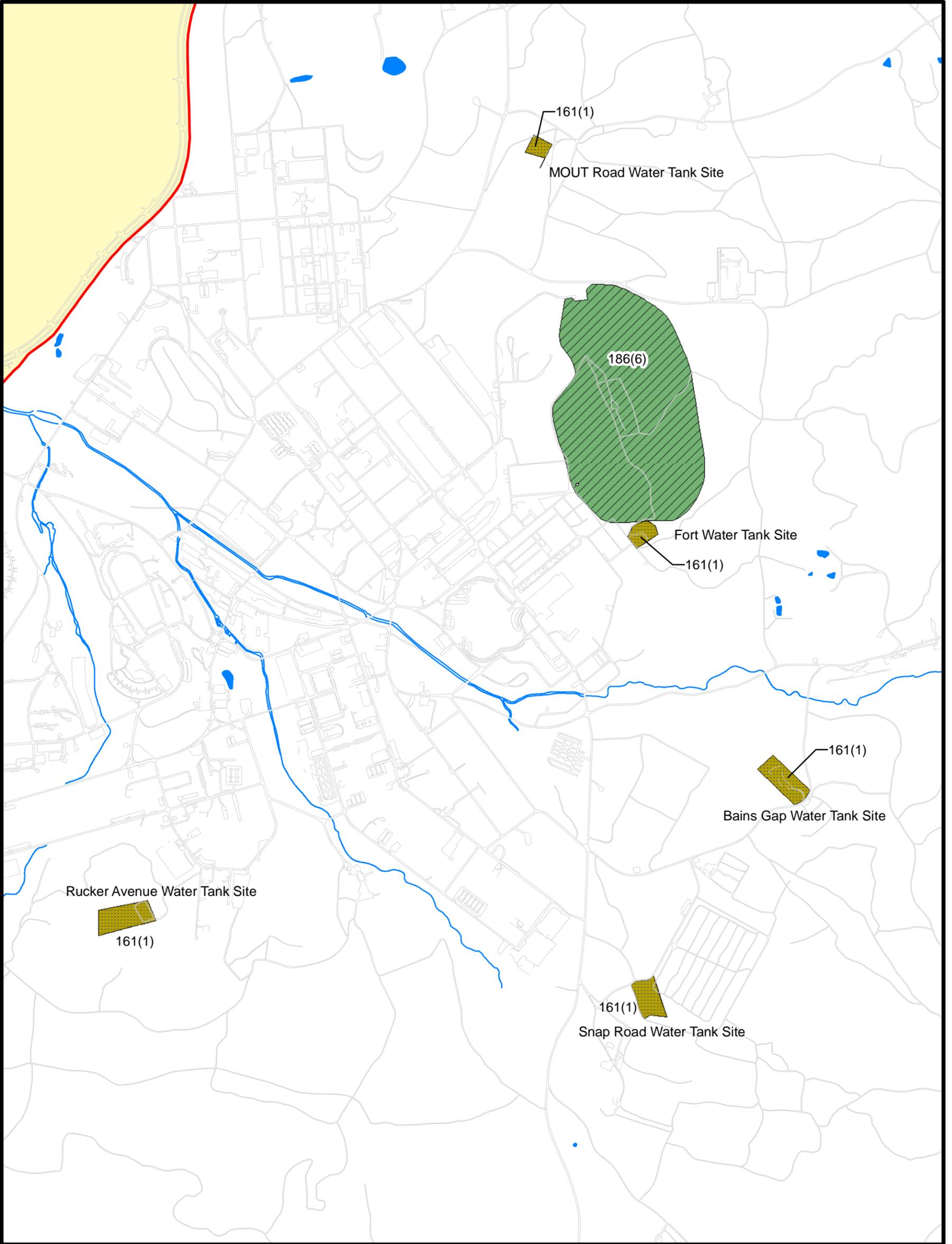
Key

ADEM Alabama Department of Environmental Management
EPA U.S Environmental Protection Agency
FOST Finding of Suitability to Transfer
VOC Volatile Organic Compound

Category 1: Areas where no release or disposal of hazardous substance or petroleum products has occurred (including no migration of these substances from adjacent areas)

ENCLOSURE 5

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Legend

- Roads
- Streams
- Lakes
- ▨ CERFA Category 1
- ▩ CERFA Category 6
- Adjacent Property
- Property to be Transferred
- ▭ Main Post Boundary
- Off Post
- On Site

Figure 3-1

Finding of Suitability to Transfer CERFA Parcels Water Tank Sites

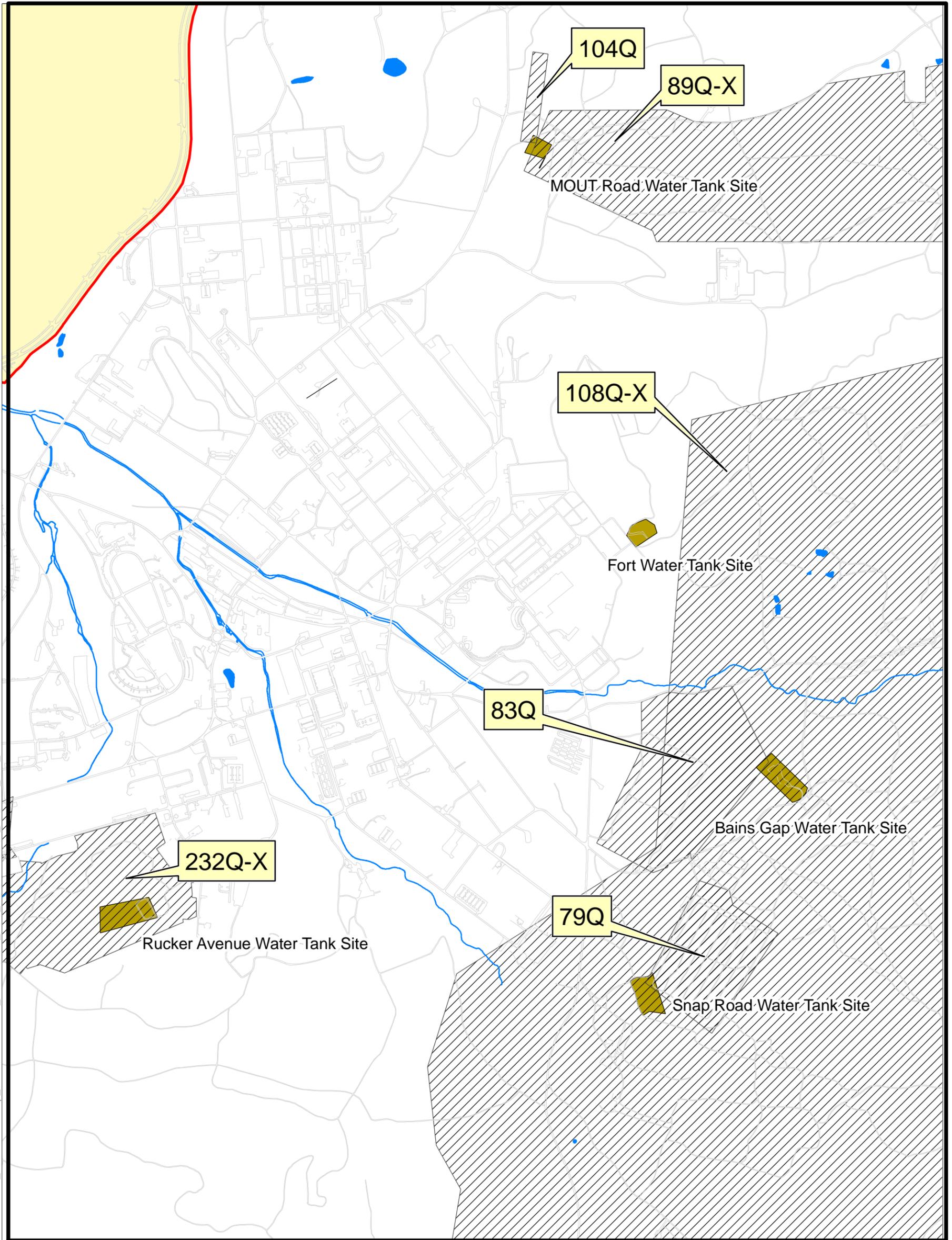
0 750 1,500 Feet

NAD83 State Plane East

September 2006

US Army Corps of Engineers
 Mobile District
 Fort McClellan
 Calhoun County, Alabama
 Contract No. DACA21-96-D-0018

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Legend

- Roads
- Streams
- Lakes
- ▨ Non-CERCLA Category 1
- Property to be Transferred
- ▭ Main Post Boundary
- On Site
- Off Post

Figure 3-2

0 750 1,500 Feet

NAD83 State Plane East

September 2006

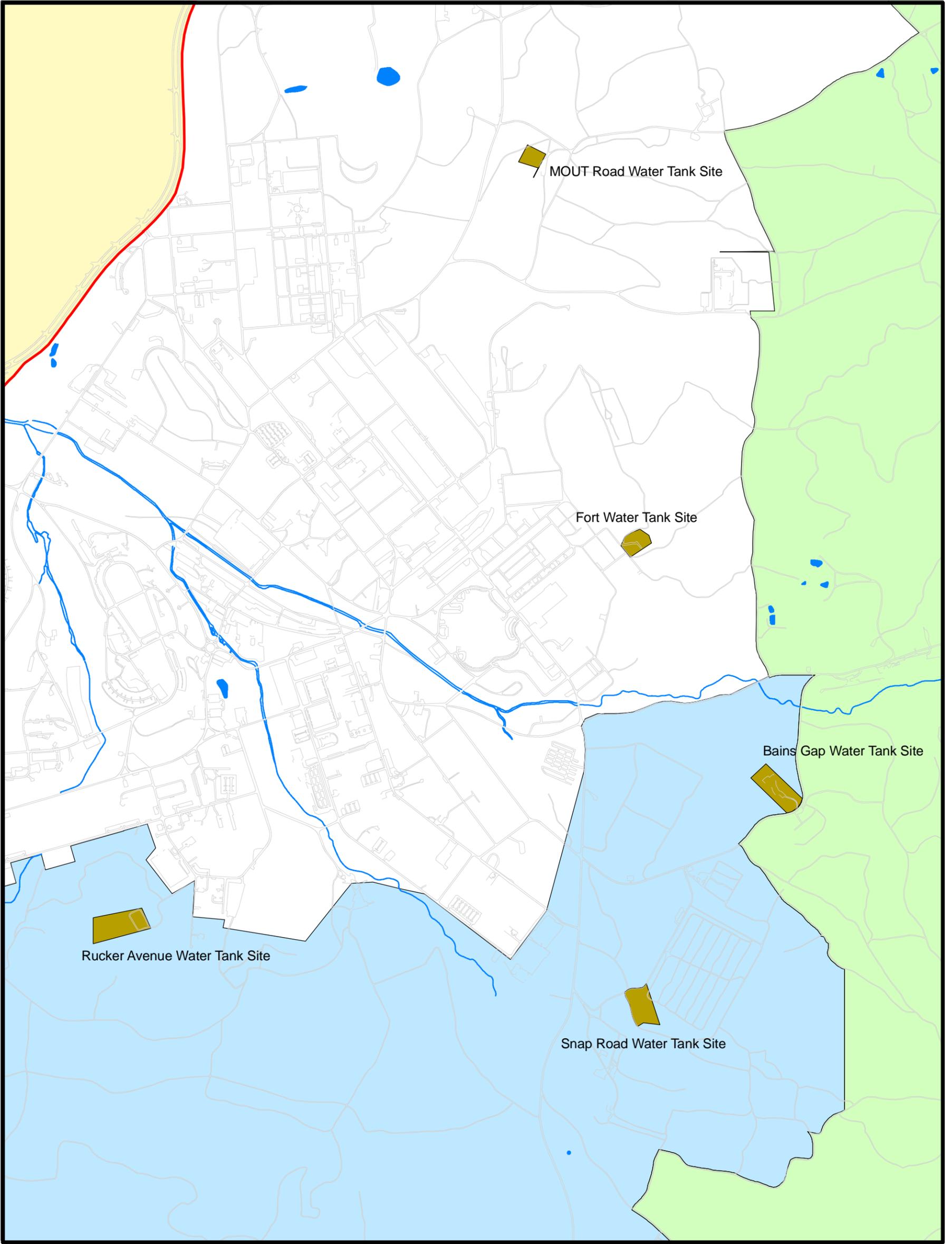
Finding of Suitability to Transfer
Non-CERCLA Parcels
Water Tank Sites



US Army Corps of Engineers
Mobile District
Fort McClellan
Calhoun County, Alabama
Contract No. DACA21-96-D-0018

ENCLOSURE 6

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Legend

- Roads
- Streams
- Lakes
- Bravo Area
- Charlie Area
- Property to be Transferred
- Main Post Boundary
- On Site
- Off Post

Figure 4

**Finding of Suitability to Transfer
Munitions and Explosives of Concern Areas
Water Tank Sites**

0 750 1,500 Feet

NAD83 State Plane East

September 2006



US Army Corps of Engineers
Mobile District
Fort McClellan
Calhoun County, Alabama
Contract No. DACA21-96-D-0018

ENCLOSURE 7



REPLY TO
ATTENTION OF

CEHNC-OE-DC

DEPARTMENT OF THE ARMY
HUNTSVILLE CENTER, CORPS OF ENGINEERS
P.O. BOX 1600
HUNTSVILLE, ALABAMA 35807-4301

20 June 2006

MEMORANDUM FOR US Army Garrison Site Manger, Mr. Gary Harvey, 291 Jimmy Park Blvd, Fort McClellan, Alabama 36205-5000

SUBJECT: Statement of Clearance for Water Tank Construction Sites at Fort McClellan, Alabama

1. Enclosed for your use is the Statement of Clearance related to Munitions and Explosives of Concern (MEC) Removal Action completed on the subject property. The US Army Engineering and Support Center, Huntsville has reviewed the Final Removal Report and concurs with its findings. The report discusses the action taken and the MEC items recovered from the property.
2. Based upon the actions taken, as documented in the Final Removal Report, it is recommended that the Water Tank Sites be made available for unrestricted use contingent on the requirements stated in the Statement of Clearance. Any residual risk remaining as a result of this removal action will be managed thru a deed notice. This deed notice will provide information on notification requirements in the event a MEC item is encountered.
3. If you have any questions or comments regarding this submittal, please contact me at (256) 895-1300 or Dr. John Potter, Ordnance and Explosives Director, at (256) 895-1510.

Encl


JOHN D. RIVENBURGH
Colonel, EN
Commanding

**Statement of Clearance
Ordnance and Explosives
Water Tank Construction Sites at
Fort McClellan, Alabama**

The Water Tank Construction Sites, Rucker Avenue Tank Site, Snap Lane Tank Site, and Bains Gap Road Tank Site, located within the boundaries of the M3 and M4 parcels of the Bravo Area of Fort McClellan, Alabama have been given careful search and have been cleared of all dangerous and explosive ordnance reasonably possible to detect. The ordnance items described in the enclosed final removal report were recovered from the property.

It is recommended that:

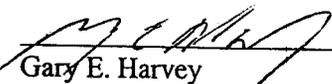
The Water Tank Construction Sites located within the M3 and M4 parcels of the Bravo Area may be used for any purpose for which the land is suited.

This action has been conducted in accordance with Army Regulation 384-64 (Ammunition and Explosives Safety Standards), AR 405-90 (Disposal of Real Estate), and the DDESB approved Explosives Safety Submission.

SUBMITTED BY:

 19 June 06
Date
John D. Rivenburgh
COL, EN
Commander, Engineering and Support Center,
Huntsville

APPROVED BY:

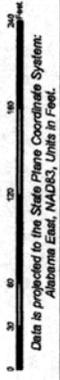
 23 June 06
Date
Gary E. Harvey
BRAC Site Manager

Enclosure:

Ordnance and Explosives Site Specific Final Report, Water Tank Construction Sites,
Bravo Area, Fort McClellan, Alabama, ~~February~~^{MAY} 2006
Map of Rucker Avenue Tank Site
Map of Snap Lane Tank Site
Map of Bains Gap Road tank Site

Rucker Ave. (A) Tank Site

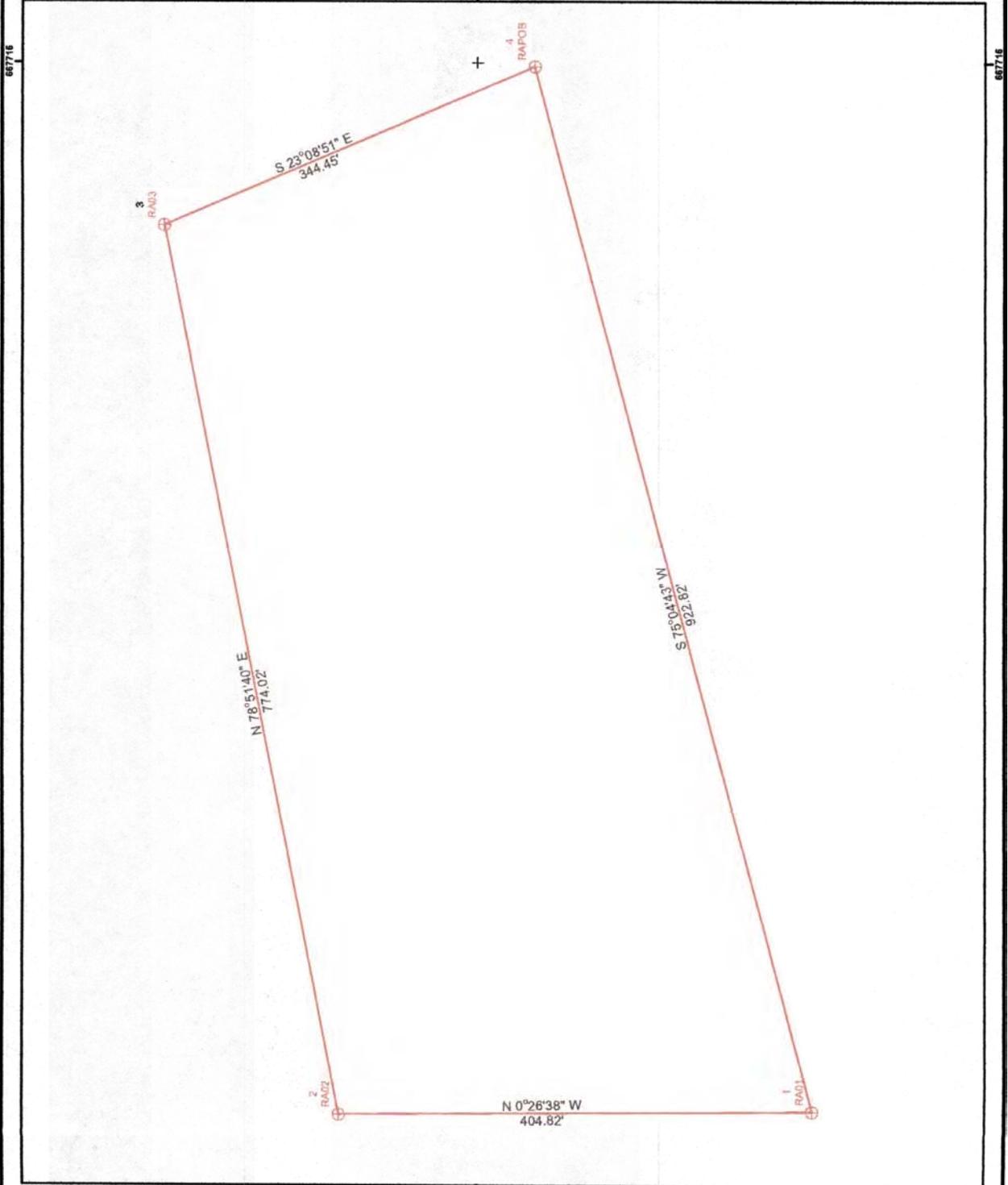
Fort McClellan, AL



Data is projected to the State Plane Coordinate System:
Alabama East, NAD83, Units in Feet.

Legend

- ⊕ Corner Point
- Boundary



Point	Northing	Easting	Descriptor
1	1165297.4190	666820.8170	RAO1
2	1165702.2280	666817.6810	RAO2
3	1165681.7580	687577.1200	RAO3
4	1165535.0400	687712.5190	RAPOB

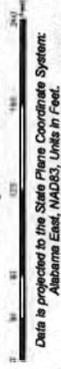
Environmental Protection
& Utilities Branch
EPUB-GIS TEAM
U.S. Army Engineering
And Support Center
Huntsville, AL

Drawn By: DBR Date Drawn: 08-09-2008 Plot Date: 08-09-2008
MID: PROJECT818666A\WC\Chen
W:\GIS\Map_2.aprx
W:\GIS\Map_2.aprx

DISCLAIMER: This map is a representation of GIS information and is not a warranty, representation, or endorsement of the accuracy or completeness of the data. The user is responsible for the results of any application of this data for other than its intended purpose.

Snap Lane (B) Tank Site

Fort McClellan, AL



Date is projected to the State Plane Coordinate System:
Alabama East, NAD83, Units in Feet.

Legend

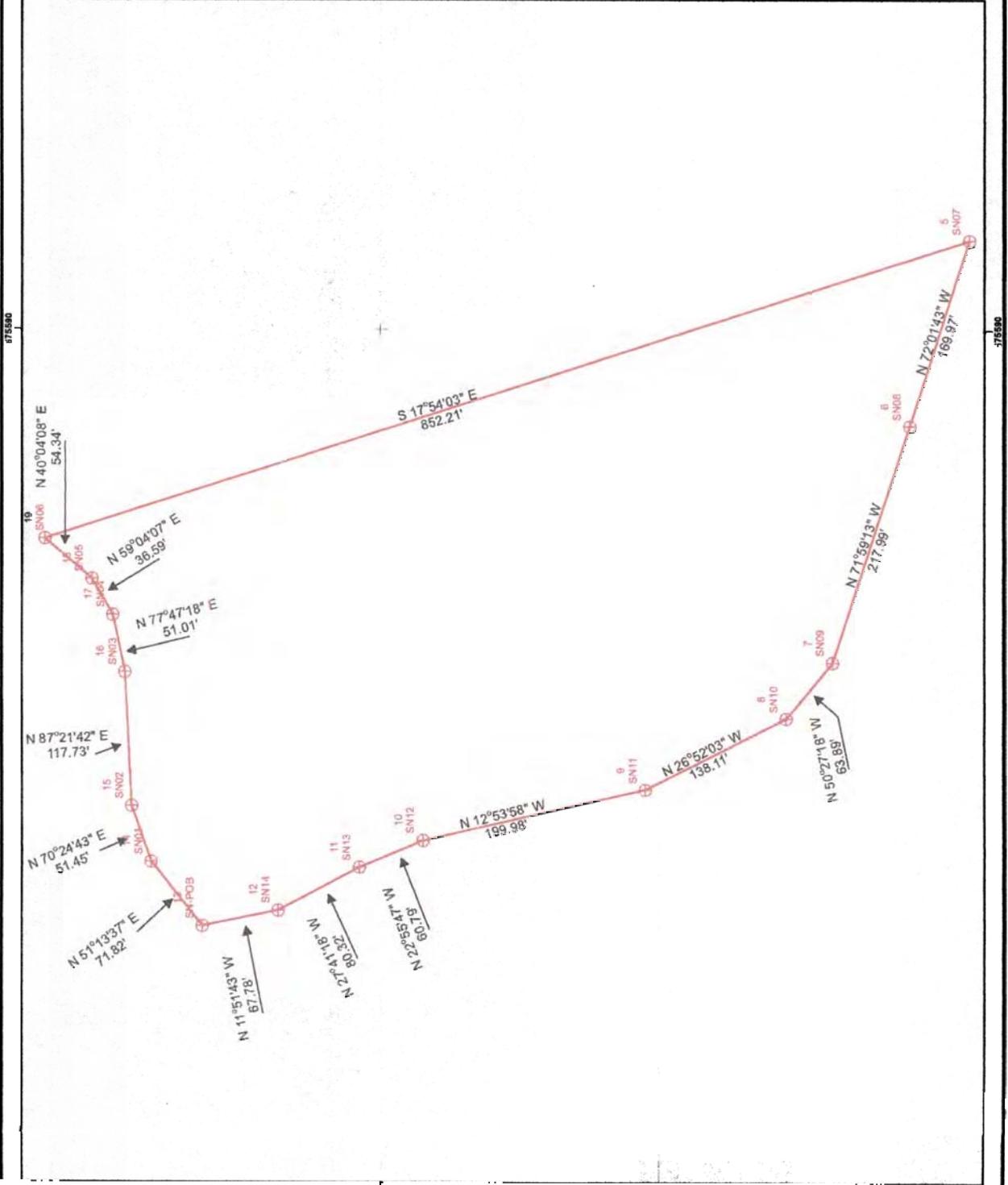
- ⊕ Corner Point
- Boundary

Point	Northing	Easting	Descriptor
5	1163968.4530	675668.9870	SN07
6	1163920.7940	675507.2840	SN08
7	1163988.0740	675299.9450	SN09
8	1164028.7210	675250.6550	SN10
9	1164151.8810	675188.1670	SN11
10	1164346.7800	675143.4070	SN12
11	1164402.7510	675119.6900	SN13
12	1164473.8480	675082.3270	SN14
13	1164540.5600	675068.7400	SNPOB
14	1164585.5690	675124.7040	SN01
15	1164602.8470	675173.1640	SN02
16	1164608.3380	675290.7610	SN03
17	1164619.1590	675340.6080	SN04
18	1164637.9850	675371.9820	SN05
19	1164678.3860	675407.0320	SN06

Environmental Protection
& Utilities Branch
EPUB-GIS TEAM
U.S. Army Engineering
And Support Center
Huntsville, AL

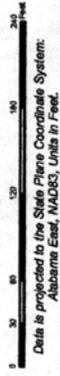
Drawn by: DBM Date Drawn: 06-08-2008 Project: 06-09-2008
MAD: WPOJCTE8AHM/A/MCClellan
Map: Snap_Lane
Sheet: 3 of 4

THIS DRAWING IS THE PROPERTY OF THE U.S. ARMY ENGINEERING AND SUPPORT CENTER. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER IS RESPONSIBLE FOR THE RESULTS OF ANY APPLICATION OF THIS DATA FOR OTHER THAN ITS INTENDED PURPOSES.



Bains Gap Road (C) Tank Site

Fort McClellan, AL



Data is projected to the State Plane Coordinate System:
Alabama East, NAD83, Units in Feet.

Legend

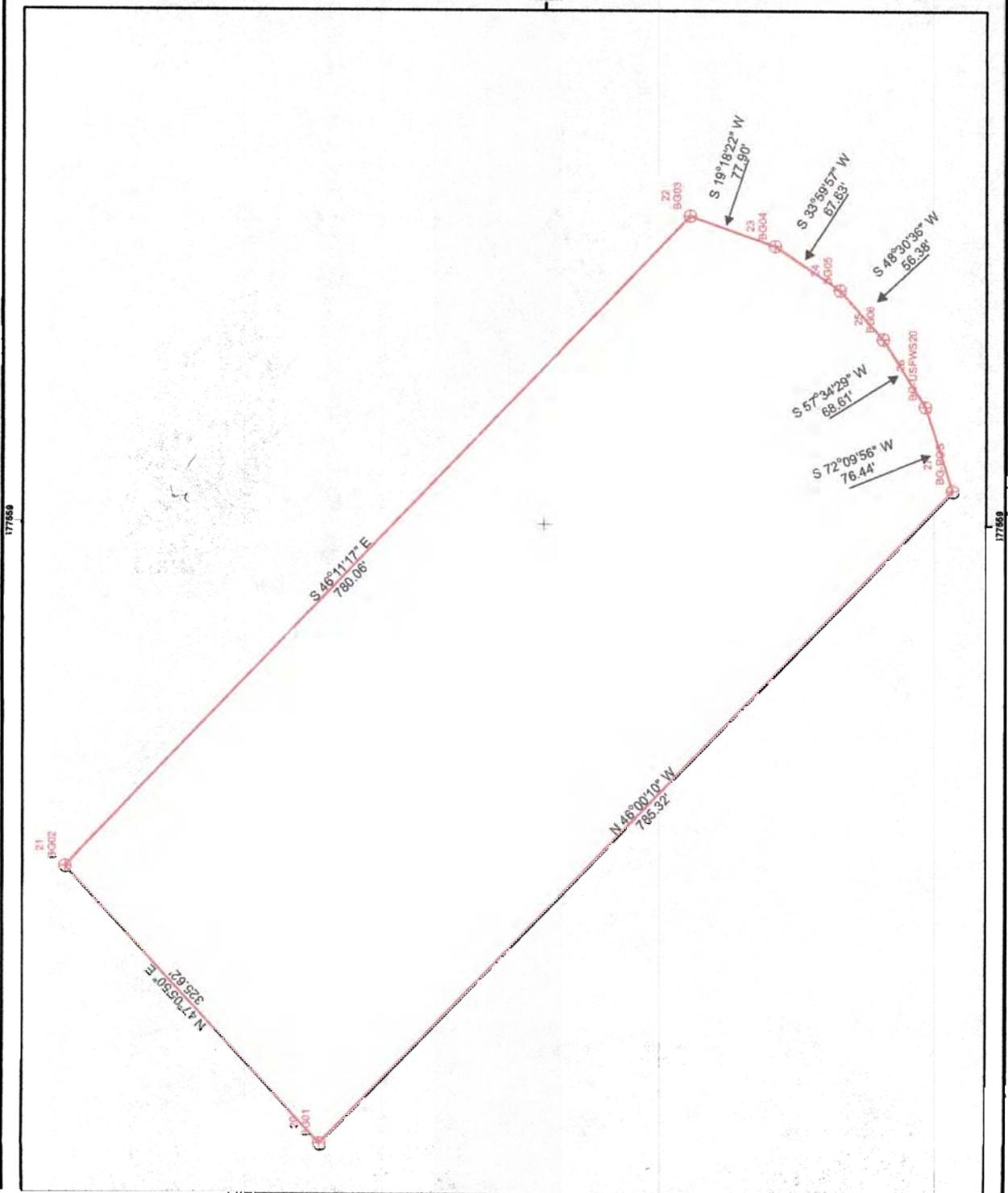
- ⊕ Corner Point
- Boundary

Point	Northing	Easting	Descriptor
20	1167876.9220	677023.4770	BG01
21	1168098.5580	677261.9860	BG02
22	1167558.5590	677824.9000	BG03
23	1167485.0400	677799.1450	BG04
24	1167428.9710	677761.3270	BG05
26	1167391.6200	677719.0950	BG06
26	1167354.8320	677661.1820	BG-USFWS20
27	1167331.4200	677588.4150	BG-POB

Environmental Protection
& Utilities Branch
EPIB-GIS TEAM
U.S. Army Engineering
And Support Center
Huntsville, AL

Drawn By: DBR Date Drawn: 08-28-2008 Project: 08-28-2008
 Title: Bains Gap Road (C) Tank Site
 File Path: \\PROJECTS\BAINSGAP\GIS\Drawings\Bains Gap Road (C) Tank Site.dwg
 User: dbrown

08/27/2008 10:00 AM: This drawing is the property of the U.S. Army and is to be used only for the purposes for which it was prepared. It is not to be used for any other purpose without the express written consent of the U.S. Army. The U.S. Army is not responsible for any errors or omissions in this drawing. For more information, contact the U.S. Army Corps of Engineers, Huntsville District, 2204 North Loop West, Huntsville, AL 35891-0001.



17759

1167884

17759

ENCLOSURE 8

Table 2
Notification of Munitions and Explosives of Concern (MEC*)
Water Tank Sites
Fort McClellan, Alabama

Site	Type of MEC	Date of MEC Activity	Munitions Response Actions
Rucker Avenue Water Tank Site	UXO	unknown	The Rucker Avenue Water Tank Site is located within the Bravo Area munitions response area. The Archives Search Report shows no ordnance areas (OA) or ranges intersecting with this site. From December 2003 to May 2004 a munitions response for removal of MEC to depth was performed; one MEC** item (a rifle grenade) was recovered and destroyed. This item can be further classified as UXO. Additionally, 438 pounds of munitions debris (MD)*** were recovered and removed from this site. (See Site Specific Final Report Water Tank Construction Sites, May 2006.)
Snap Road Water Tank Site	UXO	1912 to Base Closure	The Snap Road Water Tank Site is located within the Bravo Area munitions response area. According to the Archives Search Report the ranges that intersected with this site are: the World War I Artillery Range (OA 39); Range 23 (OA-41), which was used as a pistol, rifle, and machine gun range; Combat Range #1 (OA-43), which was used for training with 37mm anti-tank guns and 75mm artillery guns; Weapons Demonstration Range/Range 29 (OA-73), which was used for training with pistols, rifles, machine guns, light anti-tank weapons, and 40mm grenade launchers. From December 2003 to May 2004 a munitions response for removal of MEC to depth was performed; 9 UXO items (one smoke grenade, one 3" Stokes mortar, three trip flares, one 2.36" M6 rocket, one slap flare, one practice grenade, and one projectile fuze) and 5 MEC** items (one 3" Stokes mortar and four 75mm shrapnel projectiles) were recovered and destroyed. These MEC items can be further classified as UXO. Additionally, 430 pounds of MD*** were recovered and removed from this site. (See Site Specific Final Report Water Tank Construction Sites, May 2006.)
Bains Gap Water Tank Site	UXO and DMM	1912 to Base Closure	The Bains Gap Water Tank Site is located within the Bravo Area munitions response area. According to the Archives Search Report the Bandholtz Rifle Range (OA 37) and the World War I Artillery Range (OA-39) intersected this site. From December 2003 to May 2004 a munitions response for removal of MEC to depth was performed; 2 UXO (one One-pounder projectile and one projectile fuze) and 2 MEC** items (one smoke grenade and one slap flare in the original shipping container) were recovered and destroyed. The items identified as MEC can be further classified as UXO (the smoke grenade) and DMM (the slap flare). Additionally, 85 pounds of MD*** were recovered and removed from this site. (See Site Specific Final Report Water Tank Construction Sites, May 2006.)
<p>* Munitions and Explosives of Concern (MEC). This term, which distinguishes specific categories of military munitions that may pose unique explosives safety risks, means: (a) unexploded ordnance(UXO), as defined in 10 U.S.C. §101(e)(5); (b) discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (c) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.</p> <p>** Items that posed an explosives safety risk were identified either as UXO or as MEC in the removal report (Site Specific Final Report Water Tank Construction Sites, May 2006). A review of characteristics of the items identified as MEC in the report indicated those items may be further classified either as UXO or as DMM, as described herein.</p> <p>*** This amount of MD does not include MD that was recovered and removed during surface removal of this site. A surface removal over all three sites yielded a total 188 pounds of surface MD for the three sites.</p>			

ENCLOSURE 9

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notifications will be attached, in substantially similar form, as an exhibit to the deed and be incorporated therein by reference to ensure protection of human health and the environment.

NOTICE OF THE POTENTIAL PRESENCE OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

A. The Grantee is hereby notified that due to former use of the Property as a military installation, the Property may contain munitions and explosives of concern (MEC). The term MEC means specific categories of military munitions that may pose unique explosives safety risks and includes: (1) Unexploded Ordnance (UXO), as defined in 10 United States Code (U.S.C.) §101(e)(5); (2) Discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (3) Munitions constituents (e.g., trinitrotoluene (TNT), cyclotrimethylenetrinitramine [RDX]), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.

B. Portions of the Property were previously used for munition-related activities, to include live-fire training that resulted in the presence of MEC on the Property. The Property contains three munitions response sites (MRS). These MRS, which are within the Bravo Area munitions response area, are the: (1) Rucker Avenue Water Tank Site; (2) Snap Road Water Tank Site; and (3) Bains Gap Water Tank Site. From December 2003 to May 2004, the Army conducted a munitions response to remove all detected MEC to depth. During this response, a total of 19 MEC items were discovered. A review of characteristics of these items identified as MEC in the report indicated that they may be further classified as either UXO or as DMM, as described herein.

(1) At the Rucker Avenue Water Tank Site, one rifle grenade was discovered. This munition, which was identified as MEC, can be further classified as UXO.

(2) At the Snap Road Water Tank Site, the following items were discovered and identified as UXO: a smoke grenade, a 3" Stokes mortar, three trip flares, a 2.36" M6 rocket, a slap flare, a practice grenade, and a projectile fuze. The following items were also discovered and identified as MEC: a 3" Stokes mortar and four 75mm shrapnel projectiles. These MEC items can be further classified as UXO.

(3) At the Bains Gap Water Tank Site the following items were discovered and identified as UXO: a one-pounder projectile and a projectile fuze. The following items were also discovered and identified as MEC: a smoke grenade and a slap flare in the original shipping container. The smoke grenade can further be identified as a UXO, with the slap flare identified as DMM.

All MEC items were detonated in place using approved procedures. A summary of MEC discovered on the Property is provided in Exhibit XXX. A map depicting the location of munitions response sites is provided at Exhibit XXX.

C. The Grantor represents that to the best of his knowledge, no MEC is currently present on the Property. Notwithstanding the Grantor's determination, the parties acknowledge the possibility that MEC may exist on the Property. If the Grantee, any subsequent owner, or any other person should find any MEC on the Property, they shall immediately stop any intrusive or ground-disturbing work in the area and in adjacent areas, and shall not attempt to disturb, remove or destroy it, but shall immediately notify the Local Police Department so that appropriate explosive ordnance disposal personnel can be dispatched to address such MEC as required under applicable law and regulations.

D. Easement and Access Rights.

(1) The Grantor reserves a perpetual and assignable right of access on, over, and through the Property, to access and enter upon the Property in any case in which a munitions response action is found to be necessary or such access and entrance is necessary to carry out a munitions response action on adjoining property. Such easement and right of access includes, without limitation, the right to perform any additional investigation, sampling, testing, test-pitting, surface and subsurface removal operations, or any other munitions response actions necessary for the United States to meet its responsibilities under applicable laws and as provided for in this Deed. This right of access shall be binding on the Grantee, its successors and assigns, and shall run with the land.

(2) In exercising this easement and right of access, the Grantor shall give the Grantee or the then record owner, reasonable notice of the intent to enter on the Property, except in emergency situations. Grantor shall use reasonable means, without significant additional cost to the Grantor, to avoid or minimize interference with the Grantee's and Grantee's successors' and assigns' quiet enjoyment of the Property. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity,

sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

(3) In exercising this easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this Paragraph. In addition, the Grantee, its successors and assigns, shall not interfere with any munitions response action conducted by the Grantor on the Property.

E. The Grantee acknowledges receipt of the Site Specific Final Report Water Tank Construction Sites, dated May 2006, and the Statement of Clearance, dated June 2006.

ENCLOSURE 10

CERCLA COVENANT AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

The following CERCLA Covenant, and Access Provisions, along with the Other Deed Provisions, will be placed in the deed in a substantially similar form to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities at Fort McClellan.

1. CERCLA COVENANT

Pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, Section 120(h)(4)(D)(i) [42 U. S. C. §9620(h)(4)(D)(i)], the United States warrants that any response or corrective action found to be necessary, after the date of this deed, for hazardous substances existing on the Property prior to the date of this deed shall be conducted by the United States. This warranty shall not apply in any case in which the person or entity to whom the Property is transferred is a potentially responsible party with respect to such Property. For purposes of this warranty, Grantee shall not be considered a potentially responsible party solely due to a hazardous substance remaining on the Property on the date of this instrument, provided that Grantee has not caused or contributed to a release of such hazardous substance or petroleum product or its derivatives.

2. RIGHT OF ACCESS

A. Pursuant to Comprehensive Environmental Response, Compensation, and Liability Act of 1980, Section 120(h)(4)(D)(ii) (42 U.S.C. §[9620(h)(4)(D)(ii)], the United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which an environmental response or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee, its successors and assigns, and shall run with the land.

B. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this covenant, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

C. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this covenant. In addition, the Grantee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Grantor on the Property.

3. "AS IS"

A. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. The Grantee understands and agrees that the Property and any part thereof is offered "AS IS" without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purposes intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.

B. No warranties, either express or implied, are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including,

without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

C. Nothing in this “As Is” provision will be construed to modify or negate the Grantor’s obligation under the CERCLA Covenant or any other statutory obligations.

4. HOLD HARMLESS

A. To the extent authorized by law, the Grantee, its successors and assigns, covenant and agree to indemnify and hold harmless the Grantor, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed by the Grantee, its successors and assigns, and (2) any and all claims, damages, and judgments arising out of, or in any manner predicated upon, exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of conveyance.

B. The Grantee, its successors and assigns, covenant and agree that the Grantor shall not be responsible for any costs associated with modification or termination of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this Deed, including without limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

C. Nothing in this Hold Harmless provision will be construed to modify or negate the Grantor’s obligation under the CERCLA Covenant or any other statutory obligations.

5. POST-TRANSFER DISCOVERY OF CONTAMINATION

A. If an actual or threatened release of a hazardous substance or petroleum product is discovered on the Property after the date of conveyance, Grantee, its successors or assigns, shall be responsible for such release or newly discovered substance unless Grantee is able to demonstrate that such release or such newly discovered substance was due to Grantor’s activities, use, or ownership of the Property. If the Grantee, its successors or assigns believe the discovered hazardous substance is due to Grantor’s activities, use or ownership of the Property, Grantee will immediately secure the site and notify the Grantor of the existence of

the hazardous substances, and Grantee will not further disturb such hazardous substances without the written permission of the Grantor.

B. Grantee, its successors and assigns, as consideration for the conveyance of the Property, agree to release Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance or petroleum product on the Property occurring after the date of the delivery and acceptance of this Deed, where such substance or product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents or contractors, after the conveyance. This paragraph shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations, or the Grantor's indemnification obligations under applicable laws.

6. ENVIRONMENTAL PROTECTION PROVISIONS

The Environmental Protection Provisions are at Exhibit XXX, which is attached hereto and made a part hereof. The Grantee shall neither transfer the Property, lease the Property, nor grant any interest, privilege, or license whatsoever in connection with the Property without the inclusion of the Environmental Protection Provisions contained herein, and shall require the inclusion of the Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license.

ENCLOSURE 11

Table 3

**Notification of Petroleum Product Storage, Release or Disposal
Water Tank Sites
Fort McClellan, Alabama**

(Page 1 of 1)

Facility Number	Name of Petroleum Product	Date of Storage, Release, or Disposal	Remedial Actions
Range 20	Heating Oil	Installed in 1986 and removed following closure of FMC in 1999.	A 500-gallon aboveground storage tank was removed following closure of FMC in 1999. There was no evidence of petroleum release from this site.

ENCLOSURE 12



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 4
ATLANTA FEDERAL CENTER
61 FORSYTH STREET
ATLANTA, GEORGIA 30303-8960

May 8, 2007

EMAIL & US MAIL

4WD-FFB

Lisa Holstein
BRAC Environmental Coordinator
U.S. Army Transition Force, Fort McClellan
P.O. Box 5022
Anniston, AL 36205-5000

SUBJ: FOST, Water Tank Sites (22.94 acres); Fort McClellan, Alabama

Dear Ms. Holstein:

The Environmental Protection Agency (EPA) has reviewed the subject document and agrees with it as written. Therefore, EPA approves the subject document. If you have any questions, please call me at (404) 562-8549.

Sincerely,

A handwritten signature in black ink that reads "Doyle T. Brittain". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Doyle T. Brittain
Senior Remedial Project Manager

cc: Michael Kelly, US Army AEC
Brandi Little, ADEM
Lee Coker, USA/COE
Steve Moran, Shaw Environmental
Daniel Copeland, CEHNC-OE-DC
Bernie Case, ALANG
Miki Schneider, JPA
Wayne Sartwell, ALANG
Pete Tuttle, USF&WS

ADEM

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

POST OFFICE BOX 301463 36130-1463 ♦ 1400 COLISEUM BLVD. 36110-2059

MONTGOMERY, ALABAMA

WWW.ADEM.STATE.AL.US

(334) 271-7700

ONIS "TREY" GLENN, III, P.E.
DIRECTOR

BOB RILEY
GOVERNOR

June 8, 2007

Ms. Lisa Holstein
US Army Transition Force
P.O. Box 5022
Fort McClellan, Alabama 36205

Facsimiles: (334)

Administration: 271-7950
General Counsel: 394-4332
Communication: 394-4383
Air: 279-3044
Land: 279-3050
Water: 279-3051
Groundwater: 270-5631
Field Operations: 272-8131
Laboratory: 277-6718
Mining: 394-4326

RE ADEM Review and Concurrence: Draft Finding of Suitability to Transfer (FOST) for Water Tank Sites, dated May 1, 2007
Fort McClellan, Calhoun County, Alabama
Facility I.D. No. AL4 210 020 562

Dear Ms. Holstein:

The Alabama Department of Environmental Management (ADEM or the Department) has reviewed the subject *Draft FOST for the Water Tank Sites*. This documents the transfer of approximately 23 acres of property to the Joint Powers Authority (JPA). The property includes five water tank sites that will be used for storage of potable water for the potable water distribution system on the Main Post.

After review of the Army's responses to the Department's informal comments (summary attached), the Department has determined all comments to be resolved. The Department requests that the Army submit a Final FOST to incorporate the issues addressed in the attached comments.

If you have any questions or concerns regarding this matter please contact Mrs. Brandi Little of the Remediation Engineering Section at 334-274-4226 or via email at blittle@adem.state.al.us.

Sincerely,



Stephen A. Cobb, Chief
Governmental Hazardous Waste Branch
Land Division

SAC/TPS/BCL/mal

Mr. Doyle Brittain/EPA Region 4
Mr. Lee Coker/USA COE, Mobile District
Mrs. Tracy P. Strickland/ADEM
Ms. Miki Schneider/JPA

Birmingham Branch
110 Vulcan Road
Birmingham, Alabama 35209-4702
(205) 942-6168
(205) 941-1603 [Fax]

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, Alabama 35603-1333
(256) 353-1713
(256) 340-9359 [Fax]

Mobile Branch
2204 Perimeter Road
Mobile, Alabama 36615-1131
(251) 450-3400
(251) 479-2593 [Fax]

Mobile - Coastal
4171 Commanders Drive
Mobile, Alabama 36615-1421
(251) 432-6533
(251) 432-6596 [Fax]



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ATTACHMENT

Summary of ADEM Informal Review Comments *Draft Finding of Suitability to Transfer (FOST) for Water Tank Sites* Fort McClellan, Alabama

-
- 1 **Page 3 and Enclosure 4, Pages 1-3:** The document states that ADEM concurred that no further action (NFA) was necessary for 89Q-X, Bains Gap Water Tank Site and Snap Road Water Tank Site. The Department concurred with the no further action designation and unrestricted reuse for Hazardous, Toxic and Radioactive Waste (HTRW) – related issues only for these sites, but not issues related to munitions and explosives of concern (MEC) which would be addressed separately. Please clarify.

Response: The FOST addresses HTRW and MEC separately. MEC issues were addressed in the Final Site Specific Final Report Water Tank Construction Sites, Bravo Area, May 2006. ADEM concurred with the document in a letter dated 25Apr06 contingent upon revision and re-submittal of Section 2.0. This revision was provided to ADEM in a letter dated 4May06. ADEM submitted a letter to acknowledge receipt stated that they considered the document final on 25May06. Comment resolved.

2. **Enclosure 4, Page 1:** The text states that “ADEM and EPA concurred that no further action was necessary in letters dated January 27, 2004 and July 21, 2005, respectively.” Please revise the text to state that the ADEM letter was dated July 21, 2005.

Response: Agreed. Comment resolved.