

Finding of Suitability for Early Transfer Property Interim Land Use Control Implementation Plan

1. Alpha Area
2. Parcels 66(7) & 94(7)
3. Parcel 78(6)
4. Parcel 79(6)
5. Parcel 80(6)
6. Parcels 81 (5) & 175(5)
7. Parcels 227(7) & 125(7)
8. Parcel 229(7)
9. Parcel 230(7)
10. Reilly Lake
11. Bravo Area
- 11-1. **Bravo Area – Dog Kennel Area**
12. Parcels 194(7), 518(7), Parcel 183(6), Parcel 510(7), Parcels 511(7) & 512(7)
Ranges West of Iron Mountain Road (outside Bravo Area),

INTERIM RESTRICTIONS:

The LUCIP provided in this attachment shall be deemed incorporated into the deed via the Deed Notices listed in Attachment 2 of this FOSET. The LUCIP documents the interim restrictions necessary for the protection of human health and the environment that are in place during the characterization and any potential cleanup of sites. These interim restrictions may be implemented through utilization of Deed Notices in the FOSET and under the Consent Order between the JPA and ADEM. Prior to completion of characterization and response actions, exposure to UXO, DMM, or hazardous substances may present an increased risk to human health and safety. Based upon this determination, interim LUC are placed on the property pending completion of characterization and response actions to include any interim or early response actions.

FINDING OF SUITABILITY FOR EARLY TRANSFER PROPERTY INTERIM LAND USE CONTROL IMPLEMENTATION PLAN

INTRODUCTION

1. Background

This Interim Land Use Control Implementation Plan (LUCIP) and interim land use controls (LUC) apply to the property addressed in this LUCIP and transferred by the Army under early transfer authority to the Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA). This property, included in a Finding of Suitability for Early Transfer (FOSET), is undergoing characterization for unexploded ordnance (UXO), discarded military munitions (DMM), and hazardous substances to include munitions constituents (see figure titled FOSET Property LUCIP). This Interim LUCIP complies with requirements set forth in the Land Use Control Assurance Plan (December 2000) (LUCAP) signed by the U.S. Environmental Protection Agency (EPA), Alabama Department of Environmental Management (ADEM), U.S. Department of the Army for Fort McClellan, and the JPA.

There are various intended use scenarios for the property described within this LUCIP. This LUCIP documents the interim LUC in place during the characterization and any potential cleanup of sites. Prior to completion of characterization and response actions, exposure to UXO, DMM, or hazardous substances may present an increased risk to human health and safety. Based upon this determination, interim LUC are placed on the property pending completion of characterization and response actions to include any interim or early response actions.

The interim LUC for the areas undergoing characterization for UXO and discarded military munitions shall be applicable during characterization and prior to receipt of an approved explosives safety submission for required response actions. (Modification or revision to LUC that address explosives safety-related concerns will be reviewed by the U.S. Army Technical Center for Explosives Safety and approved by the Department of Defense Explosives Safety Board (DDESB)).

Except for LUC covering the Phase 2 parcels and those parcels subject to the requirements of the DDESB regarding UXO, the LUC provided for hereunder will be implemented and governed by the applicable provisions of a Consent Order between ADEM and the JPA.

The standard ordnance and explosives (OE)/UXO deed notice provided with all transferred Fort McClellan property will be included in the transfer documents. This notice includes information on actions to be taken should OE/UXO be discovered on the property. JPA will be responsible for enforcing this notice.

This LUCIP contains twelve enclosures that describe the interim LUC for the FOSET property. The transferring property is divided into Phases 1 and 2 for privatization of the cleanup. The JPA will assume the cleanup along with monitoring and enforcing LUC for Phase 1 property. The Army will retain the cleanup along with monitoring and enforcing LUC for the Phase 2 property until such time as the JPA assumes responsibility.

Enclosures 1-10 describe the LUC for Phase 1 property. Enclosures 11 and 12 describe the LUC for Phase 2 property. Enclosures 1 and 11 describe interim LUC for the Alpha and Bravo Areas within the FOSET property where characterizations for UXO and DMM are ongoing. Enclosures 2 through 10 and 12 describe interim LUC for areas undergoing characterization for hazardous substances to include munitions constituents. There are sites within the UXO/DMM areas where characterization for hazardous substances will occur as a separate action from UXO cleanup. These sites, shown on the figure titled FOSET Property LUCIP, will be protected under the LUC for the Alpha and Bravo Areas that are part of the FOSET property. If these sites require individual LUC after completion of characterization and any required remediation of the Alpha and Bravo Areas, then this LUCIP will be revised to include those additional areas.

2. Source and/or Decision Documents

(See enclosures for the areas that are undergoing characterization and the basis for determination of appropriate LUC.)

3. Site Location and Description

(See enclosures.)

4. LUC Boundaries

LUC are defined for individual characterization areas or parcels located in the FOSET property. (Site boundaries for these areas are provided in the enclosures.)

5. LUC Objectives

The Army's goal for the LUC described in this LUCIP is to prevent risk to human health and the environment and to promote human safety by minimizing the potential for exposure to any hazards that may be present. (Site-specific information on the objectives of risk mitigation for these areas is provided in the enclosures.)

6. LUC Required to Achieve the Objectives

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. The LUC applicable for each characterization or investigation area are described in the enclosures for the individual areas. The LUC described in this LUCIP meet the Army's goal stated in paragraph 5 above.

7. Right of Entry

Right of entry is reserved for ADEM for all property included in the FOSET property. Right of entry is reserved for the Army for the Phase 2 property and the Alpha Area. The

Army and ADEM may enter the property and may inspect the adequacy of LUC enforcement.

8. Frequency of Monitoring and Reporting Requirements

- a. This plan will be updated as necessary to incorporate the results of characterization.
- b. The Interim LUC will be periodically reevaluated to determine their protectiveness and effectiveness, as may be required under the Consent Order.

9. Responsibility for Monitoring, Maintaining, and Enforcing LUC

Unless otherwise provided in the Consent Order, the JPA is responsible for monitoring, maintaining, and enforcing interim LUC for Phase 1 property. For Phase 2 property, monitoring, maintaining, and enforcing LUC remain an Army responsibility until such time as JPA assumes responsibility.

10. Enforcement Options Should a LUC Violation Occur

For Phase 1 property, should a third party violate the terms and intent of this LUCIP the JPA will address the violation with the third party as may be provided in the Consent Order and as provided below. For Phase 2 property, the Army will continue to be the responsible party and will address the violation with the third party as provided below.

- a. If the JPA determines that the property owner/occupant has violated a LUC restriction, the JPA will attempt to informally resolve the violation with the property owner/occupant as may be provided in the Consent Order. If the JPA is able to resolve the matter informally, the JPA will provide written notification to ADEM within 60 days after discovery of the violation and describe any proposed or completed corrective actions.
- b. If the JPA is not able to resolve the violation as may be provided in the Consent Order, the JPA will provide written notification within 60 days after discovery of the violation to ADEM. ADEM will work with the JPA to have the property owner/occupant correct the violation. If the matter cannot be resolved informally, the JPA will take appropriate action to enforce the deed restrictions. ADEM shall retain authority to take independent enforcement action in connection with a violation of the land use controls (LUC) in accordance with applicable law.
- c. If ADEM becomes aware of a LUC restriction violation, ADEM shall provide the JPA with written notice of the violation within 60 days after discovery. If the violation cannot be corrected at the time of discovery, the Parties will follow the procedures set forth in paragraph 10.b above to resolve the violation(s).

11. Reducing or Removing LUC

The LUC are intended to be protective of the public for existing site conditions.

- a. Interim LUC – Characterization has not been completed on areas included in this LUCIP. For areas where characterizations are not complete, the LUC described herein are considered interim LUC. Pending the results of characterization and any required follow-on actions, there may be revisions, modifications, additions to, or deletions of the interim LUC. Any modifications, additions to, or deletions of the interim LUC will be completed pursuant to applicable provisions of the Consent Order.
- b. Final LUC - Based on characterization or investigation and remedy decisions under the Consent Order, final LUC that may be required for certain sites or areas will be documented in a decision document. This LUCIP will be revised as provided in the Consent Order to reflect changes to LUC based on final decisions for sites under investigation.

12. Point of Contact

The points of contact are as follows:

- a. JPA - Executive Director, P.O. Box 5327, Anniston, Alabama 36205, telephone 256-236-2011.
- b. Army - Site Manager, U.S. Army Garrison/Transition Force, 291 Jimmy Parks Blvd., Fort McClellan, Alabama 36205-5000, telephone 256-848-3847.
- c. ADEM – Chief, Hazardous Waste Branch, Land Division, Alabama Department of Environmental Management, P.O. Box 301463, Montgomery, Alabama 36130-1463, telephone 334-270-5646.

13. Disclaimer

This LUCIP defines interim land use controls on property that will transfer from Army control. The Army's responsibilities for any interim LUC associated with this property will be terminated upon transfer of the property and privatization of cleanup. These responsibilities will be transferred to ADEM, as provided in the Consent Order. As may be provided in the Consent Order, the JPA will maintain responsibility for these interim LUC. The JPA will have the responsibility for any final LUC that may be imposed as a result of final remedies pursuant to applicable provisions of the Consent Order.

FOSET PROPERTY INTERIM LUCIP ACRONYMS AND ABBREVIATIONS

ADEM	Alabama Department of Environmental Management
ASR	Archives Search Report
BCT	BRAC Cleanup Team
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CG	carbonyl chloride (Phosgene)
CWM	Chemical Warfare Materiel
DANC	decontamination agent, noncorrosive
DCE	1,1-dichloroethene
DDESB	Department of Defense Explosives Safety Board
DMM	Discarded Military Munitions
DOJ	Department of Justice
DS-2	Decontamination Solution Number 2
EBS	Environmental Baseline Survey
EE/CA	Engineering Evaluation/Cost Analysis
EOD	Explosive Ordnance Disposal
EPA	Environmental Protection Agency
FOSET	Finding of Suitability for Early Transfer
GB	sarin
GPS	Global Positioning System
H	mustard
HD	distilled mustard
IT	International Technology Corporation
JPA	Anniston Calhoun County Fort McClellan Redevelopment Joint Powers Authority
L	Lewisite
LUC	Land Use Control
LUCAP	Land Use Control Assurance Plan
LUCIP	Land Use Control Implementation Plan
mm	millimeter
OE	Ordnance and Explosives
PAH	Polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyls
SRA	Streamlined Risk Assessment
STB	supertropical bleach
SVOC	semivolatile organic compounds
TCE	trichloroethene or trichloroethylene
UXO	Unexploded Ordnance
VOC	volatile organic compounds
VX	O-ethyl-S(2-diisopropylaminoethyl)methylphosphonothiolate, nerve agent

Enclosures:

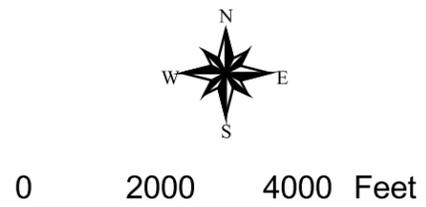
1. Alpha Area
2. Parcels 66(7) & 94(7)
3. Parcel 78(6)

4. Parcel 79(6)
5. Parcel 80(6)
6. Parcels 81 (5) & 175(5)
7. Parcels 227(7) & 125(7)
8. Parcel 229(7)
9. Parcel 230(7)
10. Reilly Lake
11. Bravo Area
12. Parcels 194(7), 518(7), Parcel 183(6), Parcel 510(7), Parcels 511(7) & 512(7)
Ranges West of Iron Mountain Road (outside Bravo Area),

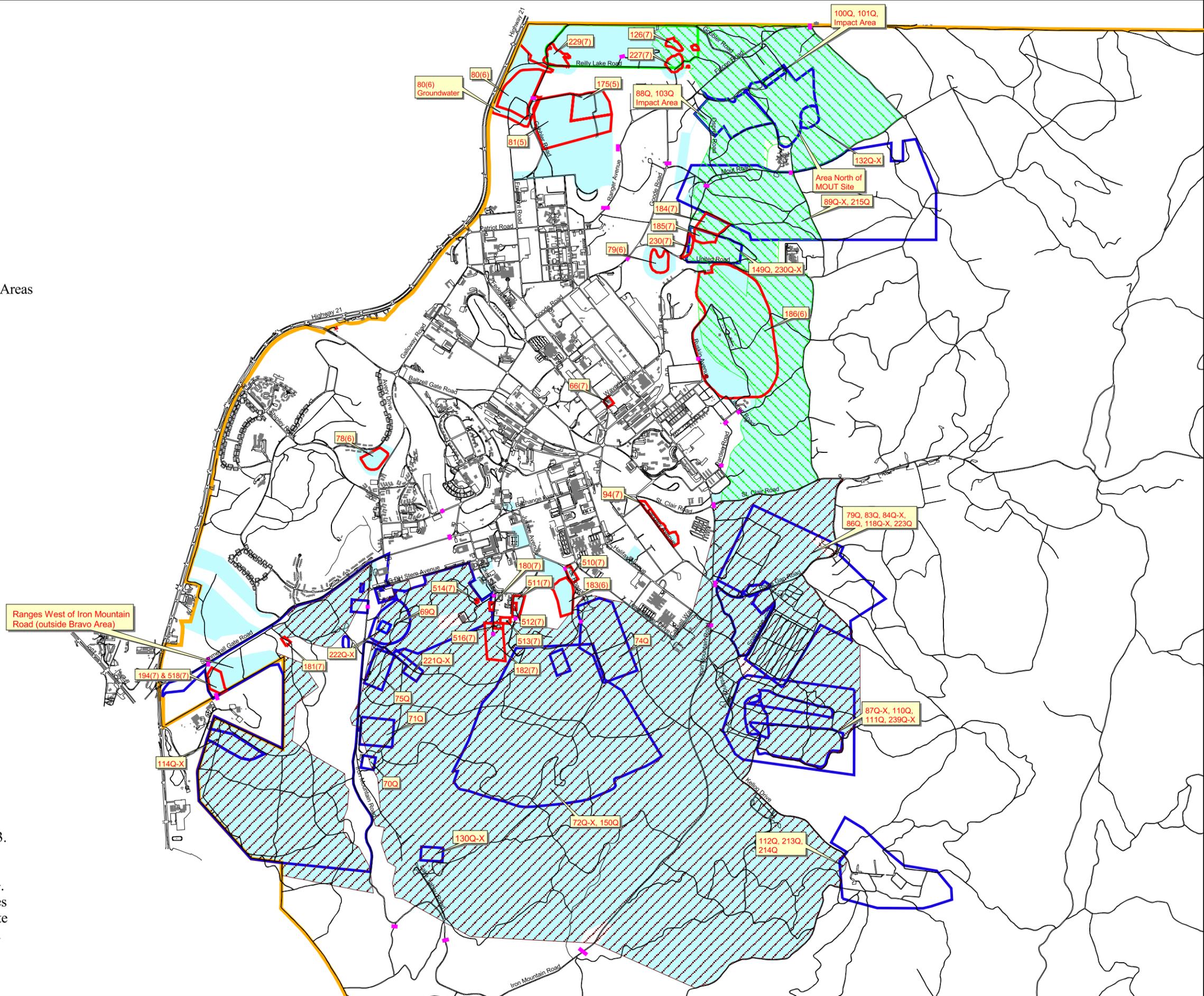


FOSET Property LUCIPs

- Legend**
- Installation Boundary
 - Roads
 - Buildings
 - Gates
 - FOSET Property
 - CERFA Parcel
 - Non-CERCLA Parcel
 - Reilly Lake LUC Area
- Ordnance and Explosives EE/CA Areas**
- Alpha Area
 - Bravo Area



This map was produced on 02 Sep 03.
 By Bill Shanks.
 All data contained herein is
 in Projections of the World; <None>.
 This map is for informational purposes
 only. The boundaries are approximate
 and should not be used for any legal
 description of the boundaries.



FOSET PROPERTY INTERIM LUCIP

ALPHA AREA Enclosure 1

1. Background

See LUCIP Introduction.

2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.
- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Foster Wheeler Environmental Corporation, 2003, Draft-Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area Fort McClellan, Alabama, February.

3. Site Location and Description (see Alpha Area figure)

- a. The area described in this LUCIP is located in the north central main post and covers approximately 930 acres. The Alpha Area is undergoing characterization for UXO and DMM in an Engineering Evaluation/Cost Analysis (EE/CA). Additionally, the area includes various sites undergoing characterization for hazardous substances; and access to those sites is controlled by the LUC placed on the Alpha Area. A portion of one of the sites, Parcel 186(6), lies outside the Alpha Area (see figure for FOSET Property LUCIP). The part of Parcel 186(6) that is in the cantonment area is included in the LUC described in enclosure 4.
- b. Fort McClellan has documented use as a military training area since 1912 when the Alabama National Guard used the Fort for artillery training. Military training occurred until base closure in 1999. Historical records indicate use of the Alpha area included various artillery, tank, and rifle ranges as well as numerous bivouac and maneuver areas. The ranges were used for various caliber munitions including small arms, 60 and 81mm mortars, 37mm projectiles and various other crew-served

weapons. The bivouac and maneuver areas were used throughout the Fort's history to train soldiers in various forms of infantry tactics and small unit maneuvers. Findings in the Chemical Warfare Materiel (CWM) EE/CA showed no evidence of CWM in these areas and the decision for No Further Action is documented in the CWM Action Memorandum, August 2002.

4. LUC Boundaries (see Alpha Area figure)

The boundary for the area where the interim LUC (see paragraph 6) apply is marked as the "No Public Access" area on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to UXO, DMM, and any environmental contaminants that may be present and is achieved by:

- a. Controlling access to areas known or suspected to contain UXO, DMM, or hazardous substances.
- b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC (see Alpha Area figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Public access is not allowed.
 - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Access Controls

- i. The public is prohibited from entering the UXO/DMM area identified as "No Public Access" on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically authorized. When determined necessary, personnel authorized access to these areas will receive a safety briefing and be escorted by Explosives Ordnance Disposal (EOD) or UXO technicians. Personnel involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided they have received a safety briefing or are certified EOD personnel or UXO Technicians. When determined necessary, personnel will be escorted by EOD or UXO technicians and will be provided UXO avoidance support when conducting intrusive activities and as necessary for any other activities.
 - ii. The JPA will install warning signs as appropriate around the perimeter of areas that have been identified as "No Public Access". All boundary signage will be within line of sight of the adjoining signs. Signs shall be spaced so that they may be readily seen from any approach to any access area and present a contiguous delineation of warning signs crossing access areas. Signage will be according to guidance by the Army and the Occupational Safety and Health Act.
 - iii. The Army installed gates and barriers, noted on the enclosed figure, as an interim LUC to deny access to areas undergoing characterization for UXO and DMM. The gates are under lock and key control. Signs on the gates warn persons to keep out of the areas beyond the gates.
 - iv. Additional gates or barriers may be added as needed.
 - v. An active community outreach educational program outlining the dangers associated with UXO and entering areas that are known or suspected to contain UXO will be implemented and maintained. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report). The program must be provided to persons who are users of transferred portions of Fort McClellan and to the surrounding community. Intense UXO safety education must be provided to all residents of transferred areas used for housing that is in a former UXO area or immediately adjacent to a former UXO area. The Army will provide this program only for the Phase 2 property.
- 5) Inspections
- i. The JPA will inspect the area daily to ensure the restrictions have not been violated. Violations will be addressed and managed according to Section 10 in the LUCIP Introduction.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.
 - iv. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

7 - 13. See LUCIP Introduction.

LUC Alpha Area

Legend

- Roads
- Gates & Barriers
- Alpha Area
- No Public Access

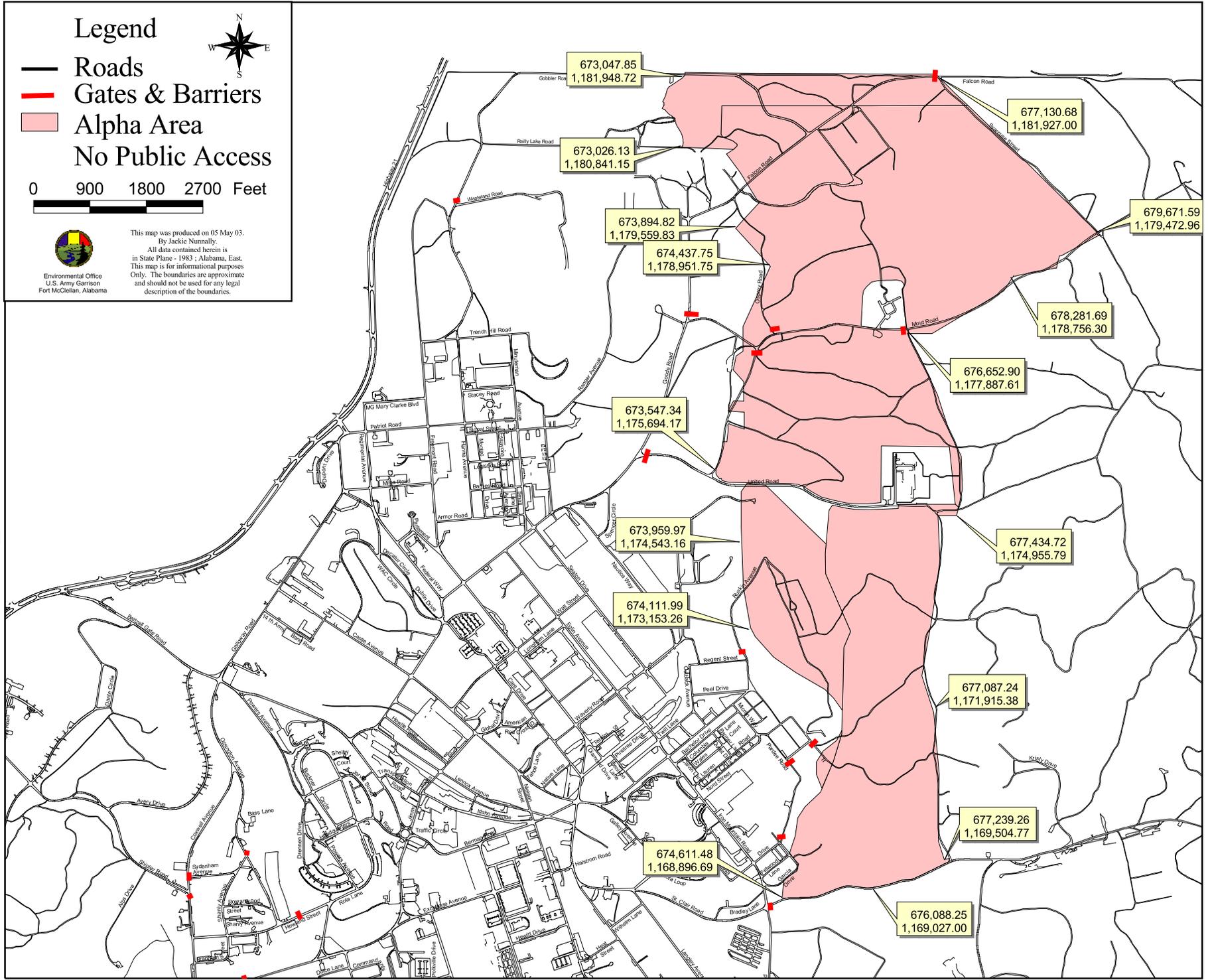


0 900 1800 2700 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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By Jackie Nunnally.
All data contained herein is
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FOSET PROPERTY INTERIM LUCIP

Parcels 66(7) and 94(7)

Enclosure 2

1. Background

See Introduction

2. Source and/or Decision Documents

- a. Parcel 66(7)
 - 1) IT, 2002, Draft Remedial Investigation Report, Small Weapons Repair Shop, Parcel 66(7), May.
 - 2) IT, 2002, Draft Focused Feasibility Study, Small Weapons Repair Shop, Parcel 66(7), November.
- b. Parcel 94(7)
 - 1) IT, 2003, Draft Focused Feasibility Study, Former Chemical Laundry and Motor Pool Area 1500, Parcel 94(7), February.
 - 2) IT, 2002, Draft Remedial Investigation Report, Former Chemical Laundry and Motor Pool Area 1500, Parcel 94(7), Volumes I and II, May.

3. Site Location and Description (see enclosed figures)

- a. Parcel 66(7) – Former Small Weapons Repair Shop
 - 1) This site is located in the central portion of the Main Post at the intersection of Waverly and Freemont Roads. Two buildings, 335 and 336, are located within the parcel boundary. A 6-foot high chain link fence surrounds the parcel study area and adjacent parking lot.
 - 2) Building 335 formerly housed the Small Weapons Repair Shop where weapons used in training exercises were cleaned using various solutions and solvents. The shop was built in 1941, but it is not known when operations began. Operations continued until approximately 1991. The main part of the building was used primarily for tank repair.
 - 3) A remedial investigation to determine the nature and extent of contamination and to identify chemicals that pose an unacceptable risk to human health and the environment found that concentrations of five chlorinated hydrocarbons (1,1-dichloroethene (DCE), 1,2-dichloroethane, cis-1,2-DCE, trichloroethene (TCE), and vinyl chloride) in groundwater present an unacceptable risk to human health.

b. Parcel 94(7) – Former Chemical Laundry and Former Motor Pool Areas 1400 and 1500

- 1) This area encompasses approximately 5 acres in the central area of Main Post along Langley Avenue and south of St. Clair Road. No buildings remain at the site. There are two concrete slab foundations corresponding to the former motor pool and chemical laundry, concrete sumps or grease pits, and the remainder of the area is covered with asphalt pavement.
- 2) The site was formerly used as a vehicle maintenance facility and included three gas stations (Parcels 132(7), 133(7), and 134(7)) during World War II. The Base Realignment and Closure Cleanup Team (BCT) agreed to “No Further Action” for these parcels. Two chemical impregnation plants, reportedly located in the area, were used to launder and treat military garments used in CWM training exercises. The standard operating procedure for typical impregnation plants describes use of water, paraffin wax, and chlorinated oil.
- 3) A remedial investigation to determine the nature and extent of contamination and to identify chemicals that pose an unacceptable risk to human health and the environment found that two chlorinated hydrocarbons, TCE and vinyl chloride, in groundwater were chemicals of concern for a resident. Polycyclic aromatic hydrocarbons (PAH) were identified as chemicals of concern for a resident at the site, but the source was attributed to asphalt pavement at the site rather than to mission-related Army activities.

4. LUC Boundaries (see enclosed figures)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figures. Global Positioning System (GPS) points for the boundary of the area are noted on the figures.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to any environmental contaminants that may be present and is achieved by:

- a. Prevention of direct contact and/or ingestion of groundwater contaminated with chlorinated hydrocarbons.
- b. Maintaining the integrity of any existing or future monitoring or remediation systems.

6. Interim LUC (see enclosed figures)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

a. Land Use Restrictions

Consumptive use or direct contact with groundwater is not allowed.

b. Land Use Control Mechanisms

- 1) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited, and the restriction shall be incorporated into the deed transferring the property. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
- 2) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 3) Inspections
 - i. The JPA will inspect the areas semiannually at least four months apart to ensure the restriction has not been violated.
 - ii. The inspections will be documented.

7 - 13. See LUCIP Introduction.

LUC Parcel 66(7)

Legend

— Roads

■ 66(7)

0 60 120 180 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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Freemont Road

Waverly Road

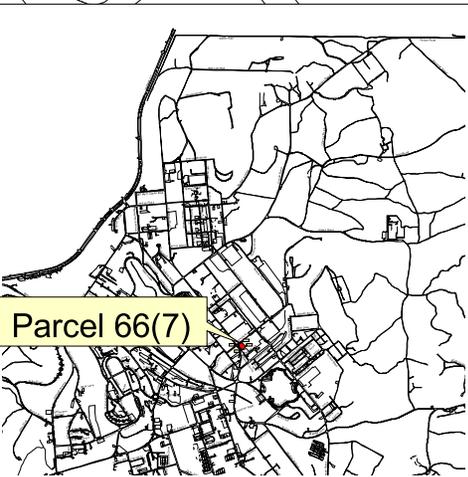
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66(7)



Parcel 66(7)

LUC Parcel 94(7)

Legend

- Roads
- 94(7)

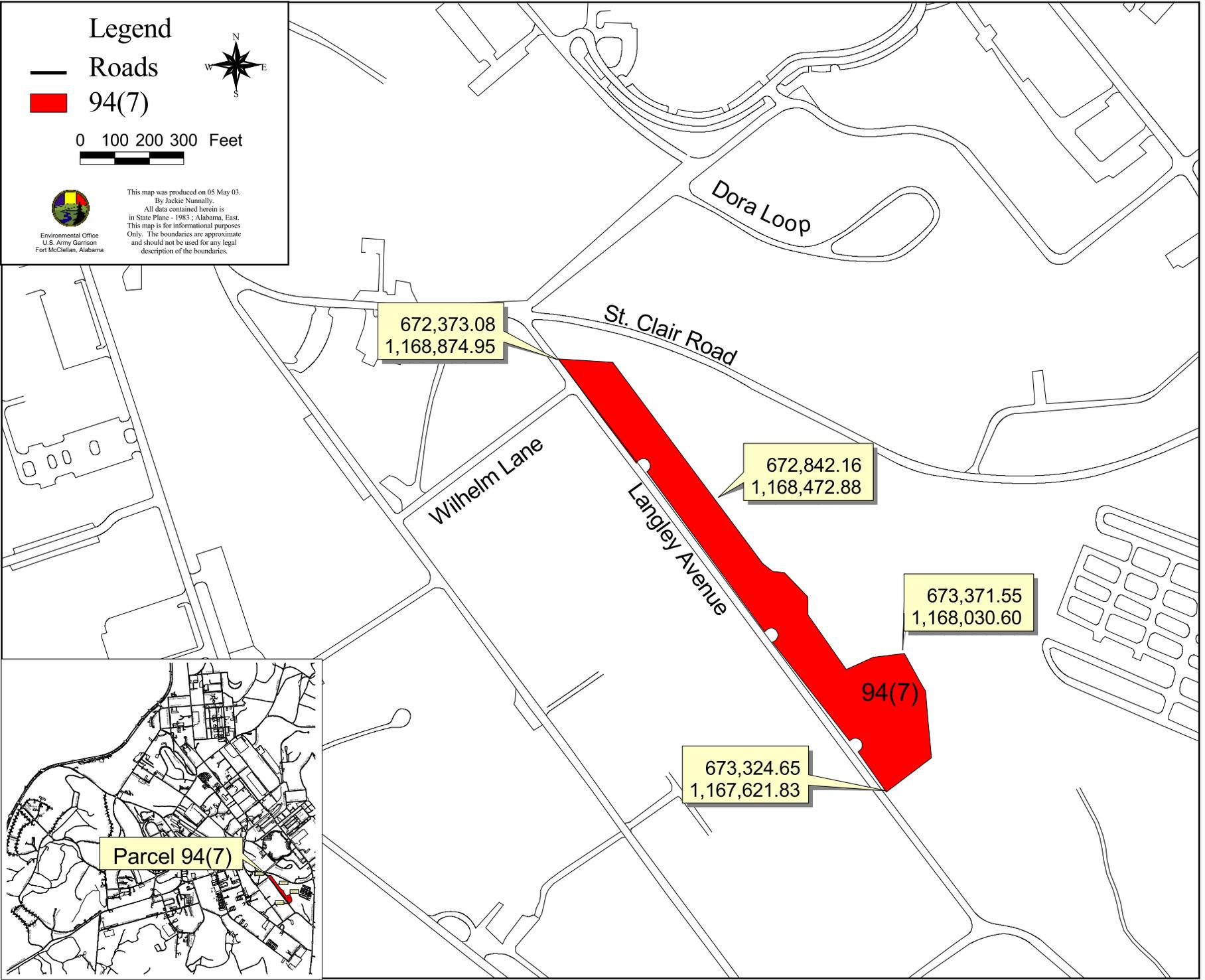


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Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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673,324.65
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94(7)

Parcel 94(7)

FOSET PROPERTY INTERIM LUCIP

Parcel 78(6)

Enclosure 3

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 78(6), Landfill No. 1, is located in the western portion of the Main Post and occupies the hillside between Avery Drive and Coxwell Avenue. The site covers approximately 6.3 acres.
- b. This site is a former post sanitary landfill that operated from 1945 to 1947. The site is bounded on the north and east by roads and on the south and west by densely wooded forest. Residential buildings and approximately 1.5 acres of lawn make up the northern portion of the landfill area with the remainder of the landfill being densely wooded. Geophysical surveys and trenching studies performed in support of the EE/CA verified the lateral extent and depth of the waste fill and characterized the contents.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk to human health. At a meeting held in March 2003 to discuss the landfill EE/CA the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, a one-foot soil cover where waste is exposed with soil cover maintenance, monuments to define the perimeter, and collection of sediment samples to analyze for SVOCs, metals, dioxin, pesticides, and polychlorinated biphenyls (PCBs). A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 3) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restriction has not been violated.
 - ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
 - iii. Inspections will be documented.
 - iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 78(6)

Legend

- Roads
- 78(6)

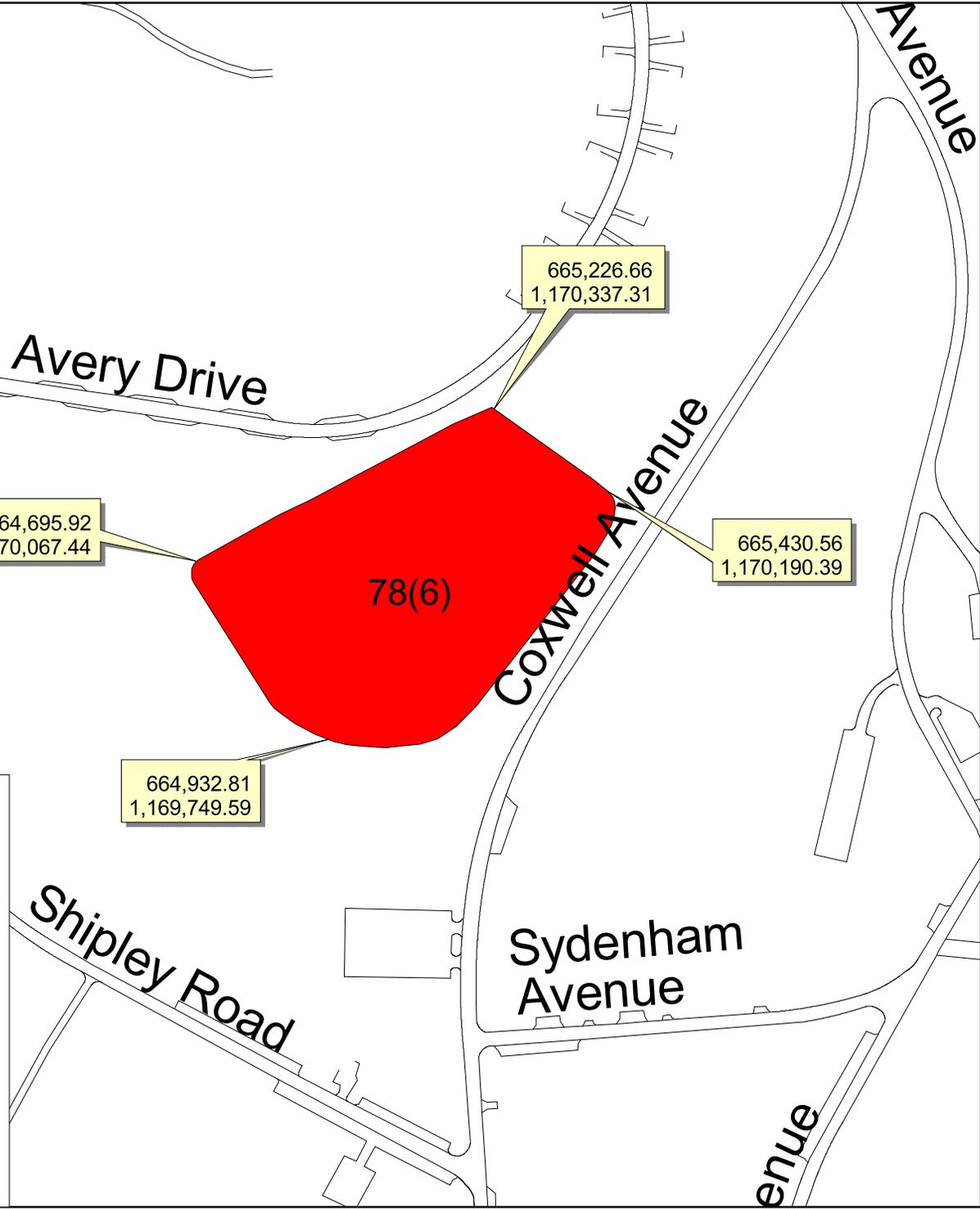
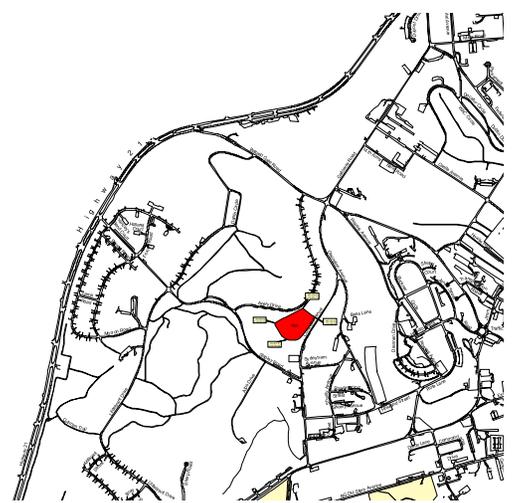


0 100 200 300 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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description of the boundaries.



FOSET PROPERTY INTERIM LUCIP

Parcel 79(6)

Enclosure 4

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 79(6), Landfill No. 2, is located in the north central portion of the Main Post and covers approximately 5.6 acres. The landfill lies almost entirely within the JPA FOSET property, but the northeastern tip is on the right-of-way for United Road that is owned by the Department of Justice (DOJ). The Army executed transfer of ownership for this road to the DOJ in a Letter of Transfer effective July 2001.
- b. This site operated as the former post sanitary landfill following closure of Landfill #1 in 1947 and was active for an undetermined period. It may have operated as a landfill as early as 1927. Geophysical surveys and trenching studies were performed in support of the EE/CA to verify the lateral extent and depth of the waste fill and to characterize the contents.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment (SRA), metals and semivolatile organic compounds in surface soil pose unacceptable risk to a potential resident; therefore, residential use of the site is prohibited. The SRA determined no unacceptable human health risk for the recreational site user. At a meeting held in March 2003 to discuss the landfill EE/CA, the Base Realignment and Closure (BRAC) Cleanup Team (BCT) proposed landfill gas monitoring, a one-foot soil cover with soil cover maintenance, monuments to define the perimeter, and additional sampling of sediment for dioxins. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste and any environmental contaminants that may be present and is achieved by:

- a. Prevention of direct contact and/or ingestion of surface soils contaminated with metals (lead and arsenic) and semivolatile organic compounds (polynuclear aromatic hydrocarbons).
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Residential use of the property is not allowed. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
 - 2) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting residential use of the property shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 3) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 4) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 5) Access Controls
There are signs at the entrance to the landfill warning “Caution Restricted Access Former Landfill #2”. The two signs are located on an unnamed, unimproved road that leads to the landfill. Heading north on Goode Road, the unnamed road turns west and leads to the landfill entrance.

6) Inspections

- i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
- ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
- iii. The inspections will be documented.
- iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 79(6)

Legend

- Roads
- 79(6)



0 100 200 300 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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description of the boundaries.

Goode Road

Spencer Circle

Nau

79(6)

672,773.34
1,175,804.51

673,097.38
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672,741.29
1,175,249.01

673,165.04
1,175,252.58

United Road



FOSET PROPERTY INTERIM LUCIP

Parcel 80(6)

Enclosure 5

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Site-Specific Field Sampling Plan Addendum III for the Remedial Investigation at Landfill No. 3, Parcel 80(6), November.
- b. IT, 2002, Draft 3rd and 4th Quarter Groundwater Sampling Plan at Landfill No. 3, Parcel 80(6), August.
- c. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- d. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- e. IT, 2002, Final Site-Specific Field Sampling Plan for the Remedial Investigation at Landfill No. 3, Parcel 80(6), January.
- f. IT, 2001, Site-Specific Groundwater Monitoring Well Installation and Field Sampling Plan Attachment, Site-Specific Safety and Health Plan Attachment Landfill No. 3, Parcel 80(6), April.

3. Site Location and Description (see enclosed figure)

- a. Landfill No. 3 is located at the northwestern corner of the Main Post, west of Landfill #4, and covers approximately 22.8 acres.
- b. Landfill No. 3 received municipal waste reportedly from about 1946 to 1967. Information gathered from site investigations and trenching and boring studies performed in support of the EE/CA were used to verify the vertical and horizontal extent of the fill area. The LUC area was determined based upon site characterization data.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, exposure to metals in surface soil and volatile organic compounds in groundwater pose an unacceptable risk to a potential resident but pose no unacceptable human health risk to the recreational site user. A remedial investigation to characterize the nature and extent of contamination in groundwater is underway. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed to remove this site from the EE/CA and address it fully within the remedial investigation. At the March 2003 meeting the BCT proposed landfill gas

monitoring and monuments to define the perimeter of this site. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste and any environmental contaminants that may be present and is achieved by:

- a. Prevention of direct contact and/or ingestion of surface soils contaminated with metals (thallium).
- b. Prevention of direct contact and/or ingestion of groundwater contaminated with volatile organic compounds (trichloroethene, 1,1,2,2-tetrachloroethane).
- c. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Residential use of the property is not allowed. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
 - 2) Consumptive use or direct contact with groundwater is not allowed.
 - 3) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting residential use of the property pending completion of characterization and required remedial response shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a

deed notice and/or the Consent Order, which will accompany the deed transferring the property.

- 3) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited, and the restriction shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be provided in the deed notice.
- 4) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 5) Access Controls
 - i. There is a sign located at this landfill warning “Caution Restricted Access Former Landfill #3”. The sign is located on the east side of the landfill that is bounded by Gobbler Road.
 - ii. It is noted that gates restrict access to roads leading to this landfill (see FOSET Property LUCIP figure). A fence between the western side of the landfill and highway 21 restricts access from the highway. This fence was part of the boundary fence for the former installation.
- 6) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
 - iii. The inspections will be documented.
 - iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 80(6)

Legend

- Roads
- 81(5) & 175(5)
- 80(6) Soils LUC
- 80(6) Groundwater LUC



0 100 200 300 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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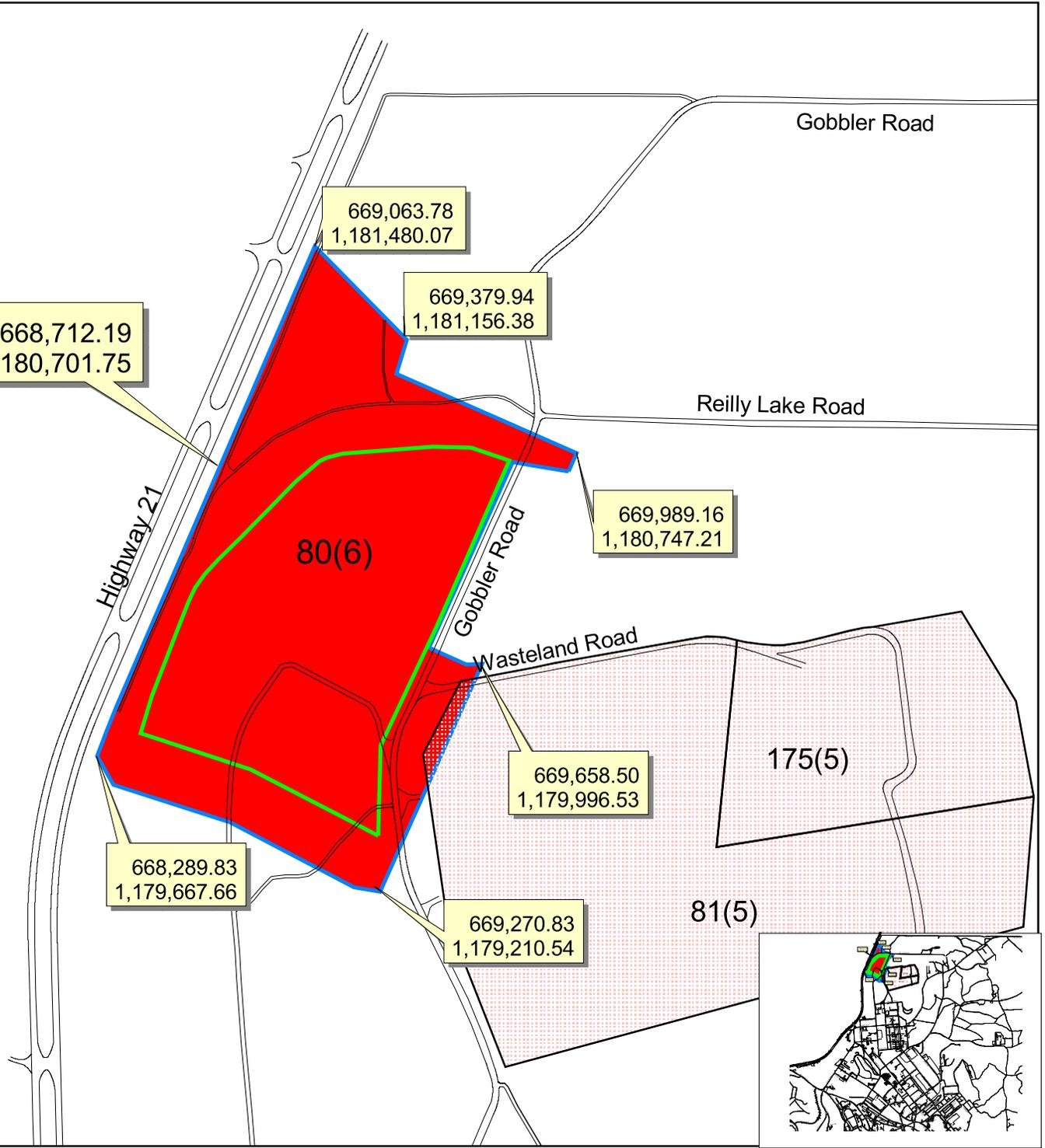
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669,270.83
1,179,210.54



FOSET PROPERTY INTERIM LUCIP

Parcels 81(5) and 175(5)

Enclosure 6

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 81(5), Landfill No. 4, is located at the northern end of the Main Post, east of Landfill #3 and covers approximately 43.3 acres. Parcel 175(5), Industrial Landfill, is located on approximately 15.9 acres of property adjacent to Landfill #4 that was not used as a sanitary fill area. The combined area of these two fills is approximately 59.2 acres.
- b. Landfill No. 4 opened in 1967 as the Main Post sanitary landfill and operated until April 1994 when it closed due to new regulatory requirements. Closure was accomplished under ADEM Administrative Code 335-13-4. Landfill No. 4 is covered with an engineered low permeability clay cover. The Industrial Landfill is permitted for operation under Solid Waste Disposal Facility Permit number 08-02 and can accept non-hazardous industrial and construction/demolition wastes. The industrial landfill is currently inactive and the waste is covered with a vegetated soil layer. Groundwater monitoring and landfill gas monitoring is conducted for the landfills under the requirements of landfill closure and the permit. A National Pollutant Discharge Elimination System Permit, number AL0055999, covers storm water discharges from the industrial landfill.
- c. Based upon the findings resulting from the EE/CA investigation and the streamlined Risk Assessment, these sites present no unacceptable human health risks under CERCLA. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team recommended monuments to define the perimeter of the landfills. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the areas are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste and any environmental contaminants that may be present and is achieved by:

- a. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.
- b. Prevention of direct contact and/or ingestion of groundwater is required pending completion of groundwater monitoring required by ADEM.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Digging or disturbance of soils is not allowed.
 - 2) Consumptive use or direct contact with groundwater is not allowed pending completion of groundwater monitoring required by ADEM.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited pending completion of groundwater monitoring required by ADEM, and the restriction shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property. This restriction may be reviewed and considered for removal when ADEM no longer requires groundwater monitoring. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.

- 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 4) Access Controls
 - i. There is an engineered soil cover over landfill #4 Parcel 81(5). According to Section VI, Post Closure Requirements of Permit 08-02, the cover must be maintained to control erosion and to prevent deep-rooted vegetation. The soil related restriction mentioned above applies to the current soil cover and to any future cover.
 - ii. The Army placed a physical barrier soil cover over the industrial landfill Parcel 175(5). The cover must be maintained to control erosion. The soil related restriction mentioned above applies to the current soil cover and to any future cover.
 - iii. It is noted that a chain link fence encloses much of the perimeter of Landfill #4 and the Industrial Landfill and is shown on the enclosed figure. The minimum height of the fence is five feet. A sign on the fence announces the presence of a landfill.
 - iv. It is noted that gates restrict access to roads leading to this landfill.
- 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The JPA will conduct an annual post-closure site inspection of Parcel 81(5) in accordance with ADEM Administrative Code Section 335-13-4, Closure and Post-Closure Requirements, to assess the integrity of the landfill cap and any proposed or completed corrective actions.
 - iii. Parcel 175(5), the Industrial Landfill, has not been closed under its permit requirements. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
 - iv. The inspections will be documented.
 - v. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcels 81(5) & 175(5)

Legend



Roads
Fence
81(5) & 175(5)

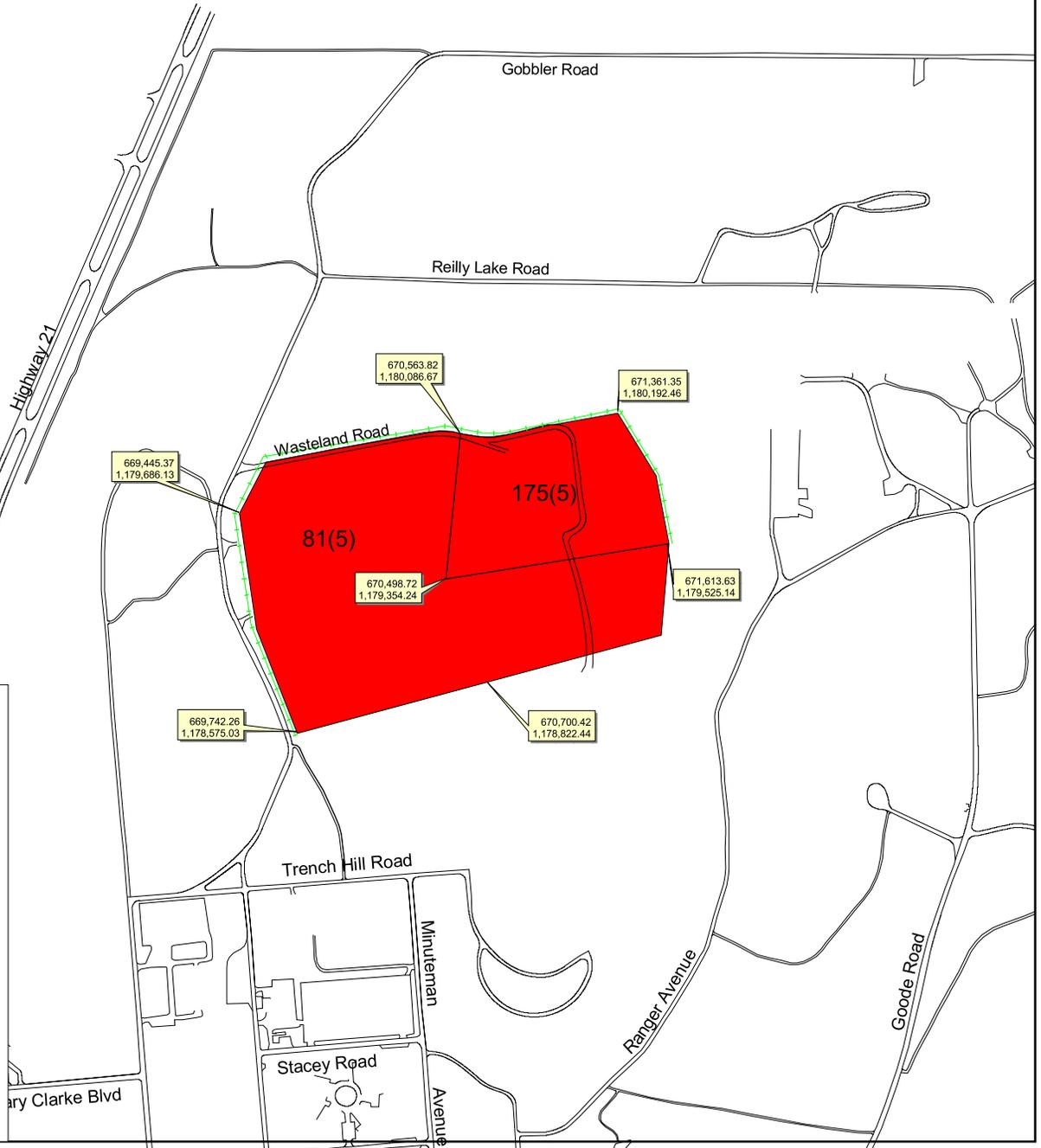


0 300 600 900 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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FOSET PROPERTY INTERIM LUCIP

Parcels 227(7) and 126(7)

Enclosure 7

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.

3. Site Location and Description (see enclosed figure)

- a. Parcel 227(7), the Fill Area East of Reilly Airfield, and Parcel 126(7), the Former Post Garbage Dump, are located in the northern portion of the Main Post, north of the eastern end of Reilly Airfield. Parcel 227(7) occupies approximately 4.5 acres, and Parcel 126(7) occupies approximately 2 acres. Both of these fill areas fall within an area that is under investigation in the Alpha Area EE/CA.
- b. From aerial photos the Fill Area East of Reilly Airfield appears to have been in use as early as 1949. It is composed of three disposal areas as identified on the enclosed map. Geophysical data, trenching studies, and soil borings were performed in support of the EE/CA to determine the lateral extent and depth of the fill areas.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to human health. At a meeting held in March 2003 to discuss the landfill EE/CA the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, removal of surface debris, a one-foot soil cover on fill areas only and soil cover maintenance, monuments to define the perimeter, and installation of an additional well to analyze for metals. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the areas are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

- a. See enclosure for Alpha Area for requirements for objectives related to areas known or suspected to contain UXO or DMM.
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) See enclosure for Alpha Area for restrictions related to UXO in the Alpha Area.
 - 2) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restrictions – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits
 - 4) Access Controls
 - i. It is noted that gates restrict access to roads leading to this fill area (see FOSET Property LUCIP figure).
 - ii. See enclosure on Alpha Area for access controls related to UXO.
 - 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.

7-13. See LUCIP Introduction.

LUC Parcels 126(7) & 227(7)

Legend

-  Roads
-  126(7) & 227(7)
-  Alpha Area



0 70 140 210 280 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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Gobbler Road

Reilly Lake Road

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1,181,484.06

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126(7)

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227(7)

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FOSET PROPERTY INTERIM LUCIP

Parcel 229(7)

Enclosure 8

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 229(7), the Fill Area Northwest of Reilly Airfield, is located in the northwestern portion of the Main Post, west of and adjacent to Reilly Airfield. It covers approximately 5.87 acres.
- b. Based on an aerial photo composite it appears this fill area was in use in 1954. Geophysical data, trenching studies, and soil borings were performed in support of the EE/CA to determine the lateral extent and depth of the fill areas. There was no information regarding operations at this site; however, the fill area definition work revealed scrap metal and crushed steel drums, glass bottles, medical debris (bottles, syringes, and tubing), household debris, ash, tires and auto body trim, coal, practice munitions, and construction and demolition debris.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk under CERCLA to human health. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, removal of surface debris, a one-foot soil cover on fill areas only with soil cover maintenance, monuments to define the perimeter, and installation of an additional well to analyze for metals, explosives, and VOCs and take water level measurements. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Access Controls – It is noted that gates restrict access to roads leading to this fill area (see FOSET Property LUCIP figure).
 - 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 229(7)

Legend

- Roads
- 229(7)

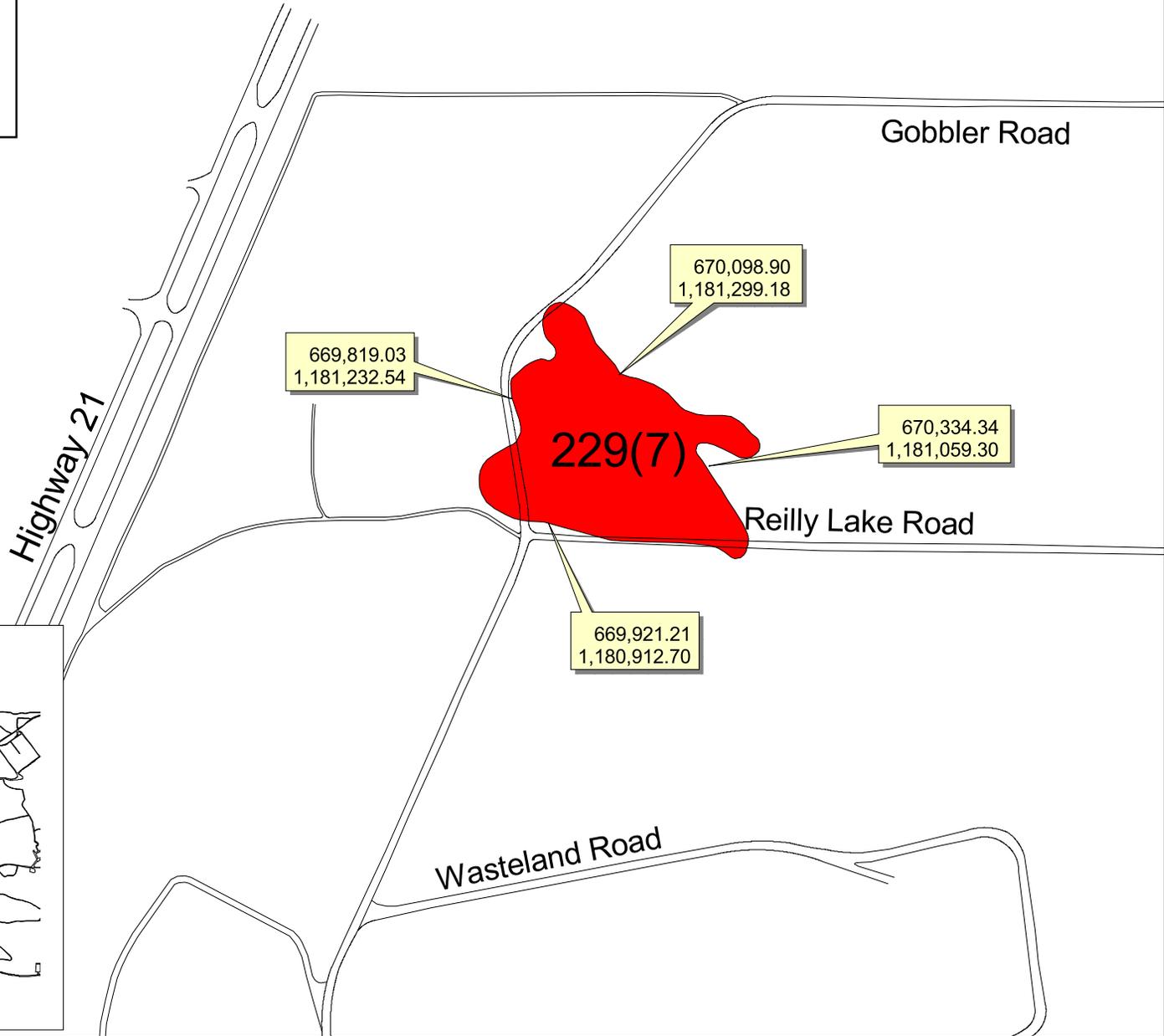
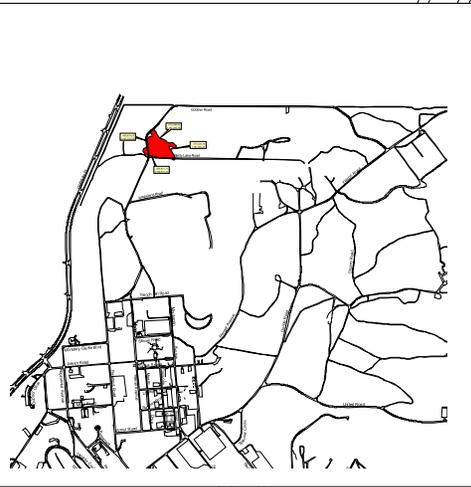


0 100 200 300 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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in State Plane - 1983 ; Alabama, East.
This map is for informational purposes
Only. The boundaries are approximate
and should not be used for any legal
description of the boundaries.



FOSET PROPERTY INTERIM LUCIP

Parcel 230(7)

Enclosure 9

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.

3. Site Location and Description (see enclosed figure)

- a. Parcel 230(7), Fill Area North of Landfill No. 2, is located in the north central portion of the Main Post, northeast of Landfill #2. The site covers approximately 2.4 acres. The southern tip of the fill area is on United Road and its associated right-of-way that is owned by the Department of Justice (DOJ). The Army executed transfer of ownership of the right-of-way to the DOJ in a Letter of Transfer effective July 2001. Most of the site lies within an area the Army is characterizing in the Alpha Area EE/CA.
- b. This site was identified in a 1961 aerial photo, but there is no documentation of the years of operation. Geophysical surveys and trenching studies were performed in support of the EE/CA to verify the lateral extent and depth of the waste fill and to characterize the contents. There was no documentation of the types of materials disposed at the site; however, the fill area definition work revealed metal, glass bottles and jars, a piece of concrete shaped as a bomb, and construction and demolition debris.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presents no unacceptable human health risks under CERCLA. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed removal of surface debris, erosion control (rip-rap) on slope, and monuments to define the perimeter. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

- a. See enclosure for Alpha Area for requirements for objectives related to areas known or suspected to contain UXO or DMM.
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related-Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Access Controls
See enclosure on Alpha Area for access controls related to UXO.
 - 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restriction has not been violated.
 - ii. The inspections will be documented.

7-13. See LUCIP Introduction.

LUC Parcel 230(7)

Legend

- Roads
 - 230(7)
 - Alpha Area
- 0 100 200 300 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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description of the boundaries.

Goode Road

673,750.31
1,176,255.86

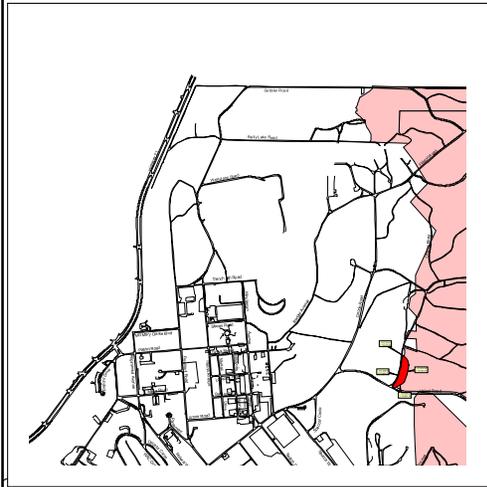
673,638.96
1,175,842.78

673,689.25
1,175,627.26

673,850.89
1,175,925.40

230(7)

United Road



addition, the Fill Area Northwest of Reilly Airfield, Parcel 229(7) is located approximately 2000 feet from the seep; no relationship between this fill area and the seep would be expected. The Reilly Lake Area provides moderate quality foraging habitat for the endangered gray bat. Information on the protection of this foraging habitat may be found in the FOSET, Attachment 1, Environmental Covenants, Conditions, and Restrictions, Notice of the Presence of Endangered Species and Covenant. Fill areas located near the lake area are the Former Post Garbage Dump (Parcel 126(7)), Fill Area East of Reilly Airfield (Parcel 227(7)), and Fill Area Northwest of Reilly Airfield (Parcel 229(7)).

- c. Sampling performed during the Landfill EE/CA showed that metals and pesticides in soils and metals and semivolatile organic compounds in surface water pose potential risks to ecological receptors. Of particular concern, mercury exceeded its ecological screening value in surface water and soil samples taken in Reilly Lake and the wetland to the east of the lake. Concerns related to potential issues associated with mercury found in the lake and wetland prompted the decision to impose interim LUC on the area.

4. LUC Boundaries (see enclosed figure)

The boundary for the area where the interim LUC (see paragraph 6) apply is indicated on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to environmental contaminants that may be present and is achieved by:

- a. Controlling access to the area.
- b. Prevention of consumption of water and fish, frogs, or other aquatic animals that may be contaminated with metals (mercury).

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of, or limits access to, real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Swimming, wading, fishing, or harvesting aquatic animals in the lake, wetlands, and streams is not allowed.
 - 2) Consumption of fish or other aquatic animals found in the lake, wetlands, and streams is not allowed.

FOSET PROPERTY INTERIM LUCIP

Reilly Lake Area

Enclosure 10

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis (EE/CA), Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Shaw Environmental, Inc., 2003, Wetland Determination, Landfills and Fill Areas, April.

3. Site Location and Description (see enclosed figure)

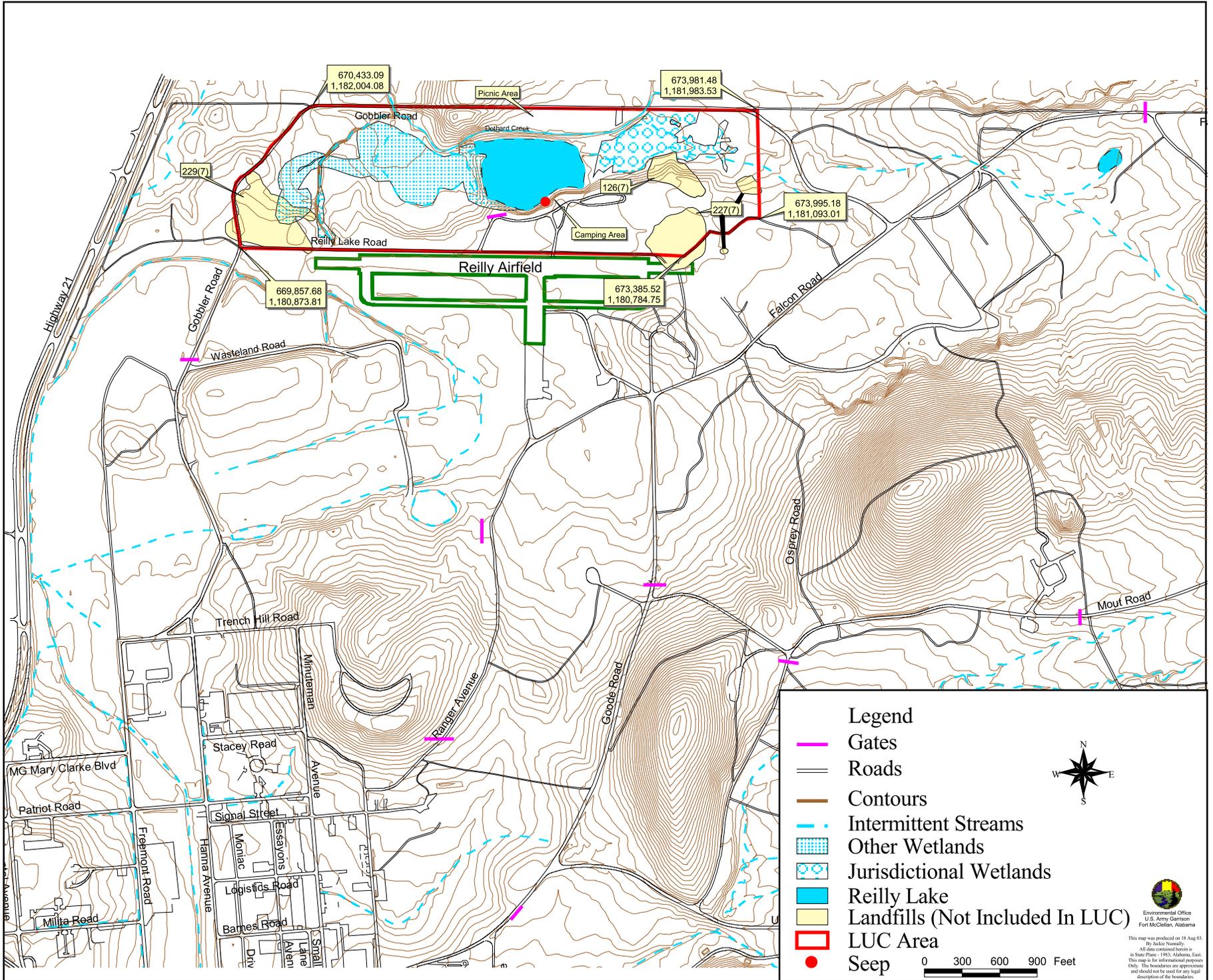
- a. The Reilly Lake Area, located in the northern portion of the Fort McClellan Main Post, includes Reilly Lake, wetland areas, and intermittent streams. The Lake is approximately 8 acres in size. The area covered by this LUCIP is approximately 103.7 acres.
- b. Reilly Lake, constructed in 1941 for recreational use, is a spring-fed lake. The area includes a picnic area and a camping area. Dothard Creek, a perennial stream, and several unnamed, intermittent streams are located in the Reilly Lake Area. Wetland areas are located to the east and west of the lake. The wetlands located to the east of Reilly Lake and to the west of Parcel 229(7) are jurisdictional wetlands that were approved by the U.S. Army Corps of Engineers, Mobile District on April 2, 2003 (source document 2.c). The remaining wetland areas shown on the figure (located west of Reilly Lake) were determined by the U.S. Department of the Interior, National Wetlands Inventory (1994 map), and are based solely on the review of 1981 aerial photography. These boundaries are not field-verified and may be inaccurate. Under normal conditions (not drought conditions) the wetland areas and Reilly Lake are interconnected at the surface. A hydraulic connection would exist between the associated wetlands and Reilly Lake in the shallow subsurface. A seep is located near the southeastern boundary of Reilly Lake as noted on the figure. This seep is located almost 1000 feet to the west-southwest of the Former Post Garbage Dump, Parcel 126(7) and about the same distance west-northwest of the Fill Area East of Reilly Airfield, Parcel 227(7). These fill areas are located uphill, upstream, and cross gradient of the seep and of Reilly Lake. The March 2001 analytical data (full suite) from this seep (FTA-126-SEEP01) do not indicate any environmental impacts. In

b. Land Use Control Mechanisms

- 1) A restriction prohibiting swimming, wading, fishing, and harvesting aquatic animals in the lake, wetlands, and streams will be incorporated into the deed transferring the property.
- 2) Notifications – The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing permits.
- 3) Access Controls
 - i. There are a few signs around the Reilly Lake area warning the area is off limits to all recreational activities. Additional signs prohibiting fishing and swimming in the lake, wetlands, and streams will be placed on the property. The boundary signage will be within line of sight of the adjoining signs. Signs shall be spaced so that they may be readily seen from any approach to any access area and present a contiguous delineation of warning signs crossing access areas. The JPA will be responsible for placing these signs.
 - ii. It is noted that gates restrict access to roads leading to the Reilly Lake Area.
- 4) Inspections
 - i. The JPA will inspect the area daily to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

Reilly Lake Area LUC



Environmental Office
 U.S. Army Garrison
 Fort McChesnan, Alabama

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 description of the boundaries.

FOSET PROPERTY INTERIM LUCIP

BRAVO AREA

Enclosure 11

1. Background

See LUCIP Introduction.

2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan. Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.
- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Foster Wheeler Environmental Corporation, 2003, Draft-Final Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area Fort McClellan, Alabama, November.

3. Site Location and Description (see Bravo Area figure)

- a. The area described in this LUCIP is located in the east central main post and covers approximately 3389 acres. The Bravo Area is undergoing characterization for UXO and DMM in an EE/CA. Additionally, the area includes various sites undergoing characterization for hazardous substances; and access to those sites is controlled by the LUC placed on the Bravo Area. A large portion of one of the sites, Parcel 183(6), lies outside the Bravo area (see figure for FOSET Property LUCIP). The part of Parcel 183(6) that is in the cantonment area is included in the LUC described in enclosure 4.
- b. Fort McClellan has documented use as a military training area since 1912 when the Alabama National Guard used the Fort for artillery training. Military training occurred until base closure in 1999. Historical records indicate use of the Bravo area included various artillery, tank, and rifle ranges as well as numerous bivouac and

maneuver areas. The ranges were used for various caliber munitions including small arms, 60 and 81mm mortars, 37mm projectiles and various other crew-served weapons. The bivouac and maneuver areas were used throughout the Fort's history to train soldiers in various forms of infantry tactics and small unit maneuvers. Findings in the CWM EE/CA showed no evidence of CWM in these areas and the decision for No Further Action is documented in the CWM Action Memorandum, August 2002.

4. LUC Boundaries (see Bravo Area figure)

The boundary for the area where the interim LUC (see paragraph 6) apply is marked as the "No Public Access" area on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to UXO, DMM, and any environmental contaminants that may be present and is achieved by:

- a. Controlling access to areas known or suspected to contain UXO, DMM, or hazardous substances.
- b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC (see Bravo Area figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above. Monitoring, maintaining, and enforcing these LUC remain an Army responsibility until such time as JPA assumes responsibility.

- a. Land Use Restrictions
 - 1) Public access is not allowed.
 - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the transfer documents.
 - 3) Zoning - The area lies within the boundaries of the City of Anniston. The city will be asked to zone the properties in accordance with final response cleanup

levels, and appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.

4) Access Controls

- i. The public is prohibited from entering the UXO/DMM area identified as "No Public Access" on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically authorized. When determined necessary, personnel authorized access to these areas will receive a safety briefing and be escorted by Explosives Ordnance Disposal (EOD) or UXO technicians. Personnel involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided they have received a safety briefing or are certified EOD personnel or UXO Technicians. When determined necessary, personnel will be escorted by EOD or UXO technicians and will be provided UXO avoidance support when conducting intrusive activities and as necessary for any other activities.
- ii. The Army installed gates and barriers, noted on the enclosed figure, as an interim LUC to deny access to areas undergoing characterization for UXO and DMM. The gates are under lock and key control. Signs on the gates warn persons to keep out of the areas beyond the gates.
- iii. Additional gates or barriers may be added as needed.
- iv. Prior to allowing residential use of areas adjacent to UXO/DMM areas, the JPA shall install fencing between the boundaries of the residential areas and the UXO/DMM areas.
- v. Fort McClellan's Transition Force has instituted a community UXO Safety Educational Program that addresses potential explosive hazards on the former Army property. The Army will provide this program to persons who must enter the Phase 2 areas (includes Bravo Area). The JPA will provide the program to the public described in 6.b.4) v
- vi. Although the Bravo Area is included in the Phase 2 Army-retained conditions, the requirement is still applicable for JPA to implement and maintain an active community outreach educational program outlining the dangers associated with UXO and entering areas that are known or suspected to contain UXO. The program must be provided to persons who are users of transferred portions of Fort McClellan and to the surrounding community. Intense UXO safety education must be provided to all residents of transferred areas used for housing that is in a former UXO area or immediately adjacent to a former UXO area. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report). The Army will provide this program only for the property included in Phase 2.

5) Inspections

- i. The Army will inspect the area daily to ensure the restrictions have not been violated. Violations must be addressed and managed according to Section 10 in the LUCIP Introduction.
- ii. The inspections will be documented.

- iii. Army contract personnel who are in the OE/UXO areas will report the presence of unauthorized personnel to the Transition Force security office.
- iv. This area is within the police jurisdiction of the Anniston Police Department.
- v. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

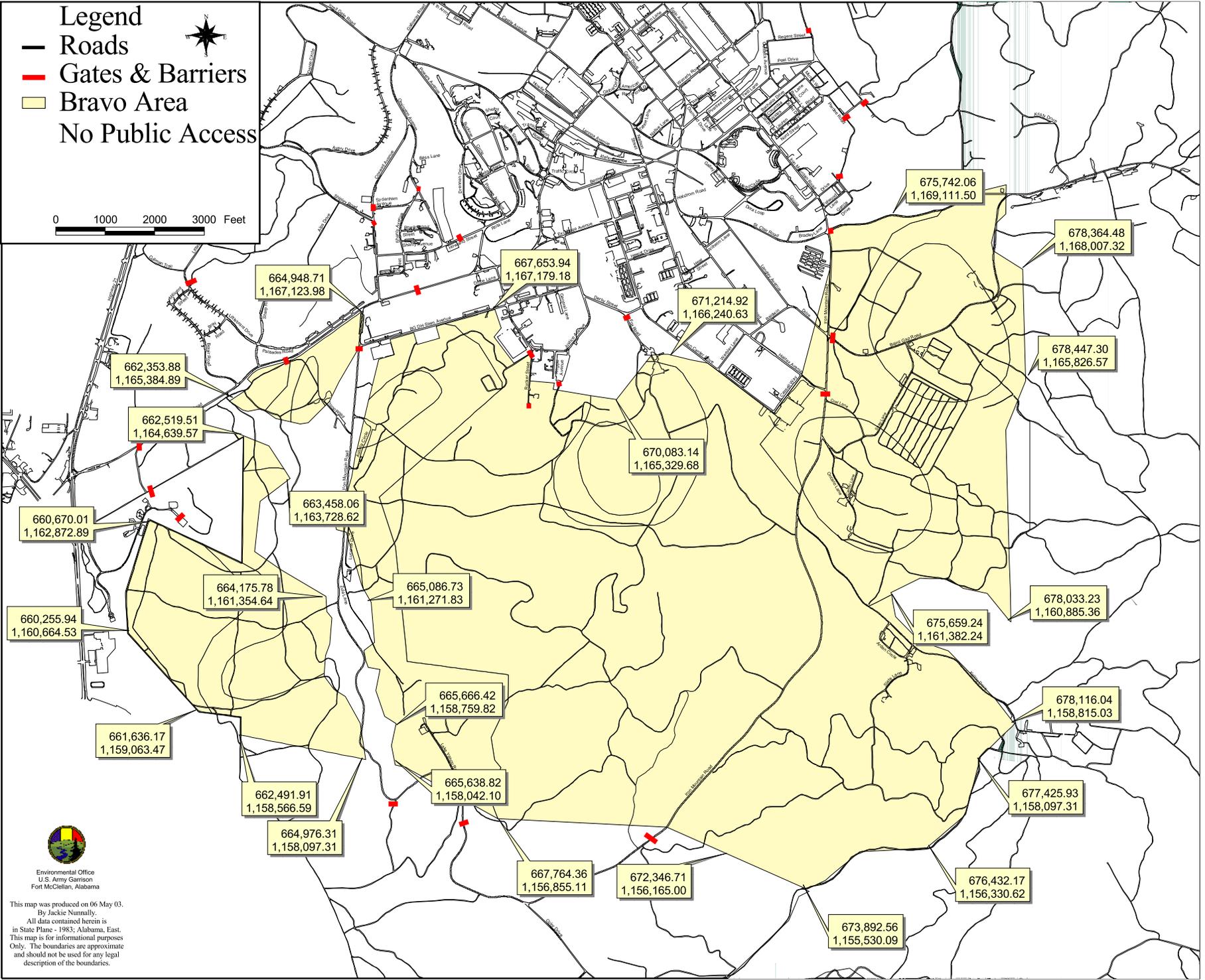
7 – 13. See LUCIP Introduction.

LUC Bravo Area

- Legend**
- Roads
 - Gates & Barriers
 - Bravo Area
 - No Public Access



0 1000 2000 3000 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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By Jackie Nunnally.
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FOSET PROPERTY INTERIM LUCIP

BRAVO AREA – Dog Kennel Area

Enclosure 11-1

1. Background

This Interim Land Use Control Implementation Plan (LUCIP), *Enclosure 11-1 October 2004 Revised March 2006*, revises Interim LUCIP *Enclosure 11* and *Enclosure 11-1 October 2004* for property transferred under early transfer authority to the Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA). Enclosure 11 addresses interim land use controls (LUCs) for the entire Bravo Area, establishing “no public access” controls. The LUCIP Enclosure 11 was revised in October 2004 (Enclosure 11-1) to establish less stringent interim LUCs for the Dog Kennel Area located within the Bravo Area until July 1, 2005, to allow temporary occupancy of the area. The tenant wishes to continue temporary occupation of the area; therefore, this second LUCIP revision shall terminate as of August 30, 2007, and the LUC restrictions (no public access) and boundaries shall revert to those established for the entire Bravo Area as described in the previously mentioned Enclosure 11.

The U.S. Department of Homeland Security has requested to utilize the Dog Kennel Area in its Canine Training Program. The Bravo Area property, included in the Finding of Suitability for Early Transfer (FOSET) executed in 2003, is undergoing characterization for unexploded ordnance (UXO), discarded military munitions (DMM), and munitions constituents present in high enough concentrations to pose an explosive hazard, collectively referred to as munitions and explosives of concern (MEC). The Interim LUCIPs comply with requirements set forth in the Land Use Control Assurance Plan (December 2000) (LUCAP) signed by the U.S. Environmental Protection Agency (EPA), Alabama Department of Environmental Management (ADEM), U.S. Department of the Army for Fort McClellan, and the JPA.

The standard deed notice for MEC provided with all transferred Fort McClellan property was included in the deed for the early transfer of property to the JPA. This notice includes information on actions to be taken should MEC be discovered on the property. JPA and/or its tenant are responsible for enforcing this notice.

2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.

- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Tetra Tech FW, Inc., 2004, Draft Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area Fort McClellan, Alabama, December.
- i. U.S. Army Engineering and Support Center, Huntsville, 2004, Final Letter Report, Time Critical Removal, Bravo Area Dog Kennels, Ordnance and Explosive Response at Fort McClellan, Alabama, June.
- j. U.S. Army Engineering and Support Center, Huntsville, 2004, Interim Action Statement of Condition for the Dog Kennel Area of the Bravo Area at Fort McClellan, Alabama, June.
- k. Department of Defense Explosives Safety Board, 2004, Approval Memorandum, Fort McClellan Bravo Area Dog Kennel Sites, Revision to Interim Land Use Control Implementation Plan, September.
- l. Alabama Department of Environmental Management, 2004, Concurrence: Response to ADEM Comments on the Time Critical Removal Action and FOSET Property Interim LUCIP, Bravo Area – Dog Kennel Area, October.

3. Site Location and Description (see Dog Kennel Area figure)

- a. The Dog Kennel Area described in this LUCIP is located in the east central main post and covers approximately 2 acres. It is undergoing characterization for MEC in an EE/CA.
- b. The Dog Kennel Area was most recently used by the Military Police to house dogs. The area, surrounded by a 6 foot high chain link fence, includes dog kennels, a metal building, and roads for ingress and egress. A groundwater monitoring well is located inside the fenced area.
- c. The Army performed a Time Critical Removal Action (TCRA) consisting of a surface clearance for MEC over this 2 acre site.
- d. This LUCIP revision modifies the LUCs for the Dog Kennel Area within the Bravo Area to provide for interim LUCs following the surface clearance of the Dog Kennel Area.

4. LUC Boundaries (see Dog Kennel Area figure)

The boundary for the Dog Kennel Area where the interim LUCs (see paragraph 6) apply is shown as the "Surface Use Area" on the enclosed figure. Global Positioning System (GPS) points for the boundary of the Area are noted on the figure. Note that the kennels

are located within a fenced area, and the LUC boundary includes a buffer outside the fenced area which will be mowed and maintained by the tenant.

5. LUC Objectives

The interim LUCs in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to MEC that may be present and is achieved by:

- a. Limiting activity to surface use.
- b. Educating the tenant on the explosive hazards associated with MEC, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter MEC or a suspected UXO item.

6. Interim LUCs (see Dog Kennel Area figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUCs described in this LUCIP revision meet the objective stated in paragraph 5 above.

- a. Land Use Restriction
 - 1) Use of the Dog Kennel Area property is restricted to surface use. Intrusive activity is prohibited in the area shown as "Surface Use Area".
 - 2) The tenant's personnel, including employees or authorized visitors, on site at the Dog Kennel Area must receive ordnance familiarization training.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting intrusive activity on the property shall be incorporated into the documents permitting use of the property (e.g., Lease).
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the documents permitting use of the property.
 - 3) Access Controls
 - i. Access is restricted to persons approved by the JPA and/or its tenant and will be specified in the documents permitting use of the property.
 - ii. The JPA or its tenant shall install signs on access roads to the "Surface Use Area" (Dog Kennel Area) prohibiting trespass into the Area. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law.
 - iii. The JPA and/or its tenant will provide ordnance familiarization training and notification of the potential for MEC to persons who enter and/or use the Dog Kennel Area. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report).

Persons who enter the area must view the UXO safety video titled Fort McClellan Community Outreach Program, Unexploded Ordnance (UXO) Awareness.

- iv. Adjacent property surrounding the Dog Kennel Area remains subject to the LUCs established in the Interim LUCIP for the Bravo Area, "No Use/No Public Access." As provided in Section 11 hereof, the Dog Kennel Area will again be subject to the LUCs established in the Interim LUCIP for the Bravo Area (no public access) after August 30, 2007.

5) Inspections

- i. The JPA and/or its tenant will inspect the area monthly to ensure the restrictions have not been violated. Violations must be addressed and managed according to Section 10 in this LUCIP revision.
- ii. The inspections will be documented.
- iii. Army contract personnel who are in the "No Use/No Public Access Area" outside the Dog Kennel Area will report the presence of unauthorized personnel to the Transition Force security office.
- iv. This area is within the police jurisdiction of the Anniston Police Department.
- v. The Army reserves the right to enter the Dog Kennel Area to verify the adequacy of the LUCs.

7. Right of Entry

Right of entry is reserved for ADEM for all property included in the FOSET property. Right of entry is reserved for the Army for this area as a part of the Phase 2 property. The Army and ADEM may enter the property and may inspect the adequacy of LUC enforcement.

8. Frequency of Monitoring and Reporting Requirements

- a. This plan will be updated as necessary to incorporate the results of MEC characterization within the Bravo Area.
- b. This Interim LUCIP will be reevaluated periodically to assess its protectiveness and effectiveness.
- c. A narrative discussion of the effectiveness of this LUCIP will be included in the annual report required under terms of the LUCAP.

9. Responsibility for Monitoring, Maintaining, and Enforcing LUC

- a. The JPA and/or its tenant are responsible for monitoring the effectiveness of the LUCs implemented through this LUCIP revision for the Dog Kennel Area. More specifically, this includes: maintaining a inspection log, ensuring adherence to access restrictions, ensuring that necessary MEC, particularly UXO, familiarization training is conducted and that training records are maintained on site; enforcing the restriction

on intrusive activity; enforcing Deed and/or Lease restrictions for the property; and maintaining required fences and signage.

- b. LUC violations will be reported consistent with subparagraph 10 below.

10. Enforcement Options Should a LUC Violation Occur

For the Dog Kennel Area, the JPA will address the violation with the third party as provided below.

- a. If the JPA determines that the property owner/occupant has violated a LUC restriction, the JPA will attempt to informally resolve the violation with the property owner/occupant. If the JPA is able to resolve the matter informally, the JPA will provide written notification to ADEM within 60 days after discovery of the violation and describe any proposed or completed corrective actions.
- b. If the JPA is not able to resolve the violation, the JPA will provide written notification within 60 days after discovery of the violation to ADEM. ADEM will work with the JPA to have the property owner/occupant correct the violation. If the matter cannot be resolved informally, the JPA will take appropriate action to enforce the lease or deed restrictions. ADEM shall retain authority to take independent enforcement action in connection with a violation of the LUCs in accordance with applicable law.
- c. If ADEM becomes aware of a LUC restriction violation, ADEM shall provide the JPA with written notice of the violation within 60 days after discovery. If the violation cannot be corrected at the time of discovery, the Parties will follow the procedures set forth in paragraph 10.b above to resolve the violation(s).

11. Termination

The provisions of this LUCIP revision are intended to be temporary and shall terminate in their entirety on August 30, 2007. Thereafter, the LUC restrictions, boundaries, and the responsibility and liability for maintaining and enforcing said LUCs regarding Dog Kennel Area within the Bravo Area shall revert to the requirements set forth for the Bravo Area in Enclosure 11 of the LUCIP for the FOSET property. The Army shall assume full responsibility and liability for maintaining and enforcing said LUCs. Furthermore, the use of the area (Dog Kennel Area) covered by this LUCIP revision by the JPA and its tenant shall cease as of August 30, 2007, and the JPA and/or its tenant shall have no further responsibilities, obligations or liabilities regarding any aspect of maintaining, enforcing, monitoring or reporting with regard to any LUC related to the Bravo Area.

12. Reducing, Modifying, or Removing LUCs

The LUCs implemented through this LUCIP are intended to be protective of the public for existing site conditions.

- a. Interim LUC – Characterization has not been completed on the area addressed in this LUCIP. For areas where characterization is not complete, the LUCs described are considered interim LUCs. Pending the results of characterization and any additional required follow-on actions, there may be revisions, modifications, additions to, or deletions of the interim LUCs. Any modifications, additions to, or deletions of the interim LUCs will be completed pursuant to applicable provisions of the Cleanup Agreement between ADEM and the JPA and the LUCAP. The interim LUCs for the areas undergoing characterization for MEC shall be applicable during characterization and prior to receipt of an approved explosives safety submission for required response actions. Modification or revision to LUC that address explosives safety-related concerns will be reviewed by the U.S. Army Technical Center for Explosives Safety and approved by the Department of Defense Explosives Safety Board (DDESB).
- b. Final LUC - Based on characterization or investigation and remedy decisions under the Cleanup Agreement, final LUC that may be required for certain sites or areas will be documented in a decision document. This LUCIP will be revised as provided in the Cleanup Agreement to reflect changes to LUC based on final decisions for sites under investigation.

13. Point of Contact

The points of contact are as follows:

- a. JPA - Executive Director, P.O. Box 5327, Anniston, Alabama 36205, telephone 256-236-2011.
- b. Auburn University Canine & Detection Research Institute, Interim Director, Fort McClellan, Alabama 36205, telephone 256- 820-8251.
- c. Army - Site Manager, U.S. Army Garrison/Transition Force, 291 Jimmy Parks Blvd., Fort McClellan, Alabama 36205-5000, telephone 256-848-3847.
- d. ADEM – Chief, Hazardous Waste Branch, Land Division, Alabama Department of Environmental Management, P.O. Box 301463, Montgomery, Alabama 36130-1463, telephone 334-270-5646.

14. Emergency Contacts

In the event MEC is discovered on the property, the City of Anniston Police Department may be contacted by dialing 911 or 256-238-1800.

15. Disclaimer

This LUCIP defines interim LUCs on property transferred to the JPA under Early Transfer Authority. The management responsibilities for interim LUCs associated with property covered by this revision have temporarily transferred from the Army to the JPA following completion of the surface removal action, so that the JPA may more effectively manage its property while the lease is in effect. From and after August 30, 2007, the

management responsibilities for the LUCs associated with the property covered by this revision (Dog Kennel Area) shall transfer back to the Army, reinstating the "no public access" LUCIP in effect throughout the Bravo Area pending further MEC related actions. ADEM will continue to exercise oversight responsibilities, as provided in the Cleanup Agreement between ADEM and the JPA and the Memorandum of Agreement (MOA) between ADEM and the Army. Consistent with an agreement between the Army and the JPA, in the event of a MEC related personal injury incident, the Army will process any claims filed pursuant to the Federal Torts Claims Act using established Army Claims Service procedures.

3

Acrobat Document

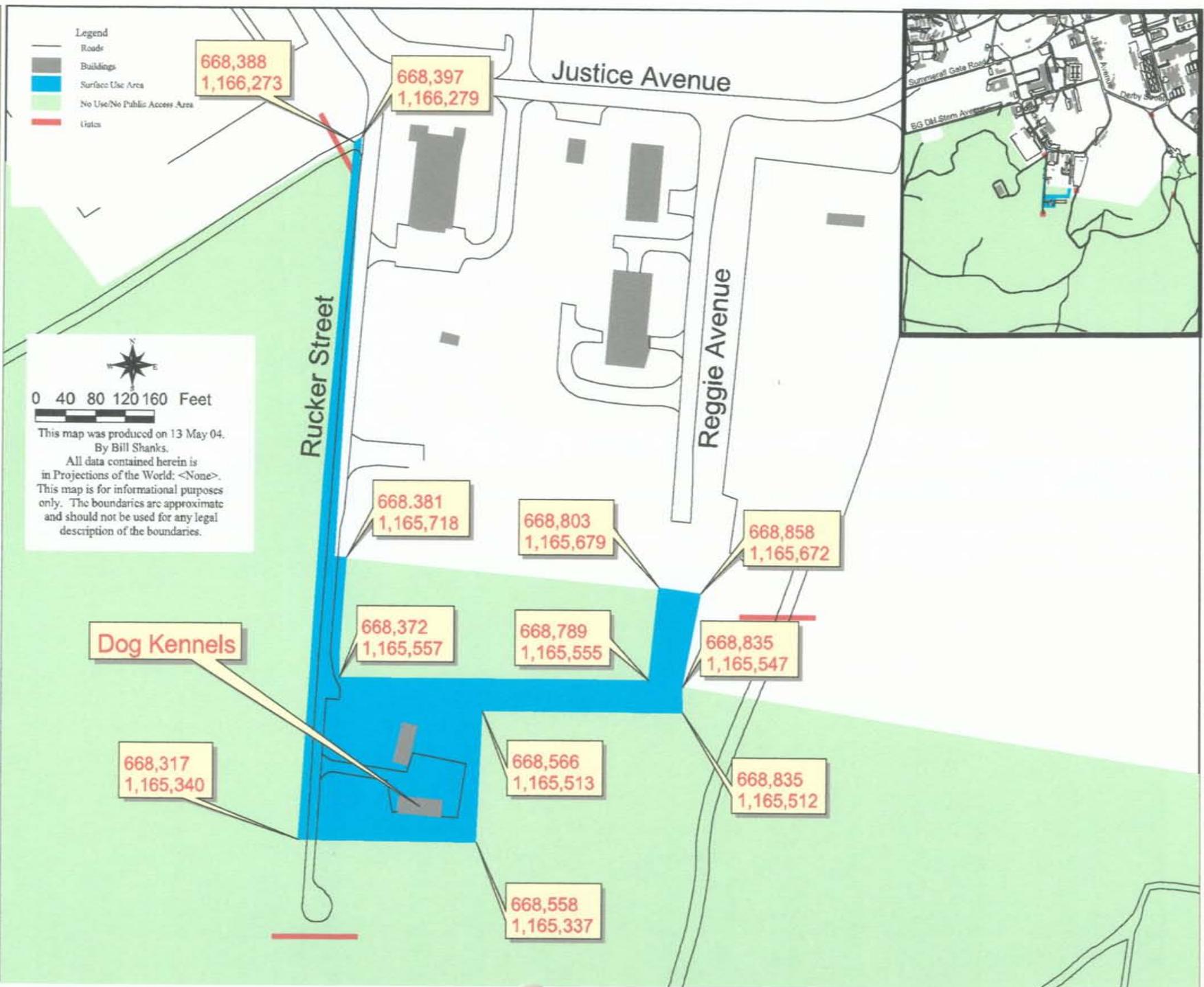
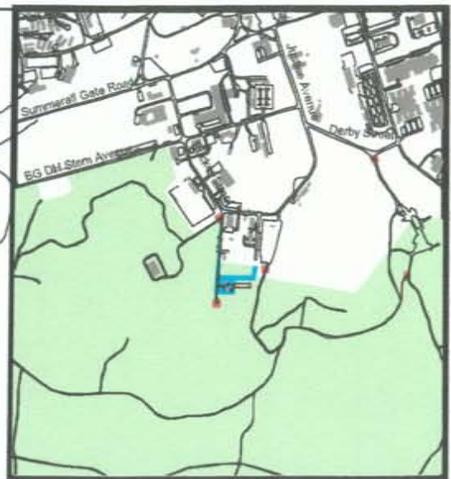
Dog Kennel Area



- Legend
- Roads
 - Buildings
 - Surface Use Area
 - No Use/No Public Access Area
 - Utilities



This map was produced on 13 May 04.
By Bill Shanks.
All data contained herein is
in Projections of the World: <None>.
This map is for informational purposes
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and should not be used for any legal
description of the boundaries.



FOSET PROPERTY INTERIM LUCIP

Parcels 194(7), 518(7), Ranges West of Iron Mountain Road (outside Bravo Area)
Parcel 183(6), Parcel 186(6), Parcel 510(7), Parcels 511(7) and 512(7)

Enclosure 12

1. Background

See Introduction

2. Source and/or Decision Documents

- a. Parcels 194(7) and 518(7) and Ranges West of Iron Mountain Road (outside Bravo Area)
 - 1) IT, 2000, Final Site Investigation, Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments. Ranges of Iron Mountain Road, Parcels 181(7), 194(7), 518(7), 73Q-X, 91Q-X, 114Q-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q-X, Washington tank Range, and 1950 Rocket Launcher Range, December.
 - 2) IT, 2001, Final Site-Specific Field Sampling Plan Addendum, Site Investigation at Ranges West of Iron Mountain Road, Parcel 181(7), 194(7), 518(7), 73Q-X, 91Q-X, 114-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q. Washington Tank Range and 1950 Rocket Launcher Range, March.
 - 3) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 4) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
 - 5) Foster Wheeler Environmental Corporation, 2001, Final Engineering Evaluation/Cost Analysis M1.01 Parcel, Fort McClellan, Alabama, December.
 - 6) Foster Wheeler Environmental Corporation, 2003, Final Site Specific Final Report M1.01 Parcel and M3 Miscellaneous Property, Fort McClellan, Alabama, March.
- b. Parcel 183(6)
 - 1) IT, 2002, Draft Remedial Investigation, Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Area T-6 (Naylor Field), Parcel 183(6), October.
 - 2) Foster Wheeler Environmental Corporation, 2002, Draft Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area, Fort McClellan, Alabama, November.

- 3) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 4) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- c. Parcel 186(6)
- 1) IT, 2002, Draft Site Specific Sampling Plan Addendum II for the Remedial Investigation (Source Area) at Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), August.
 - 2) IT, 2001, Site Specific Sampling Plan Addendum for the Supplemental Remedial Investigation Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), July.
 - 3) IT, 2000, Final Supplemental Remedial Investigation, Site-Specific Field Sampling Plan, Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), August.
 - 4) Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.
 - 5) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 6) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- d. Parcel 510(7)
- 1) IT, 2002, Draft Final Site Investigation Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Cane Creek Training Area, Parcel 510(7), September.
 - 2) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 3) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- e. Parcel 511(7) and 512(7)
- 1) IT, 2002, Draft Remedial Investigation Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Areas T-5 Sites, Parcels 180(7), 182(7), 511(7), 512(7), 513(7), 514(7), and 516(7), October.
 - 2) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.

- 3) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.

3. Site Location and Description (see enclosed figures)

- a. Parcel 194(7) Former Weapons Demonstration Area. Parcel 518(7) South Gate Toxic Gas Yard, and Ranges West of Iron Mountain Road (outside Bravo Area)
 - 1) This area includes the investigation area for Parcels 194(7) and 518(7) and part of the investigation area for the Ranges West of Iron Mountain Road that are outside Bravo Area. This area is bounded to the north by Summerall Gate Road, to the west by the M2 Parcel (current location of The Anniston Star/Consolidated Publishing), and to the south by a Fort McClellan boundary (see figure). (Note: The Ranges West of Iron Mountain Road that lie within the Bravo Area are included in the interim LUC for the Bravo Area.)
 - 2) Information regarding former use of the areas follows:
 - i. Parcel 194(7) – The Former Weapons Demonstration Area. This area was reportedly used in the 1950's for familiarization training with various munitions including white phosphorus grenades, flame throwers, white phosphorus, and field flame expedient. The area included a toxic gas yard, a radiological survey area, and a biological warfare survey area. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
 - ii. Parcel 518(7) – South Gate Toxic Gas Yard. The exact location of this parcel is unknown; however, the area probably was near or within Parcel 194(7). It is unknown what items may have been stored in the yard.
 - iii. Ranges West of Iron Mountain Road (outside Bravo area) - Based upon investigations for the this area and adjacent areas it appears that this area was used by infantry as a training area prior to WW II.
 - 3) Potential contaminant sources are unknown but may include lead, nitroexplosives, tear gas, flares, napalm, white phosphorus, molasses residue, field flame expedient, supertropical bleach (STB), and Decontamination Solution Number 2 (DS-2). Based on the history of the training area usage, target analyses include volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs), nitroexplosives, metals, and perchlorate in surface soil, subsurface soil, groundwater, surface water, and sediment. This area is part of a larger area, the M1.01 Parcel and M3 Miscellaneous Property, which was characterized for UXO and DMM. An OE removal action was performed for that property and the area was made available for unrestricted use regarding UXO and DMM.
- b. Parcel 183(6) – Training Area T-6 (Naylor Field)
 - 1) This area, encompassing 7 - 10 acres, is located in a heavily wooded area at the base of the eastern slope of Howitzer Hill on the west side of Fox Road. A small part of the southeastern portion of this parcel lies within the Bravo area for UXO

- characterization. The LUC for that area are described in the enclosure for the Bravo Area.
- 2) Training was conducted from an unknown date (prior to 1954) until 1973 in the techniques for decontamination of training aids contaminated with chemical agents, including mustard (H) and distilled mustard (HD). Other agents such as Lewisite (L) and sarin (GB) also were used in training. Equipment decontamination using excess amounts of STB, decontamination agent, noncorrosive (DANC), and DS-2 was conducted. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
 - 3) Site investigation results indicated metals, VOCs, and SVOCs were detected in site media. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.
- c. Parcel 186(6) – Training Area T-38
- 1) Parcel 186(6), located on the Main Post west of Reservoir Ridge, is south of United Road and east of Ruskin Avenue. The parcel investigation area occupies approximately 160 acres which surrounds the former training Area T-38. The T-38 site includes about 6 acres and is surrounded by a 6-foot high chain-link fence with three locked access gates. Warning signs are posted. Much of the parcel 186(6) investigation area lies within the Alpha Area; therefore, LUC that apply to Alpha Area will serve for that portion of the parcel 186(6).
 - 2) The site was used between 1961 and 1972 for training escort personnel in techniques of eliminating toxic hazards caused by mishaps involving chemical munitions during transport. Military activities at the site included artillery shell tapping (CG (phosgene) -filled mortar rounds), CWM (HD) transfer training, and filling of aerial smoke tanks. The area was also used to store, demonstrate, or dispose of CWM (including GB, VX, and HD), decontamination solutions, and other training chemicals. The area reportedly was used from the early to late 1980s as a chemical agent identification area. Aerial photographs indicate that some activities began at the site as early as 1954. Extensive decontamination was reportedly conducted at the site for spills and for decontaminating training aids. The types of decontaminants used, quantities, and frequency of use are unknown but are assumed to include DANC, STB, and DS-2. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
 - 3) Potential contaminant sources at the site include CWM decontaminating agents and toxic agents and munitions. VOCs were identified in groundwater from wells and in springs. Additional investigations are needed to delineate the horizontal extent of contaminants in groundwater north-northeast of the site. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, explosives, and chemical agent breakdown products in surface soil, subsurface soil, surface water, sediment, and groundwater.

- d. Parcel 510(7) – Cane Creek Training Area
- 1) This area covers approximately 2 acres and is located along Cane Creek on the east side of Fox Road.
 - 2) The area appeared on a 1956 map of Chemical Corps Training Areas and was used for classes in decontamination procedures and equipment in 1958. It is unknown whether toxic agents were used. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a “No Further Action” decision for CWM.
 - 3) Potential contaminant sources are unknown, but potential contaminants may include metals, VOCs and SVOCs. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.
- e. Parcels 511(7) Blacktop Training Area and 512(7) Fenced Yard in Blacktop Area
- 1) The 3-acre asphalt area is located along the east side of Reggie Avenue and contained a fenced yard at one time.
 - 2) The area was identified on a 1956 map of Chemical Corps training areas and on the 1969 Chemical School Orientation Map. Various demonstrations such as decontamination training may have occurred here, but the exact use is unknown. The area reportedly was used for training in the use of flame throwers, decontamination equipment, and smoke generators. The fenced yard may have been used to store agent or for toxic agent training, but the purpose of the yard is not known. It first appeared on a 1982 aerial photograph of the site. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a “No Further Action” decision for CWM.
 - 3) Potential contaminant sources include VOCs, SVOCs, and metals. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.

4. LUC Boundaries (see enclosed figures)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figures. Global Positioning System (GPS) points for the boundary of the areas are noted on the figures.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to any environmental contaminants that may be present and is achieved by:

- a. Prevention of contact with or disturbance of soils (surface, subsurface, depositional), surface water, and groundwater at sites outside of Alpha, Bravo, and Charlie areas where characterization for hazardous substances is ongoing.
- b. Maintaining the integrity of any existing monitoring systems.

6. Interim LUC (see enclosed figures)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above. Monitoring, maintaining, and enforcing these LUC remain an Army responsibility until such time as JPA assumes responsibility.

- a. Land Use Restrictions
 - 1) Public access is not allowed.
 - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the transfer documents.
 - 3) Zoning - The area lies within the boundaries of the City of Anniston. The city will be asked to zone the properties in accordance with final response cleanup levels, and appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Inspections
 - i. The Army will inspect the areas daily to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.
 - iv. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

7 - 13. See LUCIP Introduction

Parcels 194(7) & 518(7), and Ranges W. of Iron Mtn Rd (outside Bravo Area)

Legend

- Roads
- 194(7)/518(7)
- Bravo Area
- Eastern Bypass
- Parcels 194(7) & 518(7), and Ranges W. of Iron Mtn Rd (outside Bravo Area)

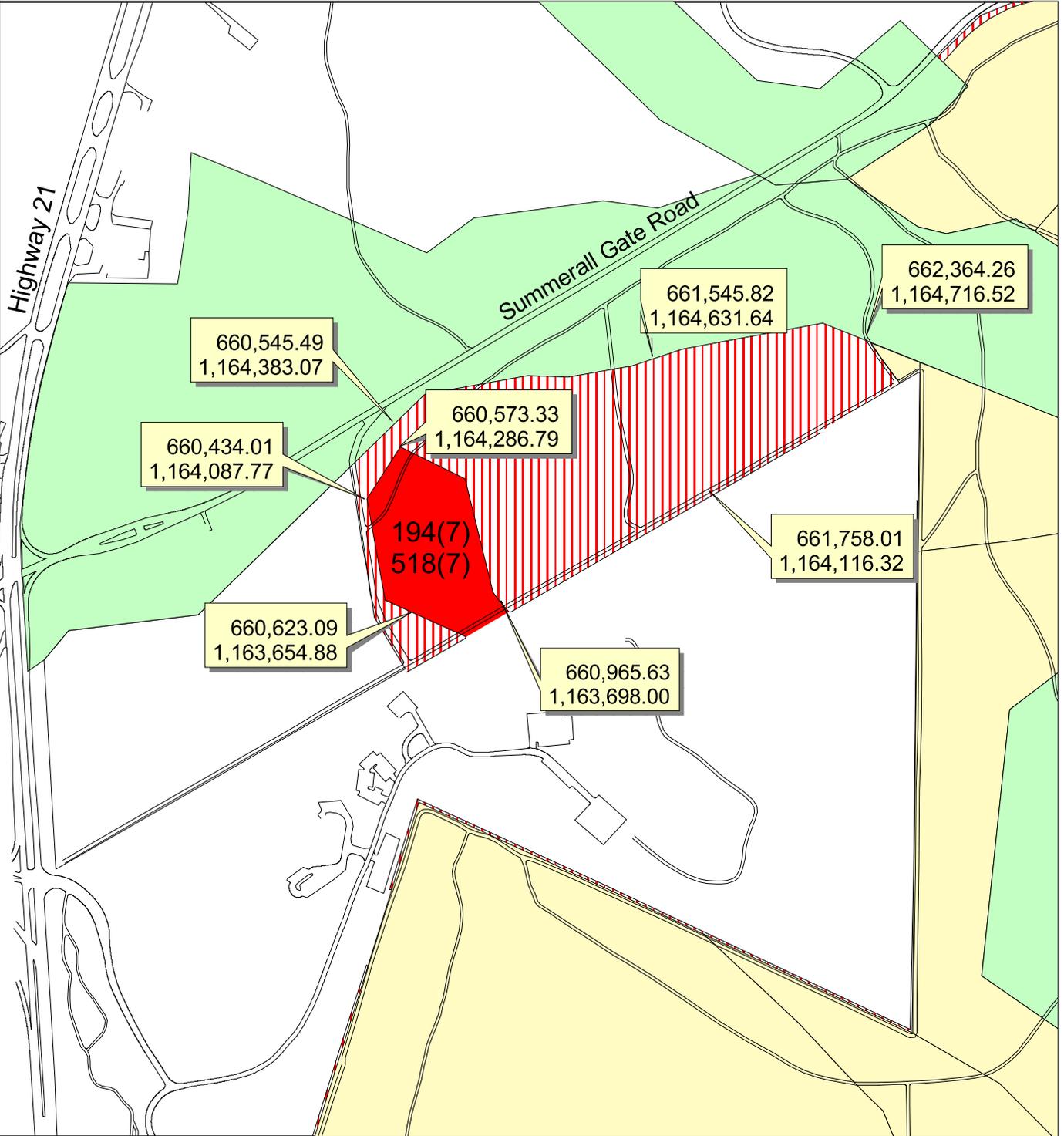


0 300 600 900 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

This map was produced on 05 May 03.
By Jackie Nunnally.
All data contained herein is
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This map is for informational purposes
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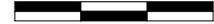
LUC Parcels 183(6) & 510(7)

Legend

- Roads
- 183(6) & 510(7)
- Bravo Area

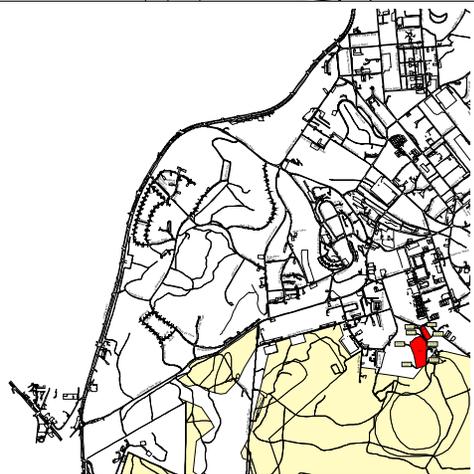


0 90 180 270 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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description of the boundaries.



Justice Avenue

Derby Street

Fox Road

510(7)

183(6)

670,335.61
1,166,999.26

670,365.14
1,166,771.89

669,969.46
1,166,455.94

670,208.64
1,165,694.11

670,462.58
1,167,108.51

670,692.90
1,166,727.60

670,545.26
1,166,618.35

670,539.36
1,165,794.51

LUC Parcel 186(6)

Legend

- Roads
-  186(6)
-  Alpha Area

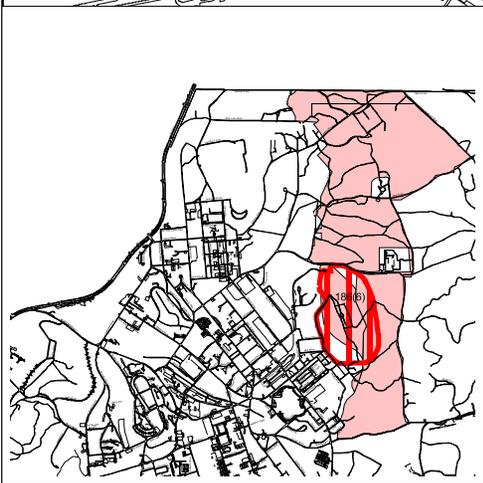
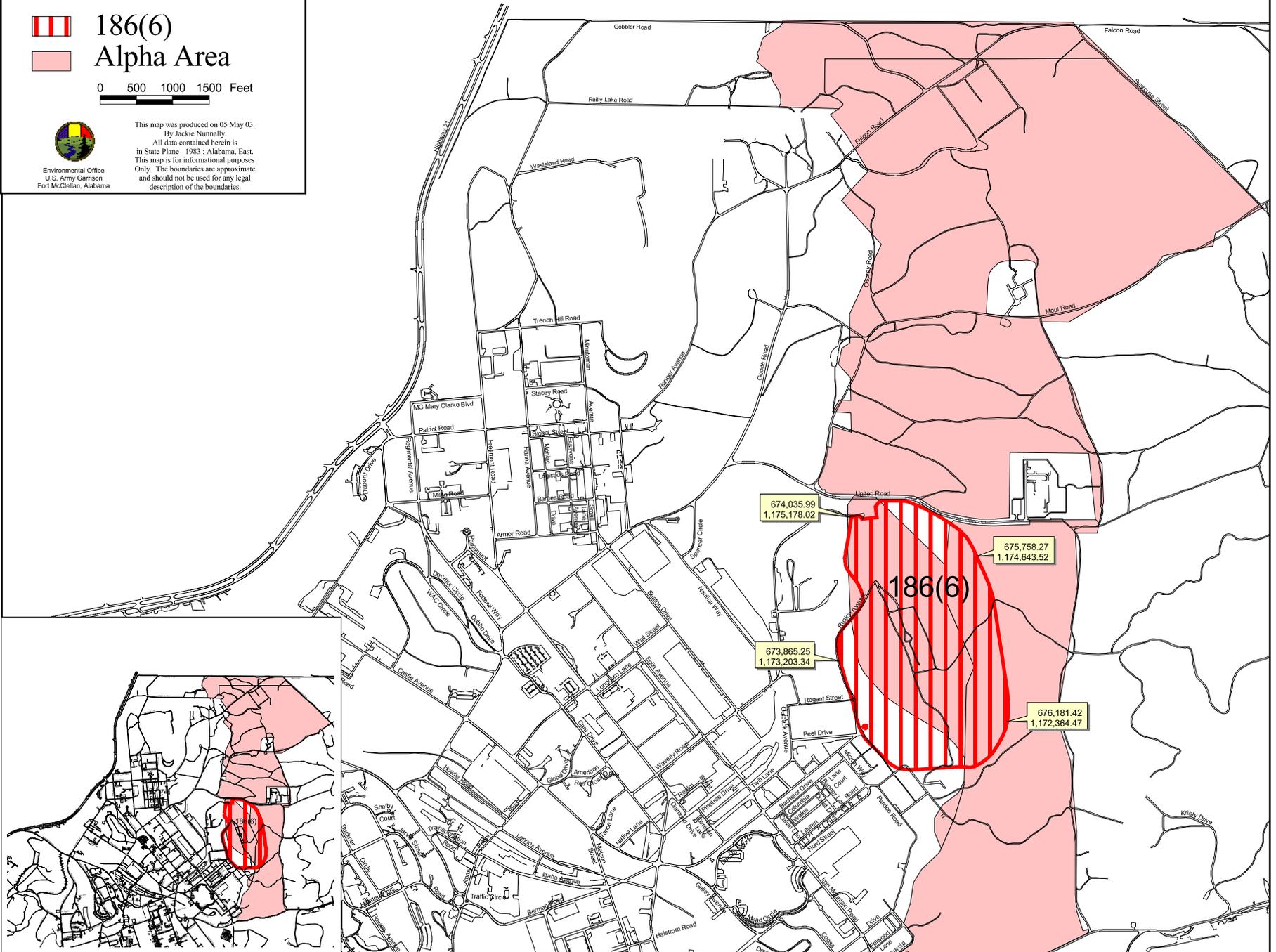


0 500 1000 1500 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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LUC Parcels 511(7) & 512(7)

Legend

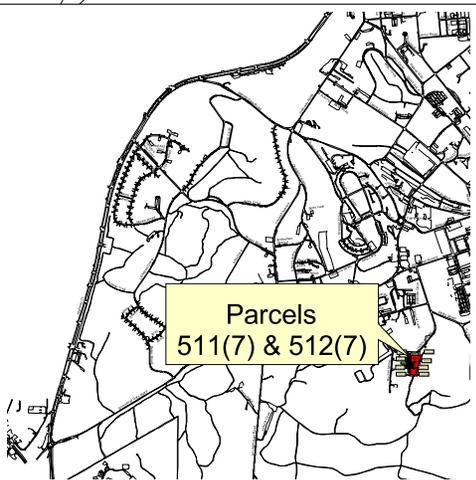
- Roads
- 511(7) & 512(7)



0 70 140 210 Feet



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All data contained herein is
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Rucker Street

Reggie Avenue

Justice Avenue

668,897.32
1,166,254.57

669,211.86
1,166,249.94

668,881.13
1,166,069.55

668,980.58
1,166,062.61

512(7)

668,862.63
1,165,886.84

668,975.96
1,165,884.53

668,878.82
1,165,692.57

669,068.47
1,165,678.69

511(7)

INTERIM LAND USE CONTROL IMPLEMENTATION PLAN
Eastern Bypass Ordnance and Explosive Site 2
Fort McClellan, Alabama

1. Background

This Land Use Control Implementation Plan (LUCIP) with interim land use controls (LUC) apply to Ordnance and Explosive Site (OES) 2 of the Eastern Bypass route through property on the former Fort McClellan, Alabama. In August 2001 the U.S. Army issued an *Action Memorandum for the Eastern Bypass, Fort McClellan, Alabama*, to document its decision regarding the selected risk-reduction alternatives taken to address the presence of ordnance and explosives (OE) that pose a threat to human health and the environment in the area of the Bypass route on Fort McClellan property. The decision for OES 2 prior to removal actions included LUC based upon site characterization consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

2. Source and Decision Documents

- a. Zapata Engineering, 2000, EE/CA for Proposed Eastern Bypass at the Former Fort McClellan, Alabama, April.
- b. Action Memorandum, Eastern Bypass, Fort McClellan, Alabama, August 2001.

3. Site Location and Description (see enclosed figure)

- a. The Alabama Department of Transportation (ALDOT) is building an 8 1/2 mile Eastern Bypass route connecting Interstate 20 located south of Anniston, Alabama, with U.S. Highway 431 and Alabama 21 north of Fort McClellan. The bypass, approximately 5.6 miles of which will lie within former Fort McClellan property, will enter the Fort at the southwestern corner and exit at the Summerall Gate area. The area identified in the Action Memorandum as OES 2 includes the northern and central portion of the bypass right-of-way that passes through the Fort McClellan property.
- b. The OES 2 was a known impact area containing significant quantities of unexploded ordnance (UXO) and discarded military munitions (DMM). Historical records indicate this area was used as a 60 millimeter mortar range, a 2.36-inch rocket launcher range, and a tank range. Investigation indicated a moderate to high density of surface OE occurrences. In addition, there are subsurface anomalies attributed to OE/UXO scrap.
- c. The EE/CA characterized the nature and extent of ordnance items within the bypass right-of-way, determined the risks associated with construction of the bypass, and evaluated and recommended risk-reduction alternatives. These interim LUC serve to reduce human health risks from potential exposure to UXO and to support one of the Army's risk reduction alternatives, Clearance of OE/UXO for Intended Land Use, at OES 2. The Army will proceed with that clearance or removal action prior to transferring this property to ALDOT.

4. LUC Boundaries (see enclosed figure)

The current boundaries for interim LUC at this site are as shown in the enclosed figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to UXO, DMM, and any environmental contaminants that may be present and is achieved by:

- a. Controlling access to areas known or suspected to contain UXO, DMM, or hazardous substances.
- b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objectives stated in paragraph 5 above.

- a. Land Use Restrictions
Public access is not allowed.
- b. Land Use Control Mechanisms
 - 1) Access Controls
 - i. The public is prohibited from entering the OES2 area identified on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically authorized. Intrusive disturbance of soils is prohibited unless approved by the Army. When determined necessary, personnel authorized access to these areas will receive a safety briefing and be escorted by military Explosives Ordnance Disposal (EOD) or UXO technicians. Personnel involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided they have received a safety briefing or are qualified military EOD personnel or UXO Technicians. When determined necessary, personnel will be escorted by military EOD or UXO technicians and will be provided UXO avoidance support when conducting intrusive activities and as necessary for any other activities.
 - ii. The Army Transition Force (TF) installed gates and barriers, noted on the enclosed figure as TF UXO Gates, as an interim LUC to deny access to areas undergoing characterization for UXO and DMM. The gates are under lock and key control. Signs on the gates warn persons to keep out of the areas beyond the gates. During the removal action in OES 2 the Army will install barricades to augment the existing gates. Signs on these barricades will warn of ordnance operations in progress and provide the telephone number for a point of contact.
 - iii. ALDOT has installed fencing and gates along OES3 that deny access to OES2 from the southern end. The gates are under lock and key control.
 - iv. Additional gates or barriers may be added as needed.

- v. Fort McClellan's Transition Force has instituted a community UXO Safety Educational Program that addresses potential explosive hazards on the former Army property. This program is based upon the Army's UXO Safety Education Program and emphasizes the Three Rs (Recognize, Retreat, Report). The program outlines the dangers associated with UXO and entering areas that are known or suspected to contain UXO. Fort McClellan's Transition Force provides this program to companies that work on Fort McClellan, such as utility companies and contractors; city and county law enforcement agencies; various city, county, state, and Federal agencies; civic groups; schools; nonprofit groups; and to the public.
- 2) Inspections
- i. Transition Force security operations personnel on a daily basis inspect the Transition Force gates and barriers. The gates and barriers are inspected on a non-routine basis during a 24-hour period. In addition, in the course of inspecting gates and barriers, the boundaries and interiors are inspected to ensure no trespassing has occurred. Lastly, Army contract personnel who are in the OE/UXO areas will report the presence of unauthorized personnel to the Transition Force security office. The Army may inspect the property to verify that only Army authorized actions are occurring on the property.
 - ii. The Army will inspect the property at least quarterly to verify that actions occurring on the property were authorized by the Army and that signs, gates, and barriers are in place.

7. Right of Entry

Under this interim LUCIP, the Army owns this property. The Army will reserve the right in future property transfer documents to enter the property and may inspect the adequacy of the enforcement of LUC, if LUC are required.

8. Frequency of Monitoring and Reporting Requirements

- a. This plan will be updated as necessary to incorporate the results of characterization.
- b. The interim LUC will be periodically reevaluated to determine their protectiveness and effectiveness. The Army will compile an annual report reflecting the status of these LUC and will provide the report in March of each year to the Environmental Protection Agency Region 4 and to the Alabama Department of Environmental Management.
- c. Because these are interim LUC and the Army is performing a removal at this site, the CERCLA requirement for a five-year review will be considered after the removal is complete and the requirement for LUC is reevaluated. This plan will be updated as necessary to incorporate the results of the removal and reevaluation.

9. Responsibility for Monitoring, Maintaining, and Enforcing LUC

The Army is responsible for monitoring, maintaining, and enforcing these interim LUC.

10. Enforcement Options Should a LUC Violation Occur

Should a party violate the terms and intent of these LUC the Army will address the violation with the party. If the party does not take corrective action within 30 days, the

Army will consider options (e.g., civil action, criminal prosecution) available to correct the violation.

11. Reducing or Removing LUC

The LUC are intended to be protective of the public for existing site conditions.

- a. Interim LUC – Characterization and investigation has not completed on the area included in this LUCIP. For sites where investigations are not complete, the LUC described herein are considered interim LUC. Pending the results of investigation and any required follow-on actions, there may be revisions, modifications, additions to, or deletions of the interim LUC.
- b. Final LUC - Based on investigation and remedy decisions, final LUC that may be required for certain sites or areas will be documented in a decision document. This LUCIP will be revised to reflect changes to LUC based on final decisions for sites under investigation. If or when final LUC are required on the property, they shall remain in effect until
 - i. Changes in applicable Federal and State risk-based clean-up standards indicate that site contaminants no longer pose potential residential risk; or
 - ii. There is a reduction in site contaminant concentrations to below Federal and State residential risk-based clean-up standards.

12. Point of Contact

The point of contact is the Site Manager, U.S. Army Garrison/Transition Force, 291 Jimmy Parks Blvd., Fort McClellan, Alabama, 36205-5000; telephone 256-848-3847.

13. Emergency Contacts

Transition Force Security Operations 256-848-5680/4824 (duty hours)
256-282-0140 (after duty hours)

14. Disclaimer

This LUCIP defines interim land use controls on property that is intended to transfer from Army control. The Army's responsibilities for interim LUC under this LUCIP will be terminated upon institution of final remedy decisions. The Army will maintain responsibility for these interim LUC for as long as the Army owns the property. Final decisions, which may include LUC, will be documented in decision documents. The ALDOT will have the responsibility for any final LUC that may be imposed as a result of final remedies.

Eastern Bypass Ordnance and Explosive Site 2 (OES 2)

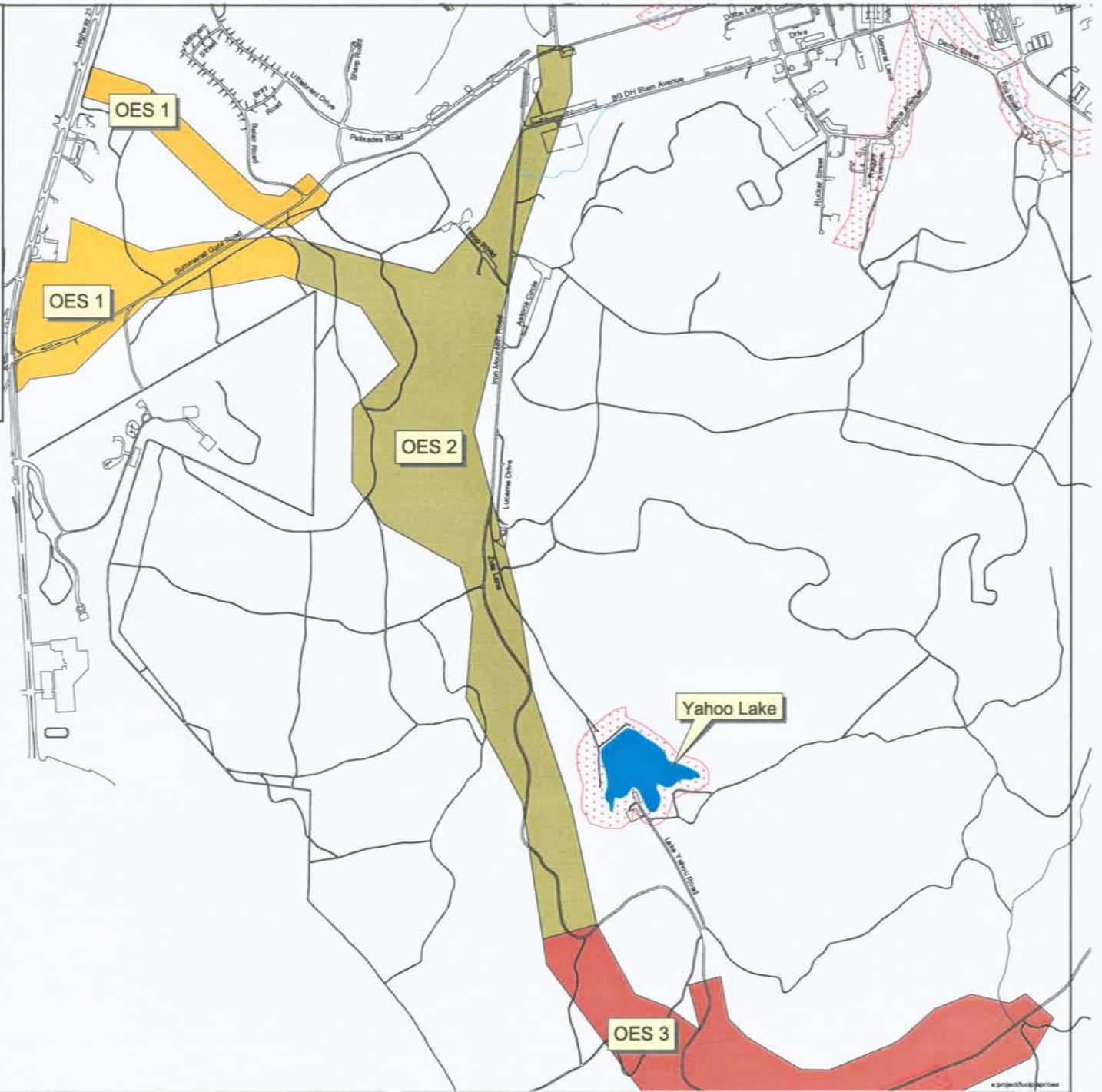
Legend

- Streams
- Roads
- OES 1
- OES 2
- OES 3
- Gray Bat Habitat
- Lakes

0 600 1200 1800 Feet

This map was produced on 17 Dec 01.
By Jackie Hamelby
All data contained herein is
in State Plans - 1982, Alabama, 600.
This map is for informational purposes
only. The boundaries are approximate
and should not be used for any legal
description of its boundaries.

Environmental Office
U.S. Army Garrison
Fort McCallen, Alabama



APPENDIX C

FINAL LAND USE CONTROL IMPLEMENTATION PLANS (LUCIPs)

**GSA WAREHOUSE AREA, EBS CERFA PARCELS 151(4), 2(4), 3(4), 4(4), 67(4),
69(4), 91(4), 111(4), 128(4), 129(4), and 238(4)
LAND USE CONTROL IMPLEMENTATION PLAN**

1. Background

This Land Use Control Implementation Plan (LUCIP) and the land use controls (LUCs) at issue apply to the General Services Administration (GSA) Warehouse Area which is to be transferred with LUCs to the Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA) for purposes of community redevelopment. The GSA Warehouse Area is comprised of Environmental Baseline Survey (EBS) Community Environmental Response Facilitation Act (CERFA) Parcels 151(4), 2(4), 3(4), 4(4), 67(4), 69(4), 91(4), 111(4), 128(4), 129(4), and 238(4). This LUCIP documents the LUCs established in the Army's decision based upon its investigation of this site. This LUCIP complies with requirements set forth in the Land Use Control Assurance Plan (December 2000) (LUCAP) signed by the U.S. Environmental Protection Agency (EPA), Alabama Department of Environmental Management (ADEM), U.S. Department of the Army for Fort McClellan, and the JPA.

2. Source and/or Decision Documents

The *Final Revision 3 Decision Document for the GSA Warehouse Area Parcels 151(4), 2(4), 3(4), 4(4), 67(4), 69(4), 91(4), 111(4), 128(4), 129(4), and 238(4)* (December 2002) was the basis for the determination of land use controls at this site.

3. Site Location and Description (see the two GSA Warehouse Parcel figures)

The GSA Warehouse Area, located in the central portion of the Fort McClellan Main Post, is comprised of eleven CERFA parcels as listed in Section 1.

Activities for the area date to World War I when it was used as a livery stable. Later, the area was used as a staging and maintenance area for government vehicles. The area ceased activity when Fort McClellan closed in September 1999 and was placed in an inactive facility status.

4. LUC Boundaries (see the two GSA Warehouse Parcel figures)

Reference the two attached figures titled *GSA Warehouse Parcel* for the boundaries of the LUC described in this LUCIP.

5. LUC Objectives

The Army's goal for the LUC described in this LUCIP is to prevent risk to human health and the environment and to promote human safety by minimizing the potential for exposure to any CERCLA substances that may be present. The objective is to implement site-specific LUC to protect against exposure to or consumption of contaminated groundwater.

6. LUC (see the two GSA Warehouse Parcel figures)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of, or limits access to, real property to prevent or reduce risks to human health and the environment. The following LUCs for the area described in this LUCIP serve to meet the objectives stated in section 5.

a. Land Use Restrictions

These restrictions and conditions are binding on the Grantee, its successors and assigns; and shall run with the land; and are forever enforceable. Such restrictions and conditions are enforceable by the Grantor, Grantee, its successors and assigns, and the Alabama Department of Environmental Management (ADEM).

- 1) Current environmental land use is Commercial/Industrial Use Only.
- 2) Consumptive use or direct contact with groundwater is not allowed due to low levels of pesticides.

b. Land Use Control Mechanisms

- 1) A deed notice will be placed on the property for commercial and industrial uses only. Before residential or other non-industrial development could be pursued, all remediation necessary to authorize residential use of the Property must first be accomplished, consistent with applicable laws and regulations. See Appendix A of this LUCIP for the Notice of Commercial/Industrial Use. The deed will contain the notice in Appendix A.
- 2) A deed restriction will be placed on the property restricting access or use of the groundwater underlying the property for any purpose. This includes prohibition on drilling wells for water. See Appendix B of this LUCIP for the Groundwater Restriction Notice. The deed will contain the notice in Appendix B
- 3) The JPA will conduct periodic inspections and reviews of these LUCs to verify that they continue to be protective of human health and the environment.

7. Right of Entry

The Department of the Army, ADEM, EPA, and JPA will reserve the right under the deed to enter the property, and after giving notice to the property owner, may inspect the adequacy of the LUCs at any time.

8. Frequency of Monitoring and Reporting Requirements

- a. The LUCAP requires an annual report reflecting the status of these LUCs and demonstrating whether the LUCs remain effective. If the LUCs are not or have not been effective, the report must define the steps taken to ensure the effectiveness of the LUCs. The JPA will compile the annual report and will provide the report in March of each year to the EPA Region 4, ADEM, and the Army (addresses at Appendix D in LUCAP).
- b. The Army will conduct five-year reviews of the remedies described in this LUCIP and provide a copy of the five-year review report to the EPA, ADEM, and the JPA. The first five-year review will occur 5 years after the signing date of the decision document referenced in Section 2. This LUCIP will be updated as necessary to incorporate the results of the investigations.

9. Responsibility for Monitoring, Maintaining, and Enforcing LUCs

The JPA is primarily responsible for monitoring, maintaining, and enforcing these LUCs; however, as noted in Appendices A and B, the Grantor and ADEM will also have authority to enforce these LUCs, if necessary.

10. Enforcement Options Should a LUC Violation Occur

Should a third party violate the terms and intent of these LUCs the JPA will attempt to resolve the violation with the offender and if not corrected within 30 days, will consider taking or instituting appropriate legal action.

11. Reducing or Removing LUCs

In the event of property use for non-industrial or non-commercial purposes, reassessment and environmental remediation of this property at the JPA's expense may be necessary to ensure protection of human health and the environment and human safety.

The LUCs are intended to be protective of the public for existing site conditions and shall remain in effect until:

- a. Changes to applicable Federal and state risk-based cleanup standards occur which indicate site contaminants no longer pose potential residential risk; or
- b. Reduction in site contaminant concentrations to below Federal and State residential risk-based cleanup standards occurs.

12. Point of Contact

The point of contact for the JPA is Executive Director, JPA, P.O. Box 5327, Anniston, Alabama, 36205, telephone 256-236-2011. The point of contact for the Army is the Site Manager, U.S. Army Garrison Transition Force, 291 Jimmy Parks Boulevard, Fort McClellan, Alabama, 36205-5000, telephone 256-848-3847.

APPENDIX A

NOTICE OF COMMERCIAL/INDUSTRIAL USE COVENANT

Army has undertaken careful environmental study of the property and concluded, to which the Grantee agrees, that the highest and best current use of the property is limited by its environmental condition to commercial and industrial uses. In order to protect human health and the environment and further the common environmental objectives and land use plans, the covenants shall be included to assure the use of the property consistent with environmental condition of the Property. These following covenants benefit the lands retained by the Grantor and the public welfare generally and are consistent with state and federal environmental statutes.

A. Conditions

The Grantee covenants for itself, its successors, and assigns to use the Property, in its current remediate environmental conditions as commercial and industrial uses only. These conditions are binding on the Grantee, its successors and assigns; shall run with the land; and are forever enforceable. The Grantee, for itself, its successors or assigns covenants that it will not undertake nor allow any activity on or use of the property that would violate the covenant contained herein. Nothing contained herein shall preclude the Grantee from undertaking, in accordance with applicable laws and regulations and without any cost to the Grantor, such additional remediation required to allow residential use of the Property. Upon completion of such remediation to allow for residential use of the Property and upon the Grantee's obtaining the approval of the Alabama Department of Environmental Management and, if required, any other regulatory agency, the Grantor agrees, without cost to the United States, to release or, if appropriate, modify this covenant of an amendment hereto.

B. Enforcement

The covenant and conditions stated in Section A (above) benefit the public in general, and, therefore, are enforceable by the United States government and the Alabama Department of Environmental Management. The Grantee covenants for itself, its successors, and assigns that it shall include and otherwise make legally binding, the restrictions in Section B in all subsequent lease, transfer or conveyance document relating to the Property subject hereto.

APPENDIX B

NOTICE OF GROUNDWATER RESTRICTIONS DUE TO LOW LEVEL PESTICIDES:

1. Restrictions and Conditions

The Grantee covenants for itself, its successors, and assigns not to: (a) access or use groundwater underlying the Property for any purpose, the Property having been remediated only for commercial and industrial use. For the purpose of this restriction, "ground water" shall have the same meaning as in section 101(12) of CERCLA. The Grantee, for itself, its successors or assigned covenant that it will not undertake nor allow any activity on or use of the property that would violate the restrictions contained herein. These restrictions and covenants are binding on the Grantee, its successors and assigns: shall run with the land: and are forever enforceable.

2. Enforcement

The restrictions and conditions stated in Section 1 (above) benefit the public in general, and, therefore, are enforceable by the United States government and the Alabama Department of Environmental Management. The Grantee covenants for itself, its successors, and assigns that it shall include and otherwise make legally binding, the restrictions in Section B in all subsequent lease, transfer or conveyance documents relating to the Property subject hereto.

3. Army Access

The Army and its representatives shall, for all time, have access to the property for the purpose of installing and/or removing groundwater monitoring wells, and to perform continued monitoring of groundwater conditions, allowing chemical and /or physical testing of wells to evaluate water quality and/or aquifer characteristics. The property owner shall allow ingress and egress of all equipment necessary to accomplish the same.

GSA Warehouse Parcel



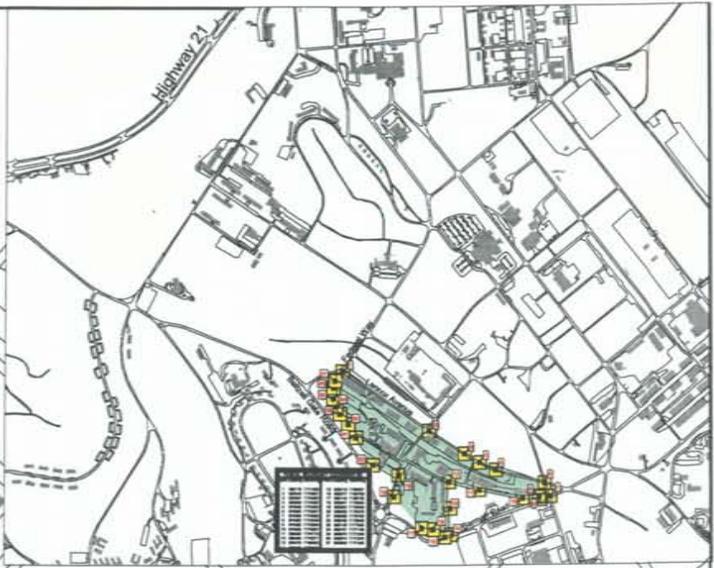
- Legend**
- Roads
 - Buildings
 - Parcel Boundary Points
 - GSA Warehouse Parcel

PARCEL BOUNDARY COORDINATES

Point	Easting	Northing	Point	Easting	Northing
1	668179	1171568	15	669413	1169621
2	669242	1170857	16	669277	1169708
3	669657	1170592	17	669144	1169722
4	669839	1170492	18	668801	1170094
5	670029	1170402	19	668854	1170349
6	670630	1170247	20	668539	1170470
7	670698	1170089	21	668338	1170790
8	670582	1170049	22	668249	1170948
9	670565	1170080	23	668149	1171064
10	670363	1170067	24	668101	1171156
11	669832	1170173	25	668075	1171246
12	669465	1170271	26	668074	1171375
13	669478	1169952	27	668088	1171455
14	669493	1169649			



This map was produced on 17 Mar 03.
 By Bill Shanks.
 All data contained herein is
 in Projections of the World; <None>.
 This map is for informational purposes
 only. The boundaries are approximate
 and should not be used for any legal
 descriptions of the boundaries.



GSA Warehouse Parcel

Legend

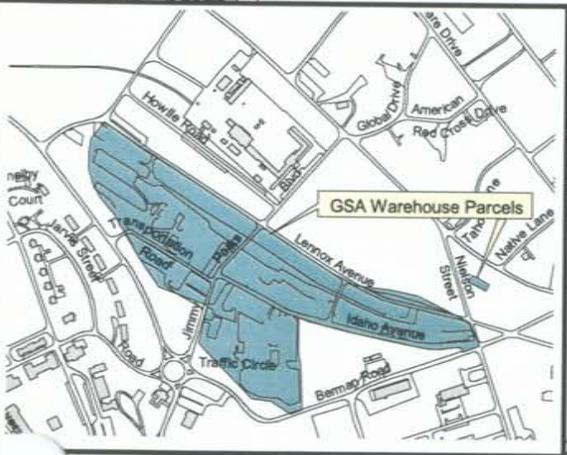
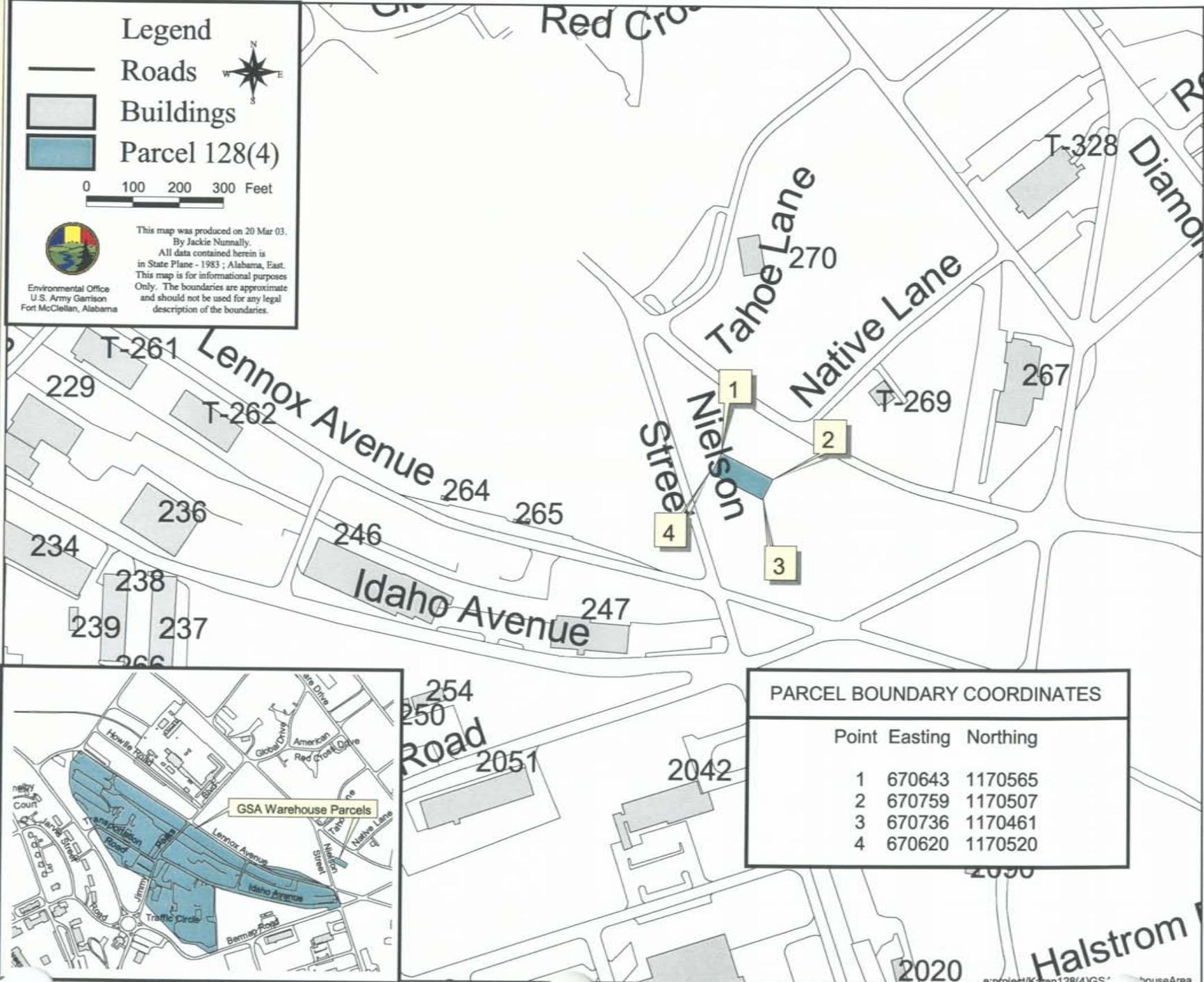
-  Roads
-  Buildings
-  Parcel 128(4)

0 100 200 300 Feet



This map was produced on 20 Mar 03.
By Jackie Nunnally.
All data contained herein is
in State Plane - 1983 ; Alabama, East.
This map is for informational purposes
Only. The boundaries are approximate
and should not be used for any legal
description of the boundaries.

Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama



PARCEL BOUNDARY COORDINATES

Point	Easting	Northing
1	670643	1170565
2	670759	1170507
3	670736	1170461
4	670620	1170520

**RESPONSE TO COMMENTS
BY U.S ENVIRONMENTAL PROTECTION AGENCY REGION IV
DRAFT FINDING OF SUITABILITY TO TRANSFER
GSA WAREHOUSE AND REILLY LAKE AREAS
FORT MCCLELLAN, ALABAMA**

Comment 1: Two separate geographic areas are included in the subject draft document. EPA is aware of the environmental investigation and condition of property for the area specifically identified as the GSA Warehouse area, which includes several parcels. EPA concurs with the proposed Finding of Suitability to Transfer (FOST) for this area.

However, there is a separate area that includes Reilly Lake and associated wetlands. Contamination has been found in Reilly Lake and one wetland exceeding ecological screening values. Due to the limited amount of investigation, the nature and extent of contamination has not been determined. The source, transport, and fate of this contamination have not been determined. The risk posed to human health and the environment has not been determined. Pending completion of an investigation to make these determinations, EPA considers the property to be Category 7 requiring additional evaluation.

The Reilly Lake area is proposed for, at least in part, recreational reuse. These wetlands are hydraulically connected surficially (at least during wet seasons) and probably subsurface year-round. Beavers have dammed up the water entering and exiting Reilly Lake, thereby forming two additional lakes. Wetlands surround these areas. Underbrush makes this a choice grey bat foraging habitat. Most likely, it is an excellent foraging and nesting area for a variety of birds. Except for the questions about environmental contamination and risk to human health and the environment, Reilly Lake would otherwise be an excellent place for recreational boating, swimming, and fishing. Likewise, the flooded wetlands would otherwise be excellent locations for fishing. As such, EPA considers a comprehensive environmental investigation and related human health and ecological risk assessment of this area to be necessary.

The subject document needs to be revised accordingly.

Response: The Reilly Lake area will be removed from the GSA Warehouse FOST and will be addressed in the next version of the Finding of Suitability for Early Transfer (FOSET).

**RESPONSE TO COMMENTS
BY ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DRAFT FINDING OF SUITABILITY TO TRANSFER
GSA WAREHOUSE AND REILLY LAKE AREAS
FORT MCCLELLAN, ALABAMA**

General Comments

Comment 1: The Department understands that a CERCLA Remedial Investigation is presently underway at Reilly Lake. As a result, the Reilly Lake Area should not be considered for this FOST. Please remove Reilly Lake from this FOST.

Response: The Reilly Lake area will be removed from the GSA Warehouse FOST and will be addressed in the next version of the FOSET.

Comment 2: The Department understands that the GSA Warehouse area will be used for industrial-reuse and as a result, ADEM concurs with the proposed Finding of Suitability to Transfer (FOST) for this area; however, please respond to the Specific Comments noted below for clarity.

Response: Comment noted.

Comment 3: The Department recently visited the Reilly Lake area during a site visit on April 23, 2003. During the visit, ADEM personnel toured Reilly Lake and wetlands to the east and west of Reilly Lake. The existing trees in the wetlands are dying due to being flooded and submerged in water as a result of beaver dams and/or runoff control and lake development projects. Wetlands and waterways in this area are known to be a well defined habitat for the endangered gray bat. Because the wetlands appear to be significantly expanding, it appears that the foraging habitat of the gray bat has likewise been expanded. Figure 6 of the FOST depicts moderate quality areas of gray bat foraging habitat present around Reilly Lake. As depicted, the wetland areas are not designated as “moderate quality” foraging areas for this endangered species. The Army should consult with the U. S. Fish and Wildlife Service to determine if the expanded wetland areas should be included as moderated quality gray bat foraging habitat. If so, Figure 6 should be modified accordingly.

Response: The Reilly Lake area will be removed from the GSA Warehouse FOST and will be addressed in the next version of the FOSET. In the meantime, consideration will be given to this comment.

Specific Comments

Comment 1: Page 3, Section 3.3.2, The number of tanks noted in Section 3.3.2 does not match the number of tanks noted in Table 5. Please clarify.

Response: Section 3.3.2 will be revised to address this comment. Nine tanks currently remain on the property. Various tank removals have been conducted; Table 5 and Section 3.3.2 will be revised accordingly.

Comment 2: Page 4, Section 3.3.2, Facilities 236D and G, Parcel 4(4): Apparently there are 12-tanks that are missing or that are not discussed in this section. Please identify the tanks that are missing from this section.

Response: The section will be revised to clarify the number of tanks that had been used to store petroleum products at Facilities 263D and G. Eight empty, temporarily closed fiberglass reinforced plastic tanks currently are located at the facilities.

Comment 3: Table 1, Please explain/define the terms “HS, (P), HR, PS, and PR”.

Response: Table 2 presents CERFA Categories and Codes used in the FOST document and summarizes the definitions of the above mentioned terms.

Comment 4: Table 5, Page 3 of 3, Under the heading of “Date of Storage, Release, or Disposal”, please identify how many tanks are still in the ground and the present “status” of the tanks. Clarify if the tanks were temporarily closed and describe how long the tanks have been in a temporary closed status.

Response: Eight empty inactive tanks are still in the ground at Facilities 263G and D. Six tanks were temporarily closed in February 2000. Two tanks remained in operation until September 2002, at which time they were also temporarily closed. This information will be added to Table 5.

Comment 5: Table 6-1, Page 2 of 2: Under the heading of “Description & Location of ACM” for Building Number 260, please change “4 x 10” to “4 x 10-inch.”.

Response: The text will be revised to reflect the comment.

Comment 6: Figure 6, Please refer to General Comment No. 3.

Response: Reference the response to General Comment No. 3

Comment 7: Figures, There are two figures attached at the end of the FOST report. The figures are not numbered. The first figure titled “GSA Warehouse Parcel” is incomplete. The figure is not referenced in the

report. The figure does not have a north arrow or a scale and the figure is incomplete to the east and the south. Please clarify.

The Second un-numbered figure titled “GSE Warehouse Parcel” has text in the Legend that is not readable. Please clarify.

Response: The figures will be revised to reflect the comment. The figures are referenced in section 4 of the LUCIP. The LUCIP will be revised to more clearly reference the figures.

APPENDIX D
AGENCY POINTS OF CONTACT UPDATED 2007

U.S. Department of the Army

Mr. Scott J. Bolton
U.S. Army Transition Force
291 Jimmy Parks Boulevard, Building 215
Fort McClellan, AL 36205
Mailing address: PO Box 5022, Anniston, AL 36205
Telephone: 256-848-3847
FAX: 256-848-5517
E-mail: scott.j.bolton@us.army.mil

U.S. Environmental Protection Agency

Mr. Doyle T. Brittain
U.S. Environmental Protection Agency, Region 4
61 Forsyth Street, SW
Atlanta, GA 30303-3104
Telephone: 404-562-8549
FAX: 404-562-8518
E-mail: brittain.doyle@epamail.epa.gov

ADEM

Mr. Stephen A. Cobb
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
1400 Coliseum Boulevard
Montgomery, AL 36110-2059
Mailing address: PO Box 301463, Montgomery, AL 36130-1463
Telephone: 334-271-7739
FAX: 334-279-3050
E-mail: SAC@adem.state.al.us

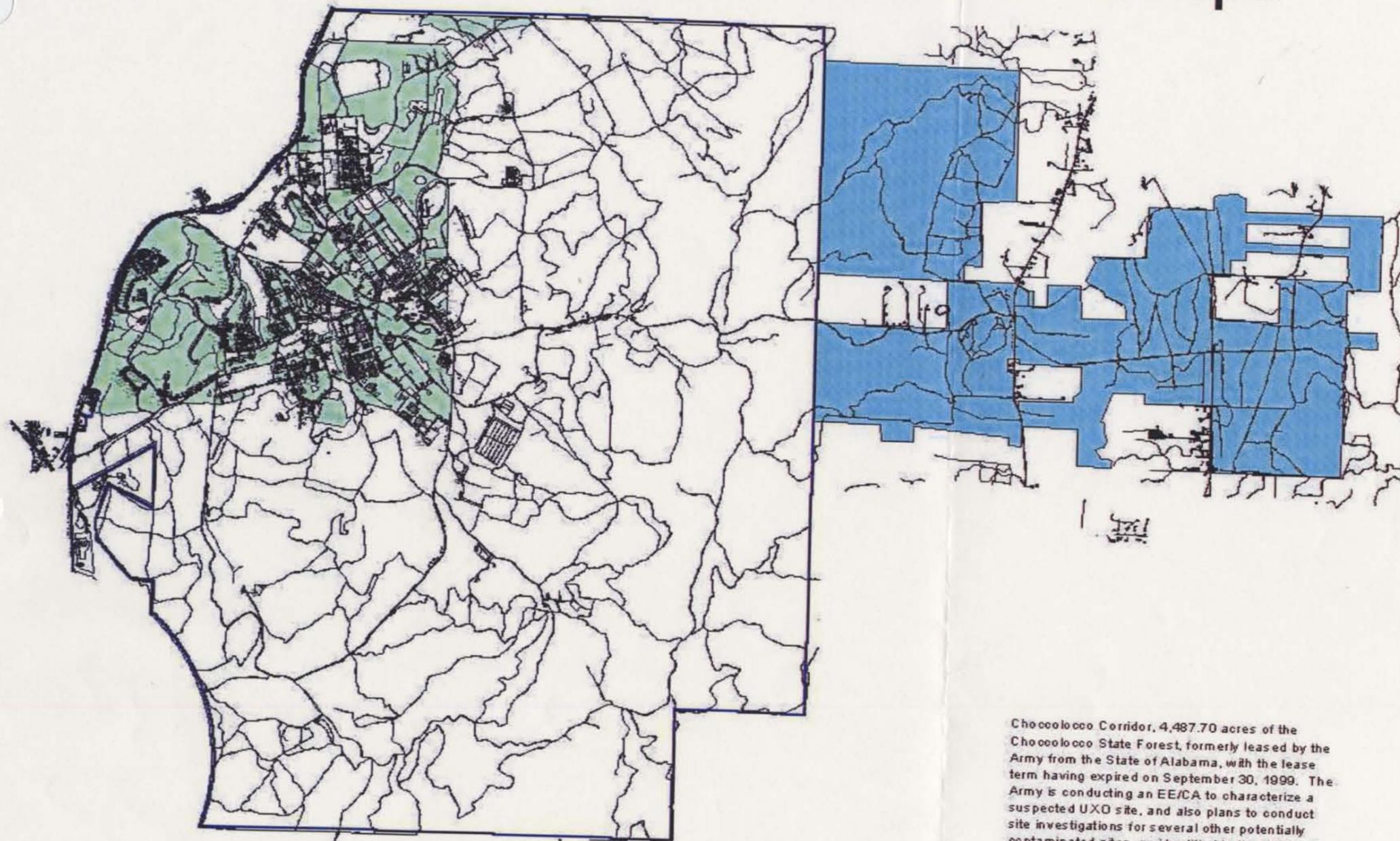
JPA

Ms. Miki Schneider
Anniston-Calhoun County Fort McClellan Development Joint Powers Authority
180 Headquarters Drive, Building 61
Anniston, AL 36205
Mailing address: PO Box 5327, Anniston, AL 36205
Fort McClellan, AL 36205
Telephone: 256-236-2011
FAX: 256-236-2020
E-mail: mikischneider@mccllellan-jpa.org

U.S. Department of Interior - Fish and Wildlife Service (not a co-signing agency for the LUCAP)

Mr. Steve Miller
U.S. Fish and Wildlife Service
664 Powers Avenue, Suite 200
Anniston, AL 36205
Mailing address: PO Box 5087, Anniston, AL 36205
Telephone: 256-848-7085
FAX: 256-847-9089
E-mail: Stephen_A_Miller@fws.gov

Fort McClellan LUCAP Scope



LEGEND

-  Buildings
-  FMC Boundary
-  Choccolocco Corridor Area
-  CERFA Category 1 property where ECs and ICs are not anticipated.



0 2000 4000 6000 Feet




U.S. Army Garrison
Environmental Office

Choccolocco Corridor, 4,487.70 acres of the Choccolocco State Forest, formerly leased by the Army from the State of Alabama, with the lease term having expired on September 30, 1999. The Army is conducting an EE/CA to characterize a suspected UXO site, and also plans to conduct site investigations for several other potentially contaminated sites, as identified in the EBS and ASR. Pending results of the EE/CA for the suspected UXO site, the Army will seek the State's permission to impose land use controls (LUCs) (e.g., post signs). Consistent with the terms of this LUCAP agreement, the Army will list the "suspected UXO site" in Appendix A, and will develop an Interim LUCIP to prescribe how LUCs will be managed and monitored until a final decision is reached. The Army will work with regulators to fully characterize all sites within the Choccolocco Corridor, but any further decisions concerning LUCs and who will be responsible for any necessary LUCIPs are reserved for further negotiation between the Army and the State of Alabama.

Enclosure 1

ANNUAL REPORTS



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

March 21, 2001

Environmental Office

Mr. Doyle T. Brittain
U.S. Environmental Protection Agency (EPA), Region IV
61 Forsyth Street, SW
Atlanta, Georgia 30303-3104

Dear Mr. Brittain:

I have enclosed the final version of the initial Appendix A to the Land Use Control Assurance Plan (LUCAP). This version was prepared after reviewing and considering comments from Alabama Department of Environmental Management (ADEM), EPA, and Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA). Comments on the draft Appendix A submitted by ADEM and EPA at the Base Realignment and Closure Cleanup Team's meeting on February 14 along with comments submitted by JPA and the Army's responses are at enclosure 2.

The LUCAP states decision documents will be used as the basis for final land use controls. In consideration of that requirement we removed some sites that were included in the draft Appendix A because there is no decision document on them at this time. Although the Base Realignment and Closure Cleanup Team has approved final land use controls on the sites, the signed decision document will serve as the basis for adding those sites to the Appendix A.

As prescribed in the LUCAP, we will update and distribute a revised Appendix A after issuance of a Record of Decision or other decision or source document to reflect any additions or deletions to the Appendix.

Please contact Ms. Karen Pinson at (256)848-6831 or E-mail karen.pinson@mcclellan.army.mil if you have comments or questions.

Sincerely,

Glynn D. Ryan
Site Manager

Enclosures

Copies Furnished:

Environmental Office, HQ TRADOC
BRAC Office, HQ TRADOC



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

March 21, 2001

Environmental Office

Ms. Miki Schneider
Anniston-Calhoun County Fort McClellan
Development Joint Powers Authority (JPA)
P. O. Box 5327
Fort McClellan, Alabama 36205-5000

Dear Ms. Schneider:

I have enclosed the final version of the initial Appendix A to the Land Use Control Assurance Plan (LUCAP). This version was prepared after reviewing and considering comments from Alabama Department of Environmental Management (ADEM), Environmental Protection Agency (EPA) Region 4, and the JPA. Comments on the draft Appendix A submitted by ADEM and EPA at the Base Realignment and Closure Cleanup Team's meeting on February 14 along with comments submitted by JPA and the Army's responses are at enclosure 2.

The LUCAP states decision documents will be used as the basis for final land use controls. In consideration of that requirement we removed some sites that were included in the draft Appendix A because there is no decision document on them at this time. Although the Base Realignment and Closure Cleanup Team has approved final land use controls on the sites, the signed decision document will serve as the basis for adding those sites to the Appendix A.

As prescribed in the LUCAP, we will update and distribute a revised Appendix A after issuance of a Record of Decision or other decision or source document to reflect any additions or deletions to the Appendix.

Please contact Ms. Karen Pinson at (256)848-6831 or E-mail karen.pinson@mcclellan.army.mil if you have comments or questions.

Sincerely,

Glynn D. Ryan
Site Manager

Enclosures

Copies Furnished:

Environmental Office, HQ TRADOC
BRAC Office, HQ TRADOC



DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

March 21, 2001

REPLY TO
ATTENTION OF

Environmental Office

Mr. Philip Stroud
Alabama Department of Environmental Management (ADEM)
Hazardous Waste Branch, Land Division
P.O. Box 301463
Montgomery, Alabama 36130-1463

Dear Mr. Stroud:

I have enclosed the final version of the initial Appendix A to the Land Use Control Assurance Plan (LUCAP). This version was prepared after reviewing and considering comments from ADEM, Environmental Protection Agency Region 4 (EPA), and Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA). Comments on the draft Appendix A submitted by ADEM and EPA at the Base Realignment and Closure Cleanup Team's meeting on February 14 along with comments submitted by JPA and the Army's responses are at enclosure 2.

The LUCAP states decision documents will be used as the basis for final land use controls. In consideration of that requirement we removed some sites that were included in the draft Appendix A because there is no decision document on them at this time. Although the Base Realignment and Closure Cleanup Team has approved final land use controls on the sites, the signed decision document will serve as the basis for adding those sites to the Appendix A.

As prescribed in the LUCAP, we will update and distribute a revised Appendix A after issuance of a Record of Decision or other decision or source document to reflect any additions or deletions to the Appendix.

Please contact Ms. Karen Pinson at (256)848-6831 or E-mail karen.pinson@mcclellan.army.mil if you have comments or questions.

Sincerely,

Glynn D. Ryan
Site Manager

Enclosures

Copies Furnished:

Environmental Office, HQ TRADOC
BRAC Office, HQ TRADOC

LUCAP FINAL INITIAL APPENDIX A
FORT MCCLELLAN, ALABAMA
MARCH 2001

Site Name and Description from EBS (a)	EBS Parcel Label (a)	X,Y Coord (b)	Source or Decision Document
Former Post Garbage Dump(N. of Reilly Air Field)	126(7)	(24,50)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 1. FTMC Landfill from 1945-1947.	78(6)	(10,32)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 2. FTMC Landfill opened at an unknown date and closed in 1947.	79(6)	(22,40)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 3. FTMC Landfill from 1946 to 1967.	80(6)	(18,48)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
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Landfill # 4. FTMC Closed Sanitary Landfill 1967-1994,	81(5)	(19,46)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
Fill Area north of Landfill No. 2.	230(7)	(24,42)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
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Fill Area NW of Reilly Air Field.	229(7)	(19,49)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
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M1.01 Parcel for OE EE/CA	none	attached map	Master Conceptual Plan OE Response Final 1/01
Alpha Area for OE EE/CA	multiple	attached map	EBS 1998. ASR Final 7/99. Work Plan Alpha Area O&E Response Final 2/01. Master Conceptual Plan OE Response Final 1/01.
Bravo Area for OE EE/CA	multiple	attached map	EBS 1998. ASR Final 7/99. Work Plan Bravo Area O&E Response Draft 2/01. Master Conceptual Plan OE Response Final 1/01.
Charlie Area for OE EE/CA	multiple	attached map	EBS 1998. ASR Final 7/99. Master Conceptual Plan OE Response Final 1/01.
Training Area T-24A: Former Chemical Munitions Disposal Area	187(7)	(33,15)	EBS 1998. SI Rpt Final 8/93. ASR Final 7/99. RI Rpt Final 7/00. RI (Supplemental) Work Plan Final 9/00 Work Plan CWM Site EECA Final 9/00.
Training Area T-38: Former Technical Escort Reaction Area. Reservoir Ridge.	186(6)	(26,38)	EBS 1998. SI Rpt Final 8/93. ASR Final 7/99. RI Rpt Final 7/00. RI (Supplemental) Work Plan Final 9/00 Work Plan CWM Site EECA Final 9/00.

Key to LUCAP Appendix A

- a. Site name, description, and parcel label are taken from the EBS. In cases where the CERFA category (noted in parentheses after the parcel label) was changed after investigation of the parcel, the new category is noted in parentheses after the original CERFA category designation.
- b. Coordinates indicate locations on the CERFA Parcel Map Figure 1 and the Non-CERCLA Issues Map Figure 2 found in the EBS.

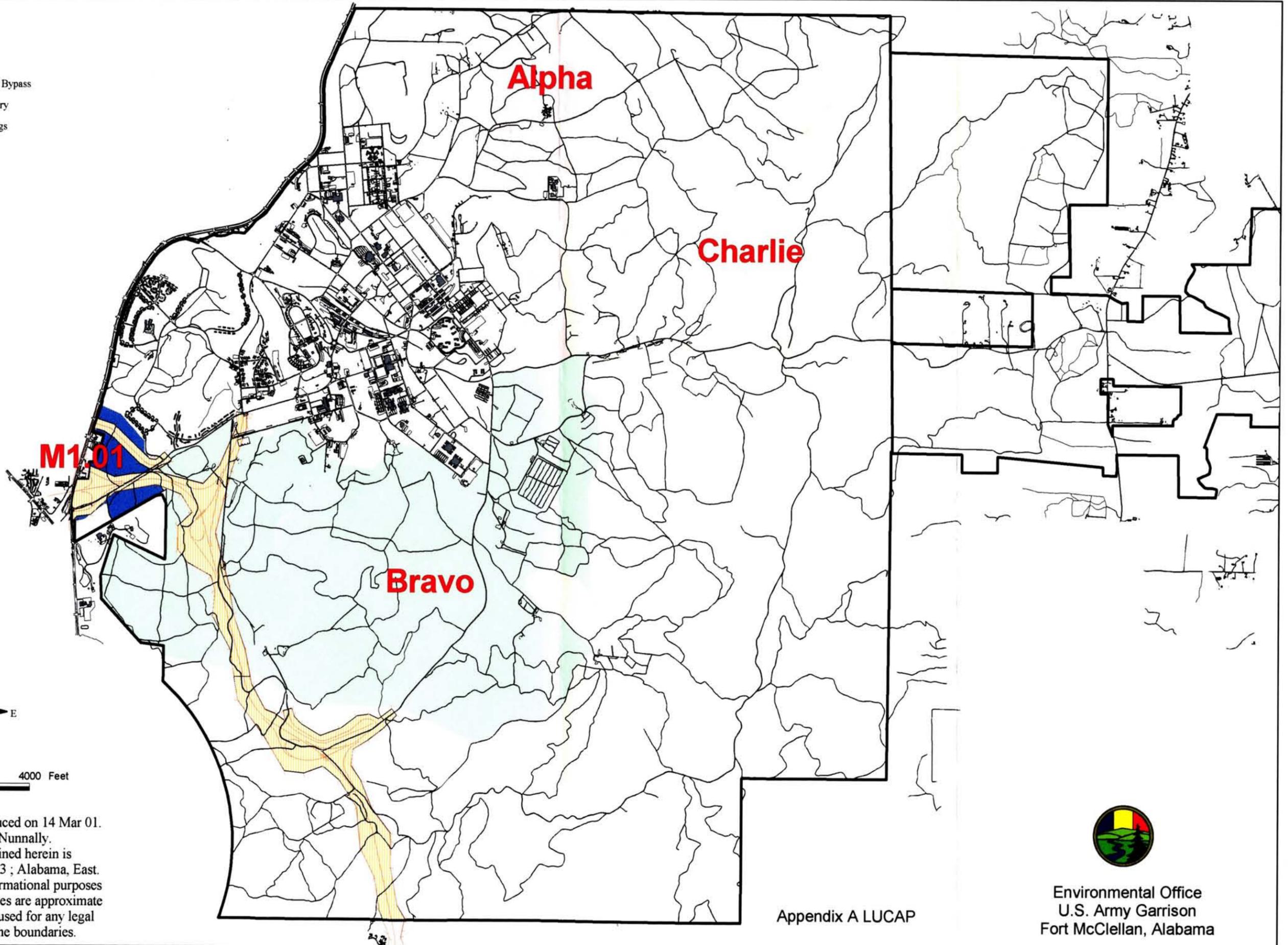
Acronyms:

ASR - Archives Search Report, Final, July 1999
CERCLA - Community Environmental Response, Compensation, and Liability Act
CERFA - Community Environmental Response Facilitation Act
CWM - Chemical Warfare Materiel
DPDO - Defense Property Disposal Office
EBS - Environmental Baseline Survey, Final, January 1998.
EE/CA - Engineering Evaluation, Cost Analysis
EPIC - Environmental Photographic Interpretation Center, U.S. Environmental Protection Agency photographic study
FTMC - Fort McClellan
LUC - Land Use Control
LUCAP - Land Use Control Assurance Plan
LUCIP - Land Use Control Implementation Plan
OE - Ordnance and Explosives
RI - Remedial Investigation
SI - Site Investigation
TBD - To be determined
UST - Underground Storage Tank

OE EE/CA Areas Alpha, Bravo, Charlie & M1.01

Legend

-  Roads
-  Eastern Bypass
-  Boundary
-  Buildings
-  M1.01
-  Charlie
-  Bravo
-  Alpha



This map was produced on 14 Mar 01.
By Jackie Nunnally.
All data contained herein is
in State Plane - 1983 ; Alabama, East.
This map is for informational purposes
Only. The boundaries are approximate
and should not be used for any legal
description of the boundaries.

Appendix A LUCAP



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

Response to Comments from Alabama Department of Environmental Management
(ADEM) and Environmental Protection Agency Region 4 (EPA)
on
Draft Initial Appendix A of the Land Use Control Assurance Plan (LUCAP)

ADEM and EPA reviewed the Draft Appendix A and provided comments in the Base Realignment and Closure Cleanup Team's (BCT) monthly meeting held February 14, 2001, at Fort McClellan. Their comments, documented in the BCT minutes, and the Army's responses are provided below.

1. Based upon investigation of Former Smoke Area R, Environmental Baseline Survey (EBS) Community Environmental Response Facilitation Act (CERFA) parcel 105(6), remove Hazardous, Toxic, and Reactive Waste (HTRW) as an issue at this site.

FMC response: We removed the column titled "Issues" from the final Initial Appendix A. The final Initial Appendix A includes those elements required by the LUCAP - site name, description, and location as specified in the decision or source document, and the name and date of such document. The individual LUCIPs will address each site or area in more detail.

2. Based upon review of investigations and the Army's agreement to remove some contaminated soil within the GSA warehouse area, you may remove this site from Appendix A.

FMC response: The site is removed from the final initial Appendix A.

**Response to Comments from Anniston-Calhoun County Fort McClellan
Development Joint Powers Authority (JPA)
On
The Draft Initial Appendix A of the Land Use Control Assurance Plan (LUCAP)**

The JPA's comments were submitted to the Army in an E-mail dated March 5, 2001. Those comments and the Army's responses are provided below.

JPA: Thank you for meeting with me regarding Appendix A for Land Use Control Plan (LUCP). As we discussed there are a few items that I would request be revised on the chart as currently drafted those concerns are listed below. It is my understanding that some changes are being made to the January 24, 2001 document you sent to me. Please provide me with a revised copy to review.

FMC Response: We are revising the Draft Appendix A based upon comments from the Alabama Department of Environmental Management (ADEM), the Environmental Protection Agency Region 4 (EPA), JPA, and the Army. According to the LUCAP the Army shall respond to comments by the JPA and regulators before finalizing an initial Appendix A. The Army finalized its Initial Appendix A included in this package after considering those comments. We believe this revised and streamlined Appendix A along with our responses to your comments addresses many of your concerns.

JPA: Issues with LUCAP Draft Appendix A
The column titled "Parcel Label" should reference which document these identification numbers are taken from.

FMC Response: We will add "EBS" to the column title to indicate those parcel labels were identified in the *Environmental Baseline Survey January 1998* (EBS). The key attached to the Appendix A also addresses this issue.

JPA: The column titled "LUC Required" should be revised. Until the LUC has been approved should this title read "LUC Recommended".

FMC Response: After reviewing and considering comments and concerns with the content of the draft Appendix A, the final Appendix A will include only those elements required by the LUCAP - site name, description and location as specified in the decision or source document, and the name and date of such document. The Land Use Control Implementation Plan (LUCIP) for each area or site will address the specific areas or sites in more detail.

JPA: Size column- We have a concern with the acres that are identified as being impacted by the LUC's. Example on page 2 of 7 the last row; the column references 4,891 acres of land. Does this mean all 4,891 acres will be tied up in the LUC? We need to discuss the acres and how this chart will impact us.

FMC Response: The Army will manage **all** areas being investigated for ordnance and explosives (OE) under interim LUCs. The OE areas requiring LUCs are grouped into four areas shown on the map attached to Appendix A. The four areas will be investigated under four Engineering Evaluation/Cost Analyses (EE/CAs) covering OE issues. The JPA Parcel M1.01 will be addressed in the M1.01 Parcel EE/CA. The Alpha and Bravo Area EE/CAs will investigate OE issues in JPA parcels M5 and M6 (inclusive of M8) and the northern portion of JPA Parcels M3 and M4, respectively. The property slated for transfer to the U.S. Fish and Wildlife Service will be addressed within the Charlie Area EE/CA.

JPA: The word “predecisional” is used in the document but is not defined anywhere.

FMC Response: The column containing this word will not appear in the final Appendix A. The word “predecisional” means prior to a remedy decision reached under CERCLA.

JPA: On pages 1-5, it is my understanding the Army will provide an “Interim” LUC for all sites listed and the JPA will have the opportunity to respond to each sites report. Is this correct?

FMC Response: Yes. The final Initial Appendix A lists only sites requiring Interim LUCs.

JPA: The sites listed on pages 6-7 should be labeled “Draft Final”. You indicated that all of the sites under GSA warehouse have been deleted. Please make sure the revised Appendix A shows these sites deleted.

FMC Response: The final Initial Appendix A lists only those sites requiring Interim LUCs. The General Services Administration (GSA) warehouse site will be deleted from the final Initial Appendix A.

JPA: Landfills- Regarding the landfills listed on the chart, if the EE/CA has not been completed how is the LUCIP determined?

FMC Response: The LUCIPs written for the fill areas will document interim LUCs the Army determines are necessary to protect human health and the environment. The Army uses Interim LUCs to assist in managing its property during investigation and, if necessary, during cleanup phases. Interim LUCs are not based upon potential future reuse of property nor are they necessarily based upon CERCLA remedy decisions.

JPA: Overall, please keep in mind that the JPA intends for all LUC’s placed on property to be removed when the cleanup is completed. We do not intend for the Army to leave land with a LUC in perpetuity.

FMC Response: While the Army's desire is to transfer the land with as few encumbrances as possible, the reality is there will almost certainly be LUCs for some areas of Fort McClellan property. The signing Parties of the LUCAP agreed that for sites not meeting residential reuse requirements, LUCs would be employed to protect human health and the environment (LUCAP section III).

JPA: Once you receive this letter and have a chance to review it please contact me and I will be glad to meet with you.

FT. McCLELLAN BCT MEETING MINUTES
 PARTNERING SESSION #33
 FT. McCLELLAN, AL
 FEBRUARY 13 – 14, 2001

AGENDA ITEM	RESPONSIBILITY	NOTES
Check In Guest Introduction and Roles	Host: Ellis Pope Leader: Recorder: Jeanne Yacoub	See Attendees List -- Attachment A.
Ground Rules	BCT	Attachment B provides the ground rules established in October, 1997.
Agenda	BCT	The BCT revised the February agenda, and proceeded accordingly. Attachment C provides the draft March agenda. Attachment D provides the February meeting summary.
Accept Previous Minutes	BCT	The team reviewed the draft January minutes, and accepted the minutes with revisions as final.
Action Items	BCT	Action items were reviewed and updated, as indicated in Attachment D.
Long-Term Planning (BCP)	BCT	One of the main agenda items for the June, 1999 meeting was BCP discussions. The team had set the BCP aside pending resolution of some policy issues that required resolution prior to completion of the BCP. Now that the team has worked through the LUCAP issue, they are prepared to readdress the BCP. IT will brief the BCT in March on the approach to the BCP. Attachment E provides the reporting and review schedule for the deliverables that will be part of the BCP master schedule.
Goals/Metrics Update	BCT	Goals and metrics remain on the agenda (Attachment C). The team began brainstorming this topic during the June, 1998 meeting, and also began development of preliminary goals for consideration by the group. Attachment

ATTACHMENT D
MEETING SUMMARY
With
ACTION ITEMS

Next Meeting: March 27 - 28, 2001
Ft. McClellan, AL

Primary Agenda: BCP, Team Processes

February Meeting Summary:

Finalize Agenda and Minutes - The BCT reviewed the January minutes, made some clarifying revisions, and accepted them as final. The group also added the following items to the agenda:

- Review Ground Rules and Mission Statement
- RAB Meeting
- Conference Calls

Action Items - The BCT reviewed January's action items, and updated them. The updates are presented in Attachment D.

Parcel Boundaries - Lisa will coordinate the Army's parcel boundary maps with what is in IT's GIS database, and compare it with what the installation is transferring.

BCP - The team decided that Agnes should provide a briefing on the BCP during the March BCT meeting. The objective of the briefing is for Agnes to describe the data she has for each section and her proposed approach, and to solicit ideas from the team about BCP content. All team members agree that this approach to the BCP should result in fewer surprises and a document that everyone can accept.

Asbestos and PCB Briefing - Doyle requested a short briefing on the installation's asbestos and PCB programs. Lisa indicated she would coordinate this activity with Ron, and the team agreed that this would be a March agenda item.

Advocacy Balanced with Inquiry - David provided a short discussion as a follow-up of the previous month's activities. He also provided some written material for the team to read and discuss. The group then participated in an exercise designed to apply the principles of listening, and advocacy balanced with inquiry. David's report is found at Attachment F.

CWM/UXO History - Phil Potter of FWENC provided an overview of the Ft. McClellan UXO program as currently being implemented through Huntsville's contract with Foster Wheeler. Ken Stockwell of Parsons Engineering provided an analogous overview of the CWM program as being implemented through Huntsville's

contract with Parsons Engineering. Fieldwork in both programs is expected to start in the spring. Field activities associated with these programs often require large exclusion zones; IT indicated that coordination of these various programs would become increasingly important due to the need for access to HTRW sites that might fall within these large exclusion zones. Field schedules are necessary from all participants so that downtime can be minimized through work-arounds. The team decided that this topic should be discussed between the various installation departments during a separate meeting to ensure that proper coordination would occur. Members from IT, Mobile, Huntsville, and Ft. McClellan will meet to begin this coordination.

LUCAP/LUCIP - Karen Pinson reviewed the draft Appendix A of the LUCAP with the team and presented a draft LUCIP for T-38. She also indicated that she would provide Doyle and Philip with a copy of the signed LUCAP, once the Army had a copy. Ft. McClellan is expecting to receive the signature sheets shortly, since the signing ceremony took place on December 12. She also indicated that Doyle may receive a copy before Ft. McClellan, since Martha Brock of EPA was a signer. After reviewing the draft LUCIP for T-38, Doyle noted Karen's work on the draft. He used the draft LUCIP as an example of how the team might work "smarter" instead of "harder." He felt that Karen had provided more information in the draft LUCIP than was necessary, specifically he identified two full pages that he felt could be dropped from the document with no adverse affect on the outcome. He also indicated that two pages may not seem like a lot of work, but considering how many sites the team and Karen might have to address, two pages multiplied by numerous sites can result in much extra work and review. Karen and the team totally supported Doyle's assessment. Karen will modify the draft LUCIP for T-38 accordingly.

In its real time review of the draft Appendix A, the BCT agreed to delete HTRW as an issue for Smoke Area R, EBS CERFA parcel label 105(6). Based upon recent BCT decisions, they also agreed to delete the GSA warehouse area from draft Appendix A. There were no further comments to the draft Appendix A. The team also reviewed the Site Listing that the Army must deliver to EPA and the State within 30 days of signature.

Doyle indicated he needed to check to see if parcel boundaries are to be surveyed on the Interim LUC; however, after further consideration, he indicated that a GPS survey and a map would be adequate for the LUCIPs and Interim LUCIPs. Once the deed is executed for property transfer, a land survey will be required.

On-Board Review Minutes - The BCT review the minutes from the on-board review meeting that took place during February 5-6. The team suggested some minor revisions. Jeanne will incorporate the revisions, finalize the minutes, and distribute them to the project team.

RAB Issues - Doyle suggested a briefing to the RAB on the CWM program at Ft. McClellan. The team discussed various means of notifying and disclosing this information to the public. Doyle also suggested that he and Philip meet with the Army at 1:00pm on the date of the RAB to hear the presentation before the Army presents it to the RAB; he felt that the group benefited from the previous 1:00pm pre-briefs. He also suggested that there be an exchange between the Anniston Army Depot (AAD) RAB and the Ft. McClellan RAB. Glynn indicated that he had already spoken with Joan McKinney about the AAD RAB, and has coordinated his attendance at that RAB. He will see if someone from the AAD RAB wants to attend the Ft. McClellan RAB. Philip and Doyle will attend the AAD RABs as well.

Conference Calls - The BCT decided that regularly scheduled conference calls are not required at this time. They can be scheduled if needed in the future.

Ground Rules - The team decided to put the ground rules in the minutes one more time. The group agreed to have a large poster-board with the ground rules displayed during meetings.

Goals and Metrics - Glynn will provide metrics information to the team at the next meeting. The team also decided to keep metrics information in the minutes for one more month pending further discussion of goals and metrics.

M101 Parcel - Dan provided a brief summary of the "Table-top EE/CA" Huntsville is planning to address this parcel. The parcel is included in the Bravo EE/CA contract, but it is a separate work product from the Bravo EE/CA. Huntsville's intention is to use the cleared areas on M2, the Eastern Bypass, the J-spur, and the Zapata clearance grids to demonstrate that the adjoining properties display similar characteristics. The EE/CA will clear to one foot.

Meeting Reflections - All team members indicated positive feedback from the meeting.

Future Meetings (3-month look ahead) - March 27 - 28, Ft. McClellan, April 9 - 12, New Orleans (in conjunction with UXO/Countermining Forum), May 22 - 23, Ft. McClellan.



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

February 28, 2001

EMAIL & US MAIL

4WD-FFB

Mr. Ron Levy
BRAC Environmental Coordinator
U.S. Army Garrison
Environmental Office
Building 215, 15th Street
Fort McClellan, AL 36205-5000

SUBJ: Draft Appendix A of LUCAP; Fort McClellan

Dear Mr. Levy:

The Environmental Protection Agency (EPA) has reviewed the subject document, and based on the best information available to EPA at this time agrees with it as written. Thank you for your cooperation. If you have any questions, please call me at (404) 562-8549.

Sincerely,

A handwritten signature in cursive script that reads "Doyle T. Brittain".

Doyle T. Brittain
Senior Remedial Project Manager

cc: Lisa Kingsbury, Ft. McClellan
Ellis Pope, USA, COE
Phil Stroud, ADEM
Karen Pinson, Ft. McClellan
Dave Jenkins, EPA/OTS



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

DEC 18 2001

Environmental Office

Mr. Doyle T. Brittain
U.S. Environmental Protection Agency, Region IV
61 Forsyth Street, SW
Atlanta, Georgia 30303-3104

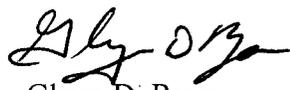
Dear Mr. Brittain:

I have enclosed a revised Appendix A to the Land Use Control Assurance Plan as a result of recent decision documents supporting land use controls for two sites. This version of Appendix A reflects the addition of both the Eastern Bypass Ordnance and Explosive Site 2 and the Former Waste Chemical Storage Area. My staff will prepare draft Land Use Control Implementation Plans on the two sites for review by the LUCAP signing parties and other interested parties in the near future.

I am mailing copies of this correspondence to the Environmental and Base Realignment and Closure Offices at Headquarters, Training and Doctrine Command, Fort Monroe, Virginia; Mr. Philip Stroud of the Alabama Department of Environmental Management, Montgomery, Alabama; and Ms. Miki Schneider of the Anniston-Calhoun County Fort McClellan Development Joint Powers Authority.

If you have comments or questions please contact Mrs. Karen Pinson at (256)848-6831 or E-mail karen.pinson@mcclellan.army.mil.

Sincerely,


Glynn D. Ryan
Site Manager

Enclosure



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

DEC 18 2001

Environmental Office

Ms. Miki Schneider
Anniston-Calhoun County Fort McClellan
Development Joint Powers Authority
P. O. Box 5327
Fort McClellan, Alabama 36205-5000

Dear Ms. Schneider:

I have enclosed a revised Appendix A to the Land Use Control Assurance Plan as a result of recent decision documents supporting land use controls for two sites. This version of Appendix A reflects the addition of both the Eastern Bypass Ordnance and Explosive Site 2 and the Former Waste Chemical Storage Area. My staff will prepare draft Land Use Control Implementation Plans on the two sites for review by the LUCAP signing parties and other interested parties in the near future.

I am mailing copies of this correspondence to the Environmental and Base Realignment and Closure Offices at Headquarters, Training and Doctrine Command, Fort Monroe, Virginia; Mr. Philip Stroud of the Alabama Department of Environmental Management, Montgomery, Alabama; and Mr. Doyle T. Brittain at the U.S. Environmental Protection Agency, Region 4, Atlanta, Georgia.

If you have comments or questions please contact Mrs. Karen Pinson at (256)848-6831 or E-mail karen.pinson@mccllellan.army.mil.

Sincerely,

Glynn D. Ryan
Site Manager

Enclosure



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

DEC 18 2001

Environmental Office

Mr. Philip Stroud
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
P.O. Box 301463
Montgomery, Alabama 36130-1463

Dear Mr. Stroud:

I have enclosed a revised Appendix A to the Land Use Control Assurance Plan as a result of recent decision documents supporting land use controls for two sites. This version of Appendix A reflects the addition of both the Eastern Bypass Ordnance and Explosive Site 2 and the Former Waste Chemical Storage Area. My staff will prepare draft Land Use Control Implementation Plans on the two sites for review by the LUCAP signing parties and other interested parties in the near future.

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If you have comments or questions please contact Mrs. Karen Pinson at (256)848-6831 or E-mail karen.pinson@mccllellan.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "Glynn D. Ryan".

Glynn D. Ryan
Site Manager

Enclosure

LUCAP APPENDIX A
 FORT MCCLELLAN, ALABAMA
 UPDATED DECEMBER 18, 2001

Site Name and Description from EBS (a)	EBS Parcel Label (a)	X,Y Coord (b)	Source or Decision Document
Former Post Garbage Dump(N. of Reilly Air Field)	126(7)	(24,50)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 1. FTMC Landfill from 1945-1947.	78(6)	(10,32)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 2. FTMC Landfill opened at an unknown date and closed in 1947.	79(6)	(22,40)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 3. FTMC Landfill from 1946 to 1967.	80(6)	(18,48)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
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Fill Area west of Range 19.	233(7)	(10,26)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
M1.01 Study Area for OE EE/CA	none	Map of OE EE/CA Areas attached to App A dated Mar 01	Master Conceptual Plan OE Response Final 1/01
Alpha Area for OE EE/CA	multiple	Map of OE EE/CA Areas attached to App A dated Mar 01	EBS 1998. ASR Final 7/99. Work Plan Alpha Area O&E Response Final 2/01. Master Conceptual Plan OE Response Final 1/01.
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Handwritten signature or initials

LUCAP APPENDIX A
 FORT MCCLELLAN, ALABAMA
 UPDATED DECEMBER 18, 2001

Site Name and Description from EBS (a)	EBS Parcel Label (a)	X,Y Coord (b)	Source or Decision Document
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Eastern Bypass Ordnance and Explosive Site 2 (OES 2)	none	Map of OES2 attached to App A dated 12/18/01	Action Memorandum, Eastern Bypass, Fort McClellan, Alabama, August 2001
Former Waste Chemical Storage Area	87(4)	(19,39)	Decision Document for the Former Waste Chemical Storage Area Parcels 87(7), 10(7), and 135(7), Fort McClellan, Alabama, September 2001

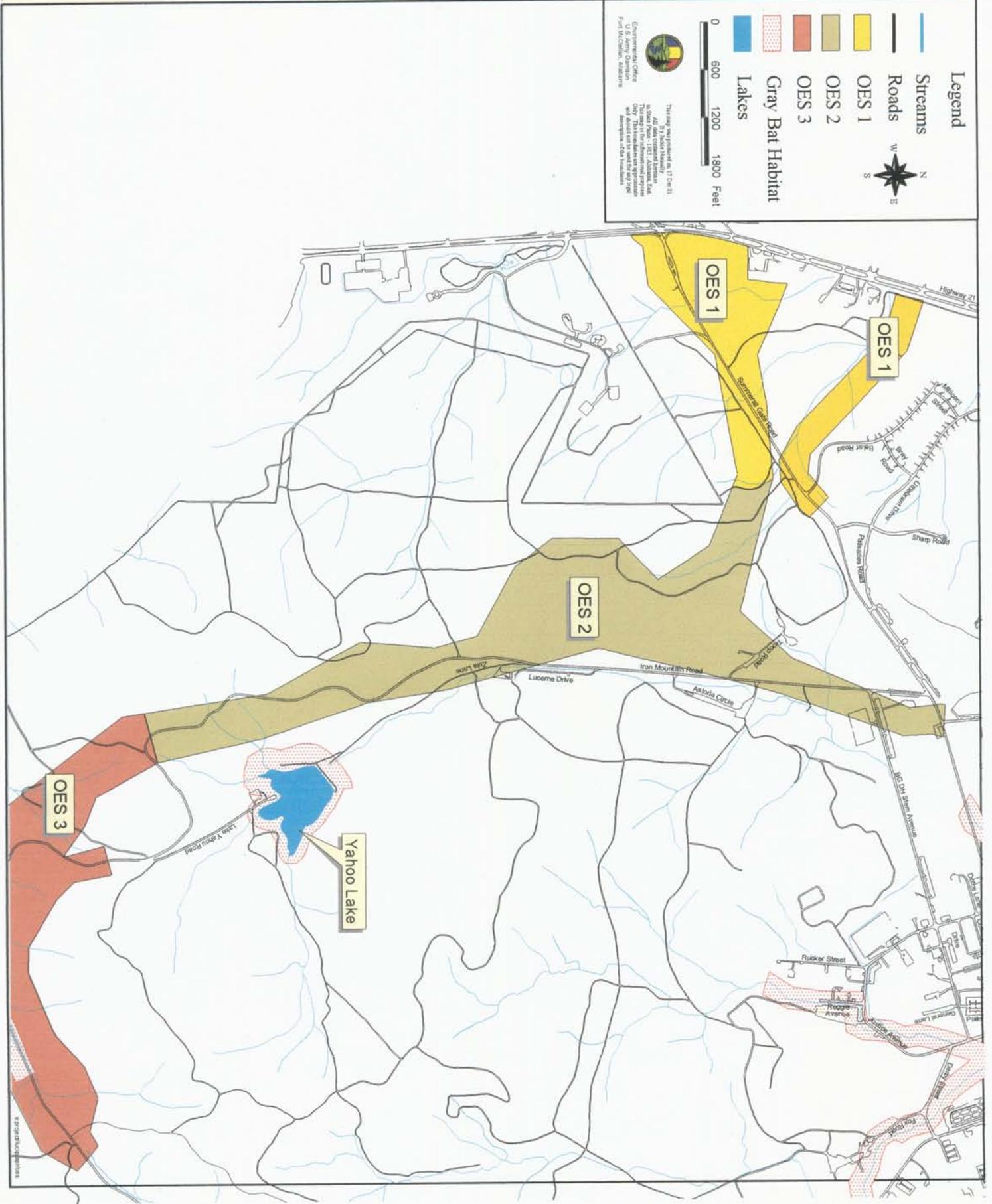
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LUC - Land Use Control
LUCAP - Land Use Control Assurance Plan
LUCIP - Land Use Control Implementation Plan
OE - Ordnance and Explosives
RI - Remedial Investigation
SI - Site Investigation
TBD - To be determined
UST - Underground Storage Tank

Eastern Bypass Ordnance and Explosive Site 2 (OES 2)





DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

REPLY TO
ATTENTION OF

Environmental Office

Mr. Philip Stroud
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
P.O. Box 301463
Montgomery, Alabama 36130-1463

Dear Mr. Stroud:

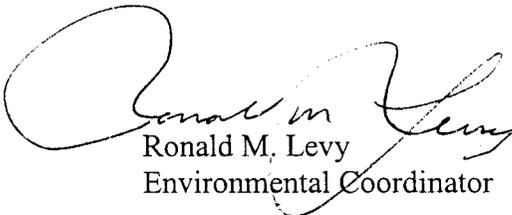
Phil

Please replace the map enclosed with Appendix A that was updated December 18, 2001, with the map attached to this letter. On the previous map the Geographic Information System shape file for the gray bat habitat showed the habitat extending into the Ordnance and Explosive Site 2 of the Eastern Bypass. The attached map shows the correct gray bat habitat.

I am mailing copies of this correspondence to the Environmental and Base Realignment and Closure Offices at Headquarters, Training and Doctrine Command, Fort Monroe, Virginia; Mr. Doyle T. Brittain at the U.S. Environmental Protection Agency, Region 4 in Atlanta, Georgia; and Ms. Miki Schneider of the Anniston-Calhoun County Fort McClellan Development Joint Powers Authority.

If you have comments or questions please contact Mrs. Karen Pinson at (256)848-6831 or E-mail karen.pinson@mccllellan.army.mil.

Sincerely,


Ronald M. Levy
Environmental Coordinator

Enclosure



DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

REPLY TO
ATTENTION OF

Environmental Office

Mr. Doyle T. Brittain
U.S. Environmental Protection Agency, Region IV
61 Forsyth Street, SW
Atlanta, Georgia 30303-3104

Dear Mr. Brittain:

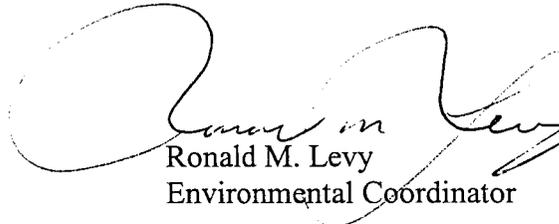
Doyle

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Enclosure



DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

REPLY TO
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Environmental Office

Ms. Miki Schneider
Anniston-Calhoun County Fort McClellan
Development Joint Powers Authority
P. O. Box 5327
Fort McClellan, Alabama 36205-5000

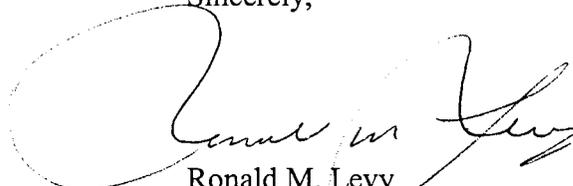
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Sincerely,



Ronald M. Levy
Environmental Coordinator

Enclosure

Eastern Bypass Ordnance and Explosive Site 2 (OES 2)

Legend

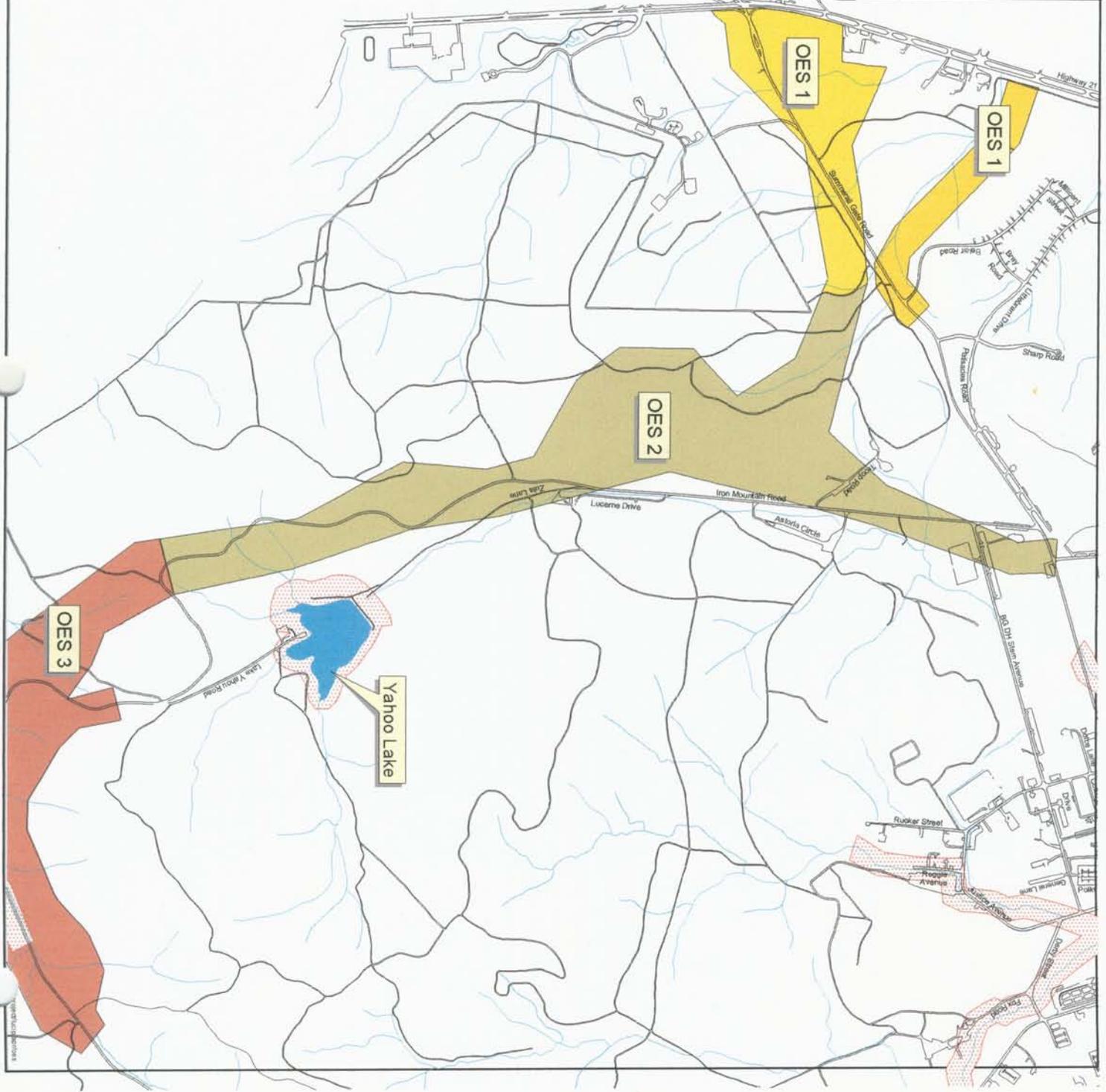
-  Streams
-  Roads
-  OES 1
-  OES 2
-  OES 3
-  Gray Bat Habitat
-  Lakes

Scale: 0, 600, 1200, 1800 Feet

Compass Rose: N, S, E, W

Environmental Data Center
 Fort McClellan, Alabama

This map was prepared by the Environmental Data Center, Fort McClellan, Alabama, on 11/17/01. All data contained herein is for informational purposes only. This map does not constitute a warranty or description of the boundaries.





DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

REPLY TO
ATTENTION OF

Environmental Office

Mr. Philip Stroud
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
P.O. Box 301463
Montgomery, Alabama 36130-1463

Dear Mr. Stroud:

Enclosed is an annual report reflecting the status of land use controls at Fort McClellan and demonstrating that land use controls are effective. According to the Land Use Control Assurance Plan (LUCAP) this report is due in March of each year.

Additionally, the LUCAP requires the Army to verify the agency points of contact listed in Appendix D of the LUCAP and update if necessary when the annual report is distributed. The contacts remain as listed in the original Appendix D.

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Sincerely,

Glynn D. Ryan
Site Manager

Enclosure



DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

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Sincerely,

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Glynn D. Ryan
Site Manager

Enclosure



DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

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Fort McClellan, Alabama 36205-5000

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Sincerely,

A handwritten signature in black ink, appearing to read "Glynn D. Ryan", is written over the typed name.

Glynn D. Ryan
Site Manager

Enclosure

STATUS OF LAND USE CONTROLS
FORT MCCLELLAN, ALABAMA
ANNUAL REPORT MARCH 2002

Site Description	T-38	Landfill #1	Landfill #2	Landfill #3	Landfill#4, C&D LF	Fill Area N of LF #2	Fill Area E of Reilly Airfield, Fmr Post Garbage Dump	Fill Area NW of Reilly Airfield	Fill Area at Range 30	Fill Area W of Iron Mtn Rd and Rg 19	Stump Dump	Eastern Bypass OES2 non- CERCLA
CERFA Parcel	186(6)	78(6)	79(6)	80(6)	81(5), 175(5)	230(7)	227(7), 126(7)	229(7)	231(7)	233(7)	82(7)	
LUCs Currently in Place	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim
For HTRW or OE/UXO?	HTRW	HTRW	HTRW	HTRW	HTRW	HTRW	HTRW	HTRW	HTRW	HTRW	HTRW	OE/UXO
LUCIP Status	final	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft
Physical LUCs												
gates/barriers	X											X
signs	X		X	X	X							X
fence	X				X							
inspections	X	X	X	X	X	X	X	X	X	X	X	X
engineered soil cover					X							
maintenance of cover vegetation					X							
erosion control					X							
maintain drainage					X							
physical barrier soil cover					X							
Legal LUCs												
Army retains ownership	X	X	X	X	X	X	X	X	X	X	X	X
Administrative LUCs												
TF Controls Actions		X	X	X	X	X	X	X	X	X	X	X
Approval for soil disturbance		X	X	X	X	X	X	X	X	X	X	X
OE Safety Briefings		X				X			X	X	X	X
Are all LUCs effective? If No, see attached.	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes

X - denotes monitoring accomplished IAW LUCIP and determination made that LUCIP is in compliance



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

APR 29 2003

Environmental Office

Mr. Philip Stroud
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
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Montgomery, Alabama 36130-1463

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An updated Appendix A to the Land Use Control Assurance Plan (LUCAP), reflecting sites that have Land Use Control Implementation Plans, is at enclosure 2. Regarding Appendix D of the LUCAP, the agency points of contact listed in the original Appendix D have not changed.

I am mailing copies of this correspondence to the Environmental and Base Realignment and Closure Offices at Hampton Field Office, Fort Monroe, Virginia; Mr. Doyle T. Brittain at the U.S. Environmental Protection Agency, Region 4 in Atlanta, Georgia; and Ms. Miki Schneider of the Anniston-Calhoun County Fort McClellan Development Joint Powers Authority.

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Enclosures



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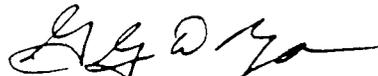
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Glynn D. Ryan
Site Manager

Enclosures

STATUS OF LAND USE CONTROLS
FORT MCCLELLAN, ALABAMA
ANNUAL REPORT 2003

Site Description	T-38	Landfill #1	Landfill #2	Landfill #3	Landfill #4, C&D LF	Fill Area N of LF #2	Fill Area E of Reilly Airfield, Fmr Post Garbage Dump	Fill Area NW of Reilly Airfield	Fill Area at Range 30	Fill Area W of Iron Mtn Rd and Rg 19	Eastern Bypass OES2	FWS Refuge	FWS Refuge	Alpha and Bravo Areas (pre transfer)	Former Waste Chemical Storage Area	GSA Warehouse Area
CERFA Parcel or non-CERCLA	186(6)	78(6)	79(6)	80(6)	81(5), 175(5)	230(7)	227(7), 126(7)	229(7)	231(7)	233(7)	non-CERCLA	UXO/DMM Areas	Multiple CERFA Parcels	multiple CERFA and non-CERCLA	87(4)	multiple CERFA parcels
LUC Currently In Place	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Interim	Final	Final ?? (DD not signed)
For HW or UXO/DMM?	HW	HW	HW	HW	HW	HW	HW	HW	HW	HW	OE/UXO	UXO/DMM	HW	OE/UXO	HW	HW
LUCIP Status	final	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft	draft
LAND USE RESTRICTIONS																
Public Access Restriction	X										X	X	X	X		
Property Use Restriction (no residential use)																X
Soil Related Restriction		X	X	X	X	X	X	X	X	X	X	X	X		X	
Groundwater Related Restriction												X	X			X
Special Use Area												X	X		X	
LUC MECHANISMS TO MINIMIZE POTENTIAL FOR VIOLATIONS OF LAND USE RESTRICTIONS																
Restrictions																
Deed restriction preventing residential reuse																√
Deed restriction prohibiting access or use of groundwater																√
Groundwater Related Restrictions - TF approval for groundwater access														√		
Soil Related Restrictions - TF approval for soil disturbance		√	√	√	√	√	√	√	√	√	√	√	√	√		
Access Controls																
gates/barriers	√										√	√	√	√		
signs	√		√	√	√	√	√	√	√	√	√	√ (to be installed around no public access area)	√ (to be installed around no public access area)	√ (on gates and fence)		
fence	√				√								√ (Parcel 187(7))	√ (Alpha northern boundary)		
Engineered Controls																
physical barrier (cover)					√										√	
Inspections	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Other																
Army retains ownership	√	√	√	√	√	√	√	√	√	√	√	√	√	√		
TF controls actions		√	√	√	√	√	√	√	√	√	√	√	√	√		
OE safety briefings	√	√				√	√	√	√	√	√	√	√	√		
Community Outreach Program												√	√	√		
Are all LUC effective? If No, see attached	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes

X - denotes presence of use restriction

√ - denotes mechanisms in place to minimize violations of land use restrictions

LUCAP APPENDIX A
 FORT MCCLELLAN, ALABAMA
 UPDATED March 2003

Site Name and Description from EBS (a)	EBS Parcel Label (a)	X,Y Coord (b)	Source or Decision Document
INTERIM LAND USE CONTROLS			
Training Area T-38: Former Technical Escoc	186(6)	(26,38)	EBS 1998. SI Rpt Final 8/93. ASR Final 9/2001. RI Rpt Final 7/00. RI (Supplemental) Work Plan Final 9/00 Final Action Memorandum CWM EECA signed 10/2002.
Landfill # 1 - Sanitary Landfill from 1945-1947	78(6)	(10,32)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 2 - Sanitary Landfill opened at an unknown date and closed in 1947	79(6)	(22,40)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 3 - Sanitary Landfill from 1946 to 1967	80(6)	(18,48)	EBS 1998. SI Rpt Final 8/93. RI Rpt Final 7/00. EE/CA Fill Area Definition Work Plan Final 2/00.
Landfill # 4 and the Industrial Landfill - Sanitary Landfill 1967-1994 and C&D landfill	81(5), 175(5)	(19,46)	EBS 1998 EE/CA Fill Area Definition Work Plan Final 2/00.
Fill Area North of Landfill No. 2	230(7)	(24,42)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
Fill Area East of Reilly Air Field and the Former Post Garbage Dump	227(7), 126(7)	(24,50)	EBS 1998 EE/CA Fill Area Definition Work Plan Final 2/00.
Fill Area Northwest of Reilly Air Field	229(7)	(19,49)	EBS 1998 EE/CA Fill Area Definition Work Plan Final 2/00.
Fill Area at Range 30	231(7)	(25,47)	EBS 1998 EE/CA Fill Area Definition Work Plan Final 2/00.
Fill Area West of Iron Mountain Road and Range 19	233(7)	(10,26)	EBS 1998. EE/CA Fill Area Definition Work Plan Final 2/00.
Eastern Bypass Ordnance and Explosive Site 2 (OES 2)	none	Map attached	Action Memorandum, Eastern Bypass, Fort McClellan, Alabama, signed August 2001
National Wildlife Refuge, includes Stump Dump Fill Area	82Q-X, 88(6), 108(7), 112Q, 113Q-X, 187(7), 213Q, 214Q, 87Q-X, 111Q, 76Q-X, 84Q-X, 223Q, 77Q, 78Q, 80Q, 85Q, 109Q-X, 89Q-X, 215Q, 137Q-X, 82(7)	Map attached	Multiple documents are listed in LUCIP for U.S. Fish and Wildlife Service Mountain Longleaf National Wildlife Refuge
Alpha and Bravo Areas of the Redevelopment Area	multiple	Map attached	EBS 1998. ASR Final 9/2001. Master Conceptual Plan OE Response Final 1/01 Draft-Final EE/CA Alpha Area 2/2003. Draft EE/CA Bravo Area 11/2002.

uci 2

LUCAP APPENDIX A
 FORT MCCLELLAN, ALABAMA
 UPDATED March 2003

Site Name and Description from EBS (a)	EBS Parcel Label (a)	X,Y Coord (b)	Source or Decision Document
FINAL LAND USE CONTROLS			
Former Waste Chemical Storage Area	87(4)	(19,39)	Decision Document for the Former Waste Chemical Storage Area Parcels 87(7), 10(7), and 135(7), Fort McClellan, Alabama, signed December 2001
GSA Warehouse Area	151(7), 2(7), 3(7), 4(7), 67(7), 69(7), 91(7), 111(7), 128(7), 129(7), 238(7)	Map attached	Final Revision 3 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), not yet signed.

- a. Site name, description, and parcel label are taken from the EBS. As parcel labels are revised based upon completion of characterization the revised label will be noted.
- b. Coordinates indicate locations on the CERFA Parcel Map Figure 1 and the Non-CERCLA Issues Map Figure 2 found in the EBS.

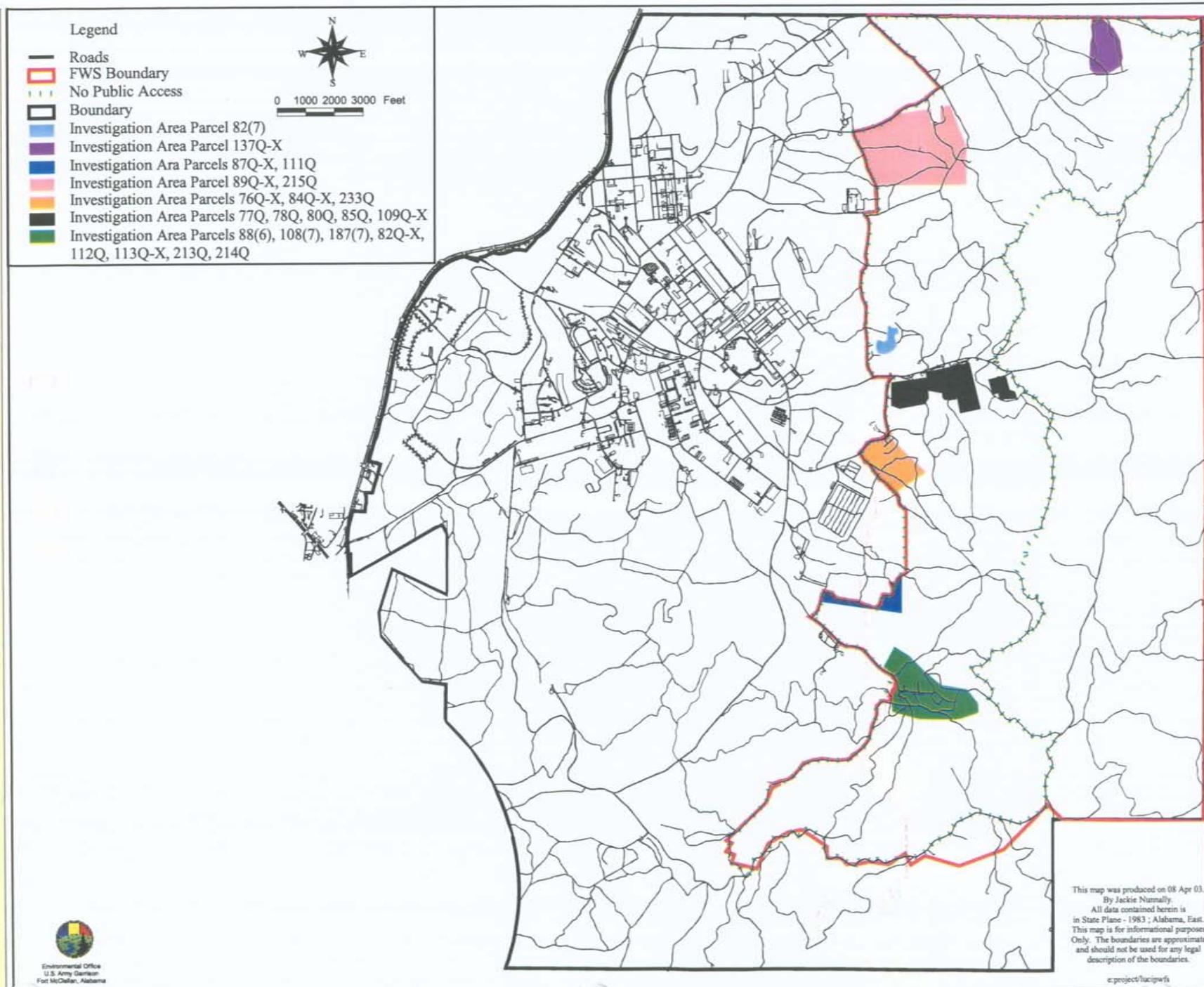
App - Appendix
 ASR - Archives Search Report
 C&D - Construction and Debris
 Coord - coordinates
 CWM - Chemical Warfare Materiel
 EBS - Environmental Baseline Survey
 EE/CA - Engineering Evaluation/Cost
 LUCIP - Land Use Control Implementation
 OE or O&E - Ordnance and Explosives
 RI - Remedial Investigation
 Rpt - report
 SI - Site Investigation

STATUS OF LAND USE CONTROLS
FORT MCCLELLAN, ALABAMA
ANNUAL REPORT 2003

Acronyms and Abreviations

C&D	Construction and Debris
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
DMM	Discarded Military Munitions
E	East
Fmr	Former
FWS	U.S. Fish and Wildlife Service
GSA	General Services Administration
HW	Hazardous Waste
LF	Landfill
LUC	Land Use Control(s)
LUCIP	Land Use Control Implementation Plan
N	North
NW	Northwest
OE	Ordnance and Explosives
OES2	Ordnance and Explosive Site 2
Rd	Road
Rg	Range
TF	Transition Force
UXO	Unexploded Ordnance
W	West

Figure 1 FWS Characterization/Investigation Areas



LUCIP Alpha & Bravo Areas

Legend

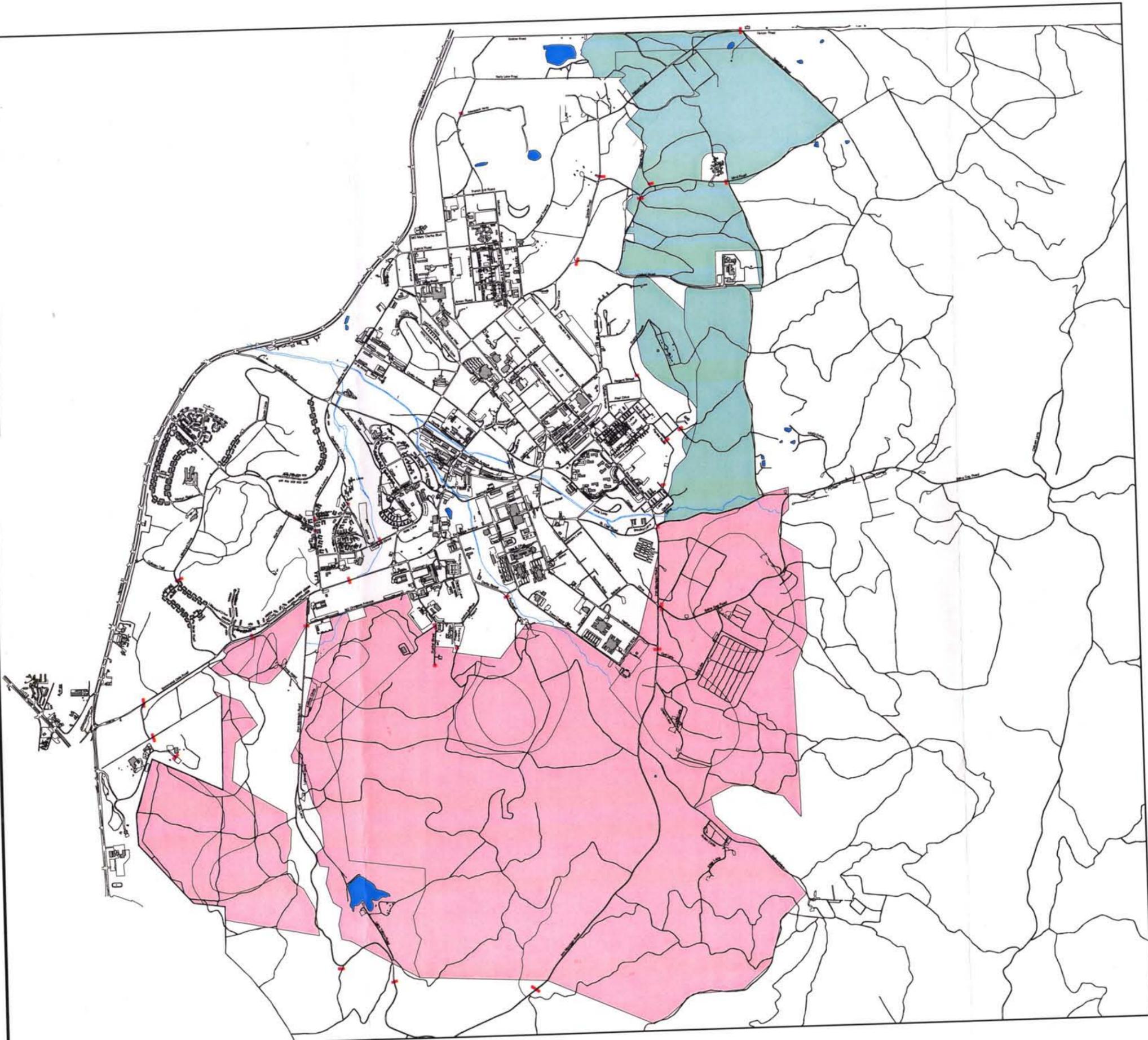
- Roads
- Streams
- Gates & Barriers
- Lakes
- Buildings
- Alpha
- Bravo

0 2000 4000 6000 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

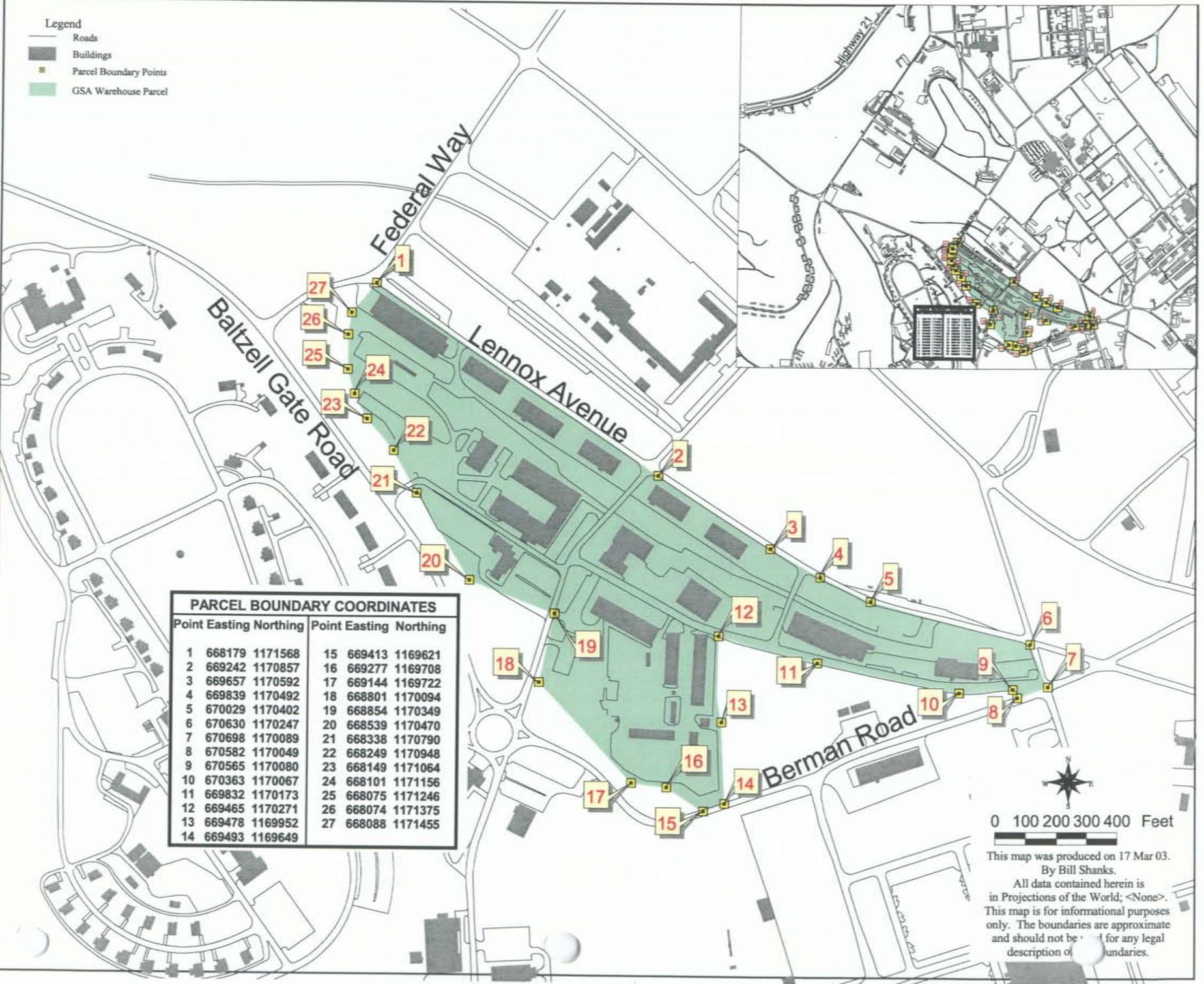
This map was produced on 23 Apr 03.
By Jackie Nunnally.
All data contained herein is
in State Plane - 1983; Alabama, East.
This map is for informational purposes
Only. The boundaries are approximate
and should not be used for any legal
description of the boundaries.



GSA Warehouse Parcel



- Legend**
- Roads
 - Buildings
 - Parcel Boundary Points
 - GSA Warehouse Parcel



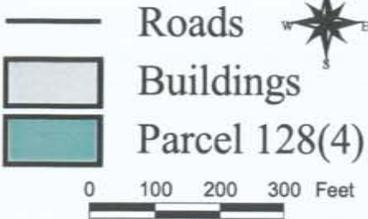
PARCEL BOUNDARY COORDINATES					
Point	Easting	Northing	Point	Easting	Northing
1	668179	1171568	15	669413	1169621
2	669242	1170857	16	669277	1169708
3	669657	1170592	17	669144	1169722
4	669839	1170492	18	668801	1170094
5	670029	1170402	19	668854	1170349
6	670630	1170247	20	668539	1170470
7	670698	1170089	21	668338	1170790
8	670582	1170049	22	668249	1170948
9	670565	1170080	23	668149	1171064
10	670363	1170067	24	668101	1171156
11	669832	1170173	25	668075	1171246
12	669465	1170271	26	668074	1171375
13	669478	1169952	27	668088	1171455
14	669493	1169649			



This map was produced on 17 Mar 03.
 By Bill Shanks.
 All data contained herein is
 in Projections of the World; <None>.
 This map is for informational purposes
 only. The boundaries are approximate
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 description of boundaries.

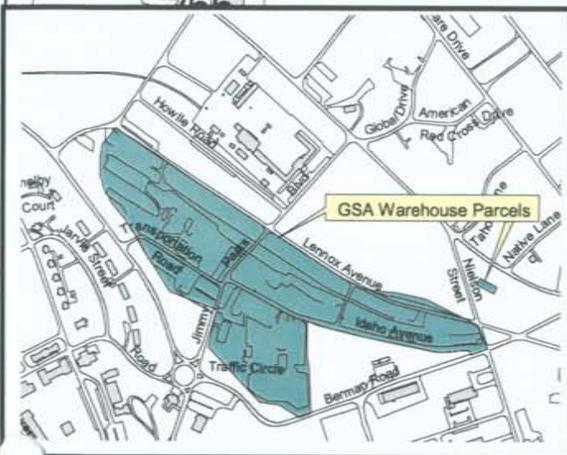
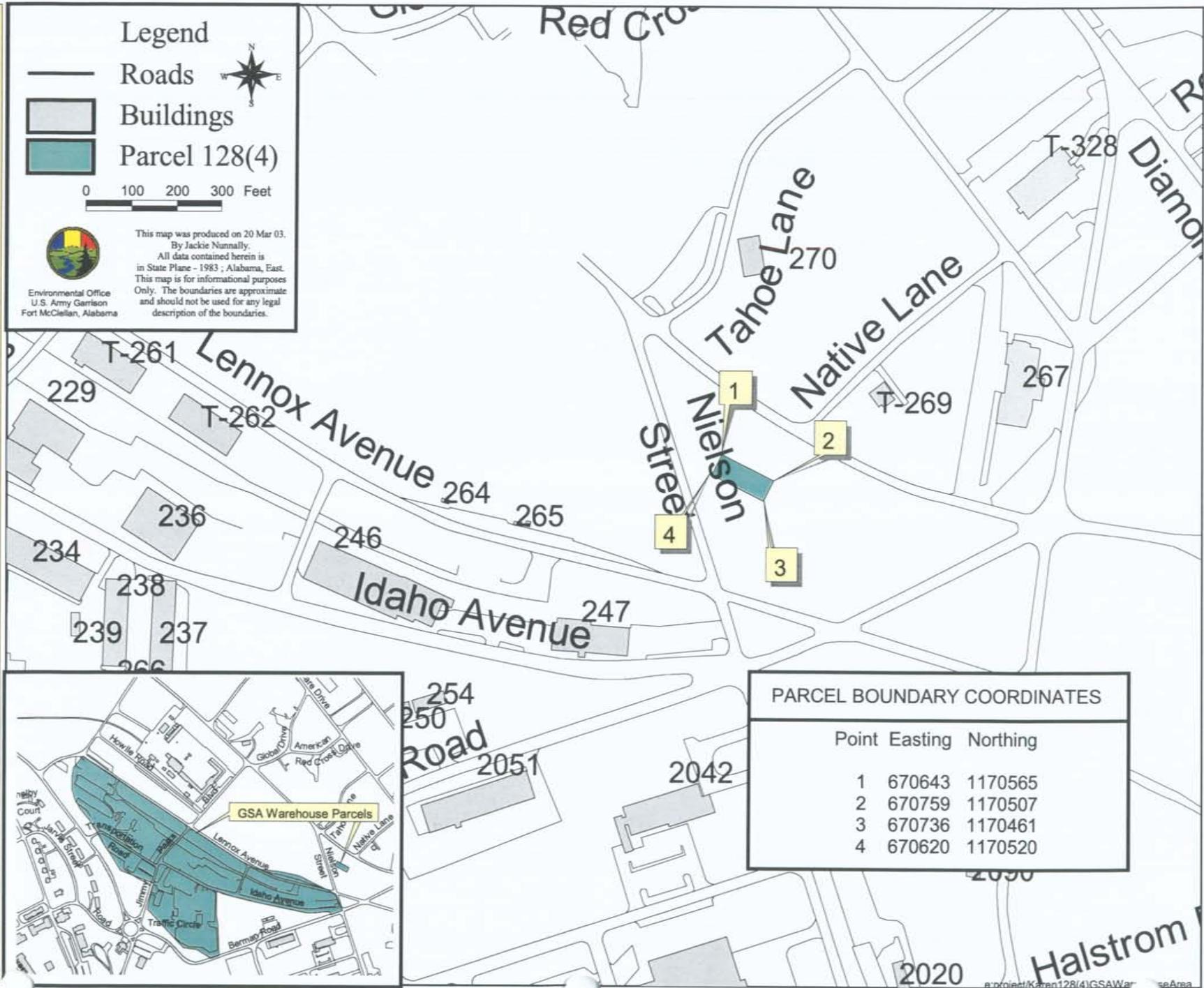
GSA Warehouse Parcel

Legend



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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description of the boundaries.



PARCEL BOUNDARY COORDINATES		
Point	Easting	Northing
1	670643	1170565
2	670759	1170507
3	670736	1170461
4	670620	1170520



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

JAMES W. WARR
DIRECTOR

BOB RILEY
GOVERNOR

May 15, 2003

Mr. Ronald M. Levy
BRAC Environmental Coordinator
Environmental Office, 291 Jimmy Parks Blvd.
US Army Garrison
Fort McClellan, Alabama 36205

Facsimiles: (334)
Administration: 271-7950
General Counsel: 394-4332
Air: 279-3044
Land: 279-3050
Water: 279-3051
Groundwater: 270-5631
Field Operations: 272-8131
Laboratory: 277-6718
Mining: 394-4326
Education/Outreach: 394-4383

Re: Submittal of *Annual Report, Status of Land Use Controls at FTMC*, dated April 29, 2003
Fort McClellan
Calhoun County, Alabama
Facility I.D. No. AL4 210 020 562

Dear Mr. Levy:

The Alabama Department of Environmental Management (ADEM) has received the *Annual Report, Status of Land Use Controls at FTMC*. The Land Division recorded the report as being received on April 30, 2003. The Department will file the document in the ADEM project files for Fort McClellan.

If you have any questions concerning this matter, please contact Mr. Philip Stroud of the Hazardous Waste Branch at 334-270-5646.

Sincerely,

Philip N. Stroud
Governmental Hazardous Waste Branch
Land Division

File: Land Division/DSMOA/HW/Fort McClellan/Correspondence, 2003





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

May 14, 2003

EMAIL & US MAIL

4WD-FFB

Mr. Philip Stroud
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
1400 Coliseum Boulevard
PO Box 301463
Montgomery, AL 36110-2059

SUBJ: Annual Report on the Land Use Control Assurance Plan; Fort McClellan

Dear Mr. Stroud:

The Environmental Protection Agency (EPA) has reviewed the subject document and concurs with it. As the Alabama Department of Environmental Management (ADEM), considers appropriate, please transmit these comments to Fort McClellan (FTMC). If you have any questions, please call me at (404) 562-8549.

Sincerely,

Doyle T. Brittain
Senior Remedial Project Manager

cc: Ron Levy, FTMC
Lisa Holstein, FTMC
Lee Coker, USA/COE
Jeanne Yacoub, Shaw Environmental
Daniel Copeland, CEHNC-OE-DC
Bernie Case, ALANG
Miki Schneider, JPA
Pete Tuttle, USFWS
Hugh Vick, Gannett-Fleming

REC'D MAY 20 03 AM 6:55



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

MAR 29 2004

Environmental Office

Ms. Miki Schneider
Anniston-Calhoun County Fort McClellan
Development Joint Powers Authority
P. O. Box 5327
Fort McClellan, Alabama 36205-5000

Dear Ms. Schneider:

This letter and enclosures serves as the annual report, required by the Land Use Control Assurance Plan (LUCAP), reflecting the status of land use controls (LUC) established for properties on the former Fort McClellan. This letter affirms that LUC have been effective in protecting human health and safety.

With the exception of the Eastern Bypass Ordnance and Explosive Site 2 which includes Eastern Bypass Tract 3, all property requiring LUC either has been transferred to new owners or is licensed to the National Guard. The Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA) and the National Guard Bureau (NGB) will be responsible for providing their future annual reports. Enclosure 1 is Appendix D to the LUCAP listing agency points of contact. Enclosure 2 is a revised Appendix A to the LUCAP. The enclosure includes LUC Implementation Plans for the sites listed in Appendix A.

Copies of this correspondence with enclosures and appropriate attachments are provided to Mr. Doyle T. Brittain, U.S. Environmental Protection Agency, Region 4, Atlanta, Georgia; Mr. Philip Stroud, Alabama Department of Environmental Management, Montgomery, AL; Ms. Francine Cole, Base Realignment and Closure Office, Hampton Field Office, Fort Monroe, Virginia; Ms. Michelle Beekman, Matrix Environmental Services, Colorado Springs, Colorado; Mr. Steve Miller, U.S. Fish and Wildlife Service, Fort McClellan, Alabama; LTC Gerald Walter, NGB, Arlington, Virginia; LTC Brian Barrontine, Alabama Army National Guard, Montgomery, Alabama.

If you have comments or questions please contact Mr. Ron Levy at (256)848-6853 or E-mail ron.levy@mcclellan.army.mil.

Sincerely,


Gary E. Harvey
Site Manager

Enclosures



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

MAR 29 2004

Environmental Office

Mr. Philip Stroud
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
P.O. Box 301463
Montgomery, Alabama 36130-1463

Dear Mr. Stroud:

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Copies of this correspondence with enclosures and appropriate attachments are provided to Mr. Doyle T. Brittain, U.S. Environmental Protection Agency, Region 4, Atlanta, Georgia; Ms. Miki Schneider, JPA, Anniston, Alabama; Ms. Francine Cole, Base Realignment and Closure Office, Hampton Field Office, Fort Monroe, Virginia; Ms. Michelle Beekman, Matrix Environmental Services, Colorado Springs, Colorado; Mr. Steve Miller, U.S. Fish and Wildlife Service, Fort McClellan, Alabama; LTC Gerald Walter, NGB, Arlington, Virginia; LTC Brian Barrontine, Alabama Army National Guard, Montgomery, Alabama.

For additional information, please contact Mr. Ron Levy, ron.levy@mcclellan.army.mil, 256(848)-6853 or Mrs. Karen Pinson, karen.pinson@mcclellan.army.mil, 256(848)-6831.

Sincerely,


Gary E. Harvey
Site Manager

Enclosures



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY GARRISON
FORT McCLELLAN, ALABAMA 36205-5000

MAR 29 2004

Environmental Office

Mr. Doyle T. Brittain
U.S. Environmental Protection Agency, Region 4
61 Forsyth Street, SW
Atlanta, Georgia 30303-3104

Dear Mr. Brittain:

This letter and enclosures serves as the annual report, required by the Land Use Control Assurance Plan (LUCAP), reflecting the status of land use controls (LUC) established for properties on the former Fort McClellan. This letter affirms that LUC have been effective in protecting human health and safety.

With the exception of the Eastern Bypass Ordnance and Explosive Site 2 which includes Eastern Bypass Tract 3, all property requiring LUC either has been transferred to new owners or is licensed to the National Guard. The Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA) and the National Guard Bureau (NGB) will be responsible for providing their future annual reports. Enclosure 1 is Appendix D to the LUCAP listing agency points of contact. Enclosure 2 is a revised Appendix A to the LUCAP. The enclosure includes LUC Implementation Plans for the sites listed in Appendix A.

Copies of this correspondence with enclosures and appropriate attachments are provided to Mr. Philip Stroud, Alabama Department of Environmental Management, Montgomery, AL; Ms. Miki Schneider, JPA, Anniston, Alabama; Ms. Francine Cole, Base Realignment and Closure Office, Hampton Field Office, Fort Monroe, Virginia; Ms. Michelle Beekman, Matrix Environmental Services, Colorado Springs, Colorado; Mr. Steve Miller, U.S. Fish and Wildlife Service, Fort McClellan, Alabama; LTC Gerald Walter, NGB, Arlington, Virginia; LTC Brian Barrontine, Alabama Army National Guard, Montgomery, Alabama.

If you have comments or questions please contact Mr. Ron Levy at (256)848-6853 or E-mail ron.levy@mccllellan.army.mil.

Sincerely,


Gary E. Harvey
Site Manager

Enclosures

APPENDIX D

AGENCY POINTS OF CONTACT

1. ARMY:

Mr. Ronald M. Levy
U.S. Army Garrison
Building 215
291 Jimmy Parks Boulevard
Fort McClellan, AL 36205-5000
Telephone: 256-848-3539
FAX: 256-848-5517
E-mail: ron.levy@mcclellan.army.mil

Mr. Francis Coulters
National Guard Bureau
Building E4430/1st Floor
Aberdeen Proving Ground, MD 21010-5420
Telephone: 410-436-1825
FAX: 410-436-1788
E-mail: Francis.Coulters@ngb.army.mil

2. U.S. EPA:

Mr. Doyle T. Brittain
U.S. Environmental Protection Agency, Region IV
61 Forsyth Street, SW
Atlanta, GA 30303-3104
Telephone: 404-562-8549
FAX: 404-562-8518
E-mail: brittain.doyle@epamail.epa.gov

3. ADEM:

Mr. Philip N. Stroud
Alabama Department of Environmental Management
Hazardous Waste Branch, Land Division
1400 Coliseum Boulevard
Montgomery, AL 36110-2059
Mailing address: PO Box 301463 Montgomery, AL 36130-1463
Telephone: 334-270-5646
FAX: 334-279-3050
E-mail: pns@adem.state.al.us

4. JPA:

Ms. Miki Schneider
Anniston-Calhoun County Fort McClellan Development Joint Powers Authority
PO Box 5327
Fort McClellan, AL 36205-5000
Telephone: 256-236-2011
FAX: 256-236-2020
E-mail: schneiderm@mcclellan.army.mil

Encl 1

LUCAP APPENDIX A
FORT MCCLELLAN, ALABAMA
March 2004

Site Name and Description from EBS or Other Document	EBS Parcel Label	X,Y Coordinates	Source or Decision Document	Status of LUC	Site Owner	LUC Responsibility
Alpha Area of the Redevelopment Area	multiple	Attachment 1	Attachment 1	Interim	JPA	JPA
Former Small Weapons Repair Shop	66(7)	Attachment 1	Attachment 1	Interim	JPA	JPA
Former Chemical Laundry and Former Motor Pool Areas 1400 & 1500	94(7)	Attachment 1	Attachment 1	Interim	JPA	JPA
Sanitary Landfill # 1	78(6)	Attachment 1	Attachment 1	Interim	JPA	JPA
Sanitary Landfill # 2	79(6)	Attachment 1	Attachment 1	Interim	JPA	JPA
Sanitary Landfill # 3	80(6)	Attachment 1	Attachment 1	Interim	JPA	JPA
Sanitary Landfill # 4 and the Industrial Landfill	81(5), 175(5)	Attachment 1	Attachment 1	Interim	JPA	JPA
Fill Area East of Reilly Air Field and the Former Post Garbage Dump	227(7), 126(7)	Attachment 1	Attachment 1	Interim	JPA	JPA
Fill Area Northwest of Reilly Air Field	229(7)	Attachment 1	Attachment 1	Interim	JPA	JPA
Fill Area North of Landfill No. 2	230(7)	Attachment 1	Attachment 1	Interim	JPA	JPA
Reilly Lake	none	Attachment 1	Attachment 1	Interim	JPA	JPA
Bravo Area of the Redevelopment Area	multiple	Attachment 1	Attachment 1	Interim	JPA	FTMC
Former Weapons Demonstration Area, Parcel 194(7); South Gate Toxic Gas Yard, Parcel 518(7); Ranges West of Iron Mountain Road (outside Bravo Area); Training Area T-6 (Naylor Field), Parcel 183(6); Training Area T-38, Parcel 186(6); Cane Creek Training Area, Parcel 510(7); Blacktop Training Area, Parcel 511(7); Fenced Yard in Blacktop Area, Parcel 512(7)	194(7), 518(7), Ranges West of Iron Mountain Road, 183(6), 186(6), 510(7), 511(7) and 512(7)	Attachment 1	Attachment 1	Interim	JPA	FTMC
General Services Administration (GSA) Warehouse Area	151(7), 2(7), 3(7), 4(7), 67(7), 69(7), 91(7), 111(7), 128(7), 129(7), 238(7)	Attachment 2	Attachment 2	Final	JPA	JPA
U.S. Fish and Wildlife Mountain Longleaf National Wildlife Refuge	82Q-X, 88(6), 108(7), 112Q, 113Q-X, 187(7), 213Q, 214Q, 87Q-X, 111Q, 76Q-X, 84Q-X, 223Q, 77Q, 78Q, 80Q, 85Q, 109Q-X, 89Q-X, 215Q, 137Q-X, 82(7)	Attachment 3	Attachment 3	Interim	USFWS	FTMC
Former Waste Chemical Storage Area	87(4)	Attachment 4	Attachment 4	Final	NGB	NGB
Eastern Bypass Ordnance and Explosive Site 2 (OES 2)	none	Attachment 5	Attachment 5	Interim	DA	DA

Abbreviations

FTMC - Fort McClellan

EBS - Environmental Baseline Survey

JPA - Anniston-Calhoun County Fort McClellan Development Joint Powers Authority

NGB - National Guard Bureau

USFWS - U.S. Fish and Wildlife Service

INTERIM LAND USE CONTROL IMPLEMENTATION
PLAN

Attachment 1

ATTACHMENT 3

LAND USE CONTROL IMPLEMENTATION PLANS (LUCIPs)

1. Alpha Area
2. Parcels 66(7) & 94(7)
3. Parcel 78(6)
4. Parcel 79(6)
5. Parcel 80(6)
6. Parcels 81 (5) & 175(5)
7. Parcels 227(7) & 125(7)
8. Parcel 229(7)
9. Parcel 230(7)
10. Reilly Lake
11. Bravo Area
12. Parcels 194(7), 518(7), Parcel 183(6), Parcel 510(7), Parcels 511(7) & 512(7)
Ranges West of Iron Mountain Road (outside Bravo Area),

INTERIM RESTRICTIONS:

The LUCIP provided in this attachment shall be deemed incorporated into the deed via the Deed Notices listed in Attachment 2 of this FOSET. The LUCIP documents the interim restrictions necessary for the protection of human health and the environment that are in place during the characterization and any potential cleanup of sites. These interim restrictions may be implemented through utilization of Deed Notices in the FOSET and under the Consent Order between the JPA and ADEM. Prior to completion of characterization and response actions, exposure to UXO, DMM, or hazardous substances may present an increased risk to human health and safety. Based upon this determination, interim LUC are placed on the property pending completion of characterization and response actions to include any interim or early response actions.

FINDING OF SUITABILITY FOR EARLY TRANSFER PROPERTY INTERIM LAND USE CONTROL IMPLEMENTATION PLAN

INTRODUCTION

1. Background

This Interim Land Use Control Implementation Plan (LUCIP) and interim land use controls (LUC) apply to the property addressed in this LUCIP and transferred by the Army under early transfer authority to the Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA). This property, included in a Finding of Suitability for Early Transfer (FOSET), is undergoing characterization for unexploded ordnance (UXO), discarded military munitions (DMM), and hazardous substances to include munitions constituents (see figure titled FOSET Property LUCIP). This Interim LUCIP complies with requirements set forth in the Land Use Control Assurance Plan (December 2000) (LUCAP) signed by the U.S. Environmental Protection Agency (EPA), Alabama Department of Environmental Management (ADEM), U.S. Department of the Army for Fort McClellan, and the JPA.

There are various intended use scenarios for the property described within this LUCIP. This LUCIP documents the interim LUC in place during the characterization and any potential cleanup of sites. Prior to completion of characterization and response actions, exposure to UXO, DMM, or hazardous substances may present an increased risk to human health and safety. Based upon this determination, interim LUC are placed on the property pending completion of characterization and response actions to include any interim or early response actions.

The interim LUC for the areas undergoing characterization for UXO and discarded military munitions shall be applicable during characterization and prior to receipt of an approved explosives safety submission for required response actions. (Modification or revision to LUC that address explosives safety-related concerns will be reviewed by the U.S. Army Technical Center for Explosives Safety and approved by the Department of Defense Explosives Safety Board (DDESB)).

Except for LUC covering the Phase 2 parcels and those parcels subject to the requirements of the DDESB regarding UXO, the LUC provided for hereunder will be implemented and governed by the applicable provisions of a Consent Order between ADEM and the JPA.

The standard ordnance and explosives (OE)/UXO deed notice provided with all transferred Fort McClellan property will be included in the transfer documents. This notice includes information on actions to be taken should OE/UXO be discovered on the property. JPA will be responsible for enforcing this notice.

This LUCIP contains twelve enclosures that describe the interim LUC for the FOSET property. The transferring property is divided into Phases 1 and 2 for privatization of the cleanup. The JPA will assume the cleanup along with monitoring and enforcing LUC for Phase 1 property. The Army will retain the cleanup along with monitoring and enforcing LUC for the Phase 2 property until such time as the JPA assumes responsibility.

Enclosures 1-10 describe the LUC for Phase 1 property. Enclosures 11 and 12 describe the LUC for Phase 2 property. Enclosures 1 and 11 describe interim LUC for the Alpha and Bravo Areas within the FOSET property where characterizations for UXO and DMM are ongoing. Enclosures 2 through 10 and 12 describe interim LUC for areas undergoing characterization for hazardous substances to include munitions constituents. There are sites within the UXO/DMM areas where characterization for hazardous substances will occur as a separate action from UXO cleanup. These sites, shown on the figure titled FOSET Property LUCIP, will be protected under the LUC for the Alpha and Bravo Areas that are part of the FOSET property. If these sites require individual LUC after completion of characterization and any required remediation of the Alpha and Bravo Areas, then this LUCIP will be revised to include those additional areas.

2. Source and/or Decision Documents

(See enclosures for the areas that are undergoing characterization and the basis for determination of appropriate LUC.)

3. Site Location and Description

(See enclosures.)

4. LUC Boundaries

LUC are defined for individual characterization areas or parcels located in the FOSET property. (Site boundaries for these areas are provided in the enclosures.)

5. LUC Objectives

The Army's goal for the LUC described in this LUCIP is to prevent risk to human health and the environment and to promote human safety by minimizing the potential for exposure to any hazards that may be present. (Site-specific information on the objectives of risk mitigation for these areas is provided in the enclosures.)

6. LUC Required to Achieve the Objectives

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. The LUC applicable for each characterization or investigation area are described in the enclosures for the individual areas. The LUC described in this LUCIP meet the Army's goal stated in paragraph 5 above.

7. Right of Entry

Right of entry is reserved for ADEM for all property included in the FOSET property. Right of entry is reserved for the Army for the Phase 2 property and the Alpha Area. The

Army and ADEM may enter the property and may inspect the adequacy of LUC enforcement.

8. Frequency of Monitoring and Reporting Requirements

- a. This plan will be updated as necessary to incorporate the results of characterization.
- b. The Interim LUC will be periodically reevaluated to determine their protectiveness and effectiveness, as may be required under the Consent Order.

9. Responsibility for Monitoring, Maintaining, and Enforcing LUC

Unless otherwise provided in the Consent Order, the JPA is responsible for monitoring, maintaining, and enforcing interim LUC for Phase 1 property. For Phase 2 property, monitoring, maintaining, and enforcing LUC remain an Army responsibility until such time as JPA assumes responsibility.

10. Enforcement Options Should a LUC Violation Occur

For Phase 1 property, should a third party violate the terms and intent of this LUCIP the JPA will address the violation with the third party as may be provided in the Consent Order and as provided below. For Phase 2 property, the Army will continue to be the responsible party and will address the violation with the third party as provided below.

- a. If the JPA determines that the property owner/occupant has violated a LUC restriction, the JPA will attempt to informally resolve the violation with the property owner/occupant as may be provided in the Consent Order. If the JPA is able to resolve the matter informally, the JPA will provide written notification to ADEM within 60 days after discovery of the violation and describe any proposed or completed corrective actions.
- b. If the JPA is not able to resolve the violation as may be provided in the Consent Order, the JPA will provide written notification within 60 days after discovery of the violation to ADEM. ADEM will work with the JPA to have the property owner/occupant correct the violation. If the matter cannot be resolved informally, the JPA will take appropriate action to enforce the deed restrictions. ADEM shall retain authority to take independent enforcement action in connection with a violation of the land use controls (LUC) in accordance with applicable law.
- c. If ADEM becomes aware of a LUC restriction violation, ADEM shall provide the JPA with written notice of the violation within 60 days after discovery. If the violation cannot be corrected at the time of discovery, the Parties will follow the procedures set forth in paragraph 10.b above to resolve the violation(s).

11. Reducing or Removing LUC

The LUC are intended to be protective of the public for existing site conditions.

- a. Interim LUC – Characterization has not been completed on areas included in this LUCIP. For areas where characterizations are not complete, the LUC described herein are considered interim LUC. Pending the results of characterization and any required follow-on actions, there may be revisions, modifications, additions to, or deletions of the interim LUC. Any modifications, additions to, or deletions of the interim LUC will be completed pursuant to applicable provisions of the Consent Order.
- b. Final LUC - Based on characterization or investigation and remedy decisions under the Consent Order, final LUC that may be required for certain sites or areas will be documented in a decision document. This LUCIP will be revised as provided in the Consent Order to reflect changes to LUC based on final decisions for sites under investigation.

12. Point of Contact

The points of contact are as follows:

- a. JPA - Executive Director, P.O. Box 5327, Anniston, Alabama 36205, telephone 256-236-2011.
- b. Army - Site Manager, U.S. Army Garrison/Transition Force, 291 Jimmy Parks Blvd., Fort McClellan, Alabama 36205-5000, telephone 256-848-3847.
- c. ADEM – Chief, Hazardous Waste Branch, Land Division, Alabama Department of Environmental Management, P.O. Box 301463, Montgomery, Alabama 36130-1463, telephone 334-270-5646.

13. Disclaimer

This LUCIP defines interim land use controls on property that will transfer from Army control. The Army's responsibilities for any interim LUC associated with this property will be terminated upon transfer of the property and privatization of cleanup. These responsibilities will be transferred to ADEM, as provided in the Consent Order. As may be provided in the Consent Order, the JPA will maintain responsibility for these interim LUC. The JPA will have the responsibility for any final LUC that may be imposed as a result of final remedies pursuant to applicable provisions of the Consent Order.

FOSET PROPERTY INTERIM LUCIP ACRONYMS AND ABBREVIATIONS

ADEM	Alabama Department of Environmental Management
ASR	Archives Search Report
BCT	BRAC Cleanup Team
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CG	carbonyl chloride (Phosgene)
CWM	Chemical Warfare Materiel
DANC	decontamination agent, noncorrosive
DCE	1,1-dichloroethene
DDESB	Department of Defense Explosives Safety Board
DMM	Discarded Military Munitions
DOJ	Department of Justice
DS-2	Decontamination Solution Number 2
EBS	Environmental Baseline Survey
EE/CA	Engineering Evaluation/Cost Analysis
EOD	Explosive Ordnance Disposal
EPA	Environmental Protection Agency
FOSET	Finding of Suitability for Early Transfer
GB	sarin
GPS	Global Positioning System
H	mustard
HD	distilled mustard
IT	International Technology Corporation
JPA	Anniston Calhoun County Fort McClellan Redevelopment Joint Powers Authority
L	Lewisite
LUC	Land Use Control
LUCAP	Land Use Control Assurance Plan
LUCIP	Land Use Control Implementation Plan
mm	millimeter
OE	Ordnance and Explosives
PAH	Polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyls
SRA	Streamlined Risk Assessment
STB	supertropical bleach
SVOC	semivolatile organic compounds
TCE	trichloroethene or trichloroethylene
UXO	Unexploded Ordnance
VOC	volatile organic compounds
VX	O-ethyl-S(2-diisopropylaminoethyl)methylphosphonothiolate, nerve agent

Enclosures:

1. Alpha Area
2. Parcels 66(7) & 94(7)
3. Parcel 78(6)

4. Parcel 79(6)
5. Parcel 80(6)
6. Parcels 81 (5) & 175(5)
7. Parcels 227(7) & 125(7)
8. Parcel 229(7)
9. Parcel 230(7)
10. Reilly Lake
11. Bravo Area
12. Parcels 194(7), 518(7), Parcel 183(6), Parcel 510(7), Parcels 511(7) & 512(7)
Ranges West of Iron Mountain Road (outside Bravo Area),

FOSET PROPERTY INTERIM LUCIP

ALPHA AREA Enclosure 1

1. Background

See LUCIP Introduction.

2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.
- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Foster Wheeler Environmental Corporation, 2003, Draft-Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area Fort McClellan, Alabama, February.

3. Site Location and Description (see Alpha Area figure)

- a. The area described in this LUCIP is located in the north central main post and covers approximately 930 acres. The Alpha Area is undergoing characterization for UXO and DMM in an Engineering Evaluation/Cost Analysis (EE/CA). Additionally, the area includes various sites undergoing characterization for hazardous substances; and access to those sites is controlled by the LUC placed on the Alpha Area. A portion of one of the sites, Parcel 186(6), lies outside the Alpha Area (see figure for FOSET Property LUCIP). The part of Parcel 186(6) that is in the cantonment area is included in the LUC described in enclosure 4.
- b. Fort McClellan has documented use as a military training area since 1912 when the Alabama National Guard used the Fort for artillery training. Military training occurred until base closure in 1999. Historical records indicate use of the Alpha area included various artillery, tank, and rifle ranges as well as numerous bivouac and maneuver areas. The ranges were used for various caliber munitions including small arms, 60 and 81mm mortars, 37mm projectiles and various other crew-served

weapons. The bivouac and maneuver areas were used throughout the Fort's history to train soldiers in various forms of infantry tactics and small unit maneuvers. Findings in the Chemical Warfare Materiel (CWM) EE/CA showed no evidence of CWM in these areas and the decision for No Further Action is documented in the CWM Action Memorandum, August 2002.

4. LUC Boundaries (see Alpha Area figure)

The boundary for the area where the interim LUC (see paragraph 6) apply is marked as the "No Public Access" area on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to UXO, DMM, and any environmental contaminants that may be present and is achieved by:

- a. Controlling access to areas known or suspected to contain UXO, DMM, or hazardous substances.
- b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC (see Alpha Area figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Public access is not allowed.
 - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Access Controls

- i. The public is prohibited from entering the UXO/DMM area identified as "No Public Access" on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically authorized. When determined necessary, personnel authorized access to these areas will receive a safety briefing and be escorted by Explosives Ordnance Disposal (EOD) or UXO technicians. Personnel involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided they have received a safety briefing or are certified EOD personnel or UXO Technicians. When determined necessary, personnel will be escorted by EOD or UXO technicians and will be provided UXO avoidance support when conducting intrusive activities and as necessary for any other activities.
 - ii. The JPA will install warning signs as appropriate around the perimeter of areas that have been identified as "No Public Access". All boundary signage will be within line of sight of the adjoining signs. Signs shall be spaced so that they may be readily seen from any approach to any access area and present a contiguous delineation of warning signs crossing access areas. Signage will be according to guidance by the Army and the Occupational Safety and Health Act.
 - iii. The Army installed gates and barriers, noted on the enclosed figure, as an interim LUC to deny access to areas undergoing characterization for UXO and DMM. The gates are under lock and key control. Signs on the gates warn persons to keep out of the areas beyond the gates.
 - iv. Additional gates or barriers may be added as needed.
 - v. An active community outreach educational program outlining the dangers associated with UXO and entering areas that are known or suspected to contain UXO will be implemented and maintained. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report). The program must be provided to persons who are users of transferred portions of Fort McClellan and to the surrounding community. Intense UXO safety education must be provided to all residents of transferred areas used for housing that is in a former UXO area or immediately adjacent to a former UXO area. The Army will provide this program only for the Phase 2 property.
- 5) Inspections
- i. The JPA will inspect the area daily to ensure the restrictions have not been violated. Violations will be addressed and managed according to Section 10 in the LUCIP Introduction.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.
 - iv. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

7 - 13. See LUCIP Introduction.

LUC Alpha Area

Legend

- Roads
- Gates & Barriers
- Alpha Area
- No Public Access

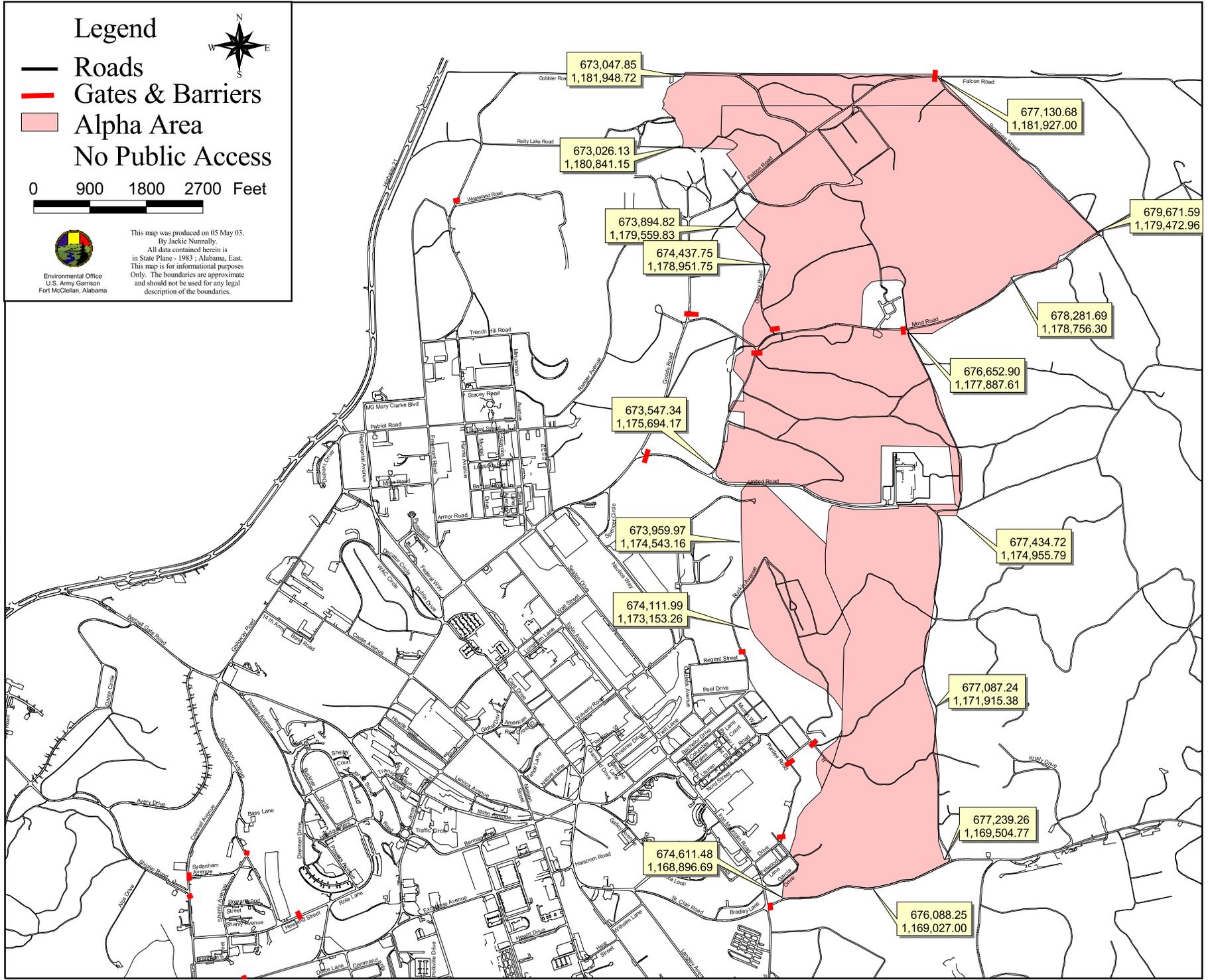


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Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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FOSET PROPERTY INTERIM LUCIP

Parcels 66(7) and 94(7)

Enclosure 2

1. Background

See Introduction

2. Source and/or Decision Documents

- a. Parcel 66(7)
 - 1) IT, 2002, Draft Remedial Investigation Report, Small Weapons Repair Shop, Parcel 66(7), May.
 - 2) IT, 2002, Draft Focused Feasibility Study, Small Weapons Repair Shop, Parcel 66(7), November.
- b. Parcel 94(7)
 - 1) IT, 2003, Draft Focused Feasibility Study, Former Chemical Laundry and Motor Pool Area 1500, Parcel 94(7), February.
 - 2) IT, 2002, Draft Remedial Investigation Report, Former Chemical Laundry and Motor Pool Area 1500, Parcel 94(7), Volumes I and II, May.

3. Site Location and Description (see enclosed figures)

- a. Parcel 66(7) – Former Small Weapons Repair Shop
 - 1) This site is located in the central portion of the Main Post at the intersection of Waverly and Freemont Roads. Two buildings, 335 and 336, are located within the parcel boundary. A 6-foot high chain link fence surrounds the parcel study area and adjacent parking lot.
 - 2) Building 335 formerly housed the Small Weapons Repair Shop where weapons used in training exercises were cleaned using various solutions and solvents. The shop was built in 1941, but it is not known when operations began. Operations continued until approximately 1991. The main part of the building was used primarily for tank repair.
 - 3) A remedial investigation to determine the nature and extent of contamination and to identify chemicals that pose an unacceptable risk to human health and the environment found that concentrations of five chlorinated hydrocarbons (1,1-dichloroethene (DCE), 1,2-dichloroethane, cis-1,2-DCE, trichloroethene (TCE), and vinyl chloride) in groundwater present an unacceptable risk to human health.

b. Parcel 94(7) – Former Chemical Laundry and Former Motor Pool Areas 1400 and 1500

- 1) This area encompasses approximately 5 acres in the central area of Main Post along Langley Avenue and south of St. Clair Road. No buildings remain at the site. There are two concrete slab foundations corresponding to the former motor pool and chemical laundry, concrete sumps or grease pits, and the remainder of the area is covered with asphalt pavement.
- 2) The site was formerly used as a vehicle maintenance facility and included three gas stations (Parcels 132(7), 133(7), and 134(7)) during World War II. The Base Realignment and Closure Cleanup Team (BCT) agreed to “No Further Action” for these parcels. Two chemical impregnation plants, reportedly located in the area, were used to launder and treat military garments used in CWM training exercises. The standard operating procedure for typical impregnation plants describes use of water, paraffin wax, and chlorinated oil.
- 3) A remedial investigation to determine the nature and extent of contamination and to identify chemicals that pose an unacceptable risk to human health and the environment found that two chlorinated hydrocarbons, TCE and vinyl chloride, in groundwater were chemicals of concern for a resident. Polycyclic aromatic hydrocarbons (PAH) were identified as chemicals of concern for a resident at the site, but the source was attributed to asphalt pavement at the site rather than to mission-related Army activities.

4. LUC Boundaries (see enclosed figures)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figures. Global Positioning System (GPS) points for the boundary of the area are noted on the figures.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to any environmental contaminants that may be present and is achieved by:

- a. Prevention of direct contact and/or ingestion of groundwater contaminated with chlorinated hydrocarbons.
- b. Maintaining the integrity of any existing or future monitoring or remediation systems.

6. Interim LUC (see enclosed figures)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

a. Land Use Restrictions

Consumptive use or direct contact with groundwater is not allowed.

b. Land Use Control Mechanisms

- 1) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited, and the restriction shall be incorporated into the deed transferring the property. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
- 2) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 3) Inspections
 - i. The JPA will inspect the areas semiannually at least four months apart to ensure the restriction has not been violated.
 - ii. The inspections will be documented.

7 - 13. See LUCIP Introduction.

LUC Parcel 66(7)

Legend

— Roads

■ 66(7)

0 60 120 180 Feet



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Fort McClellan, Alabama

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Freemont Road

Waverly Road

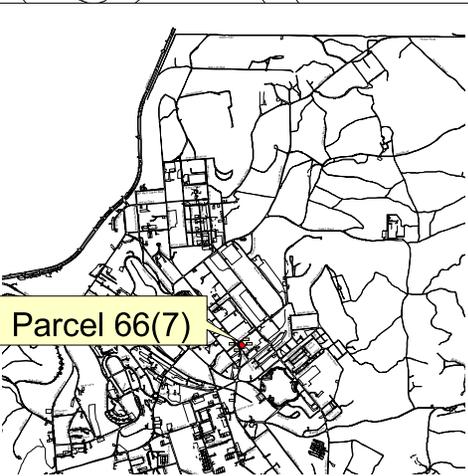
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66(7)



Parcel 66(7)

LUC Parcel 94(7)

Legend

- Roads
- 94(7)

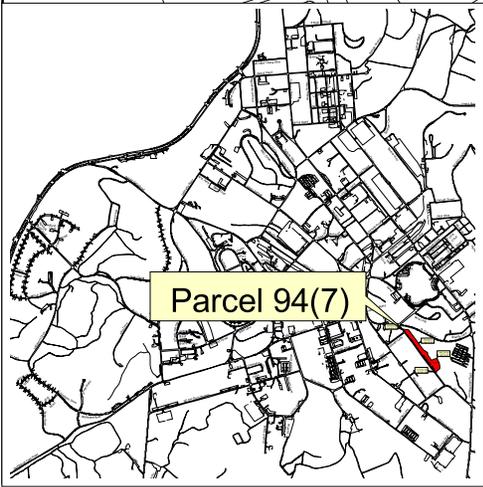
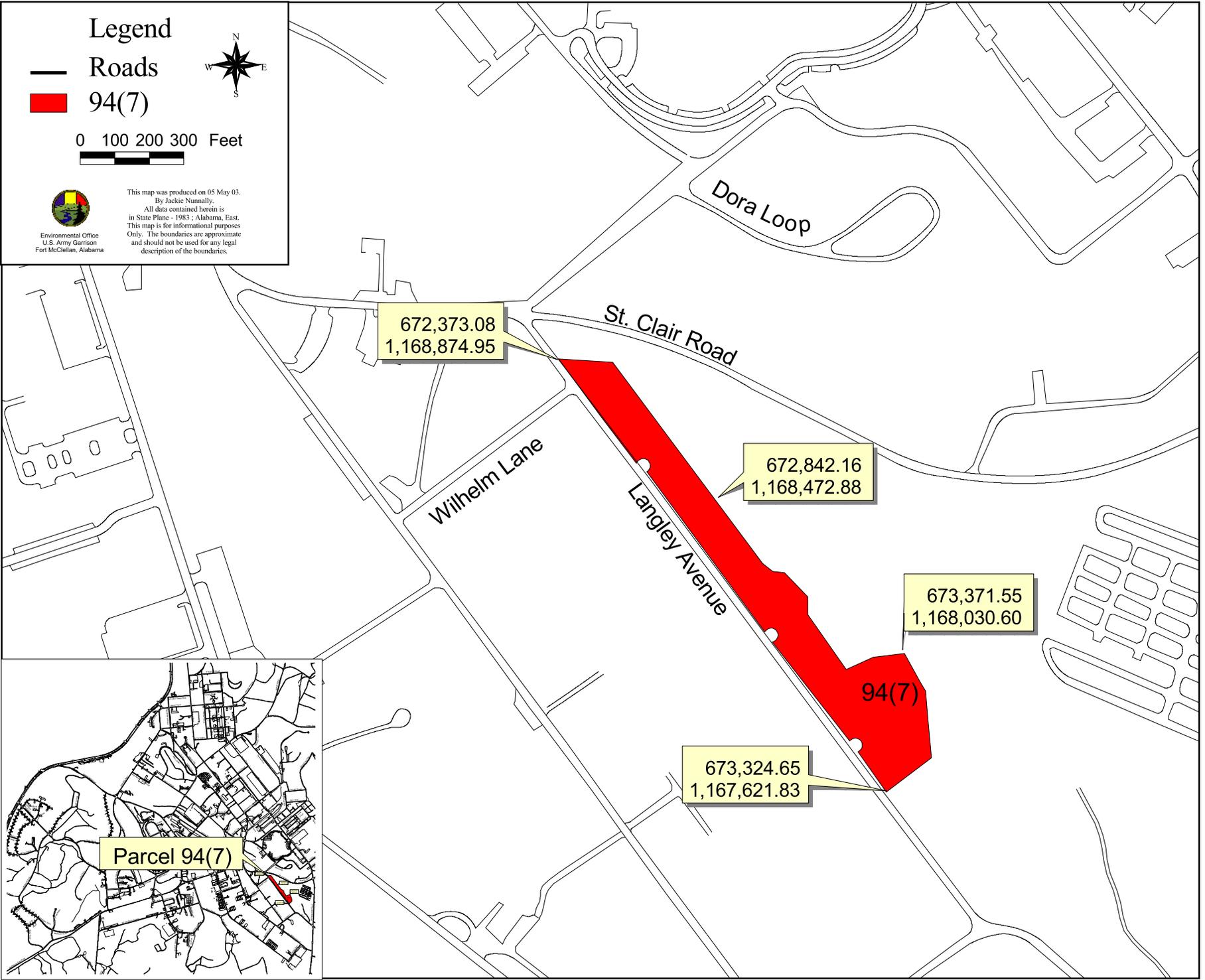


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FOSET PROPERTY INTERIM LUCIP

Parcel 78(6)

Enclosure 3

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 78(6), Landfill No. 1, is located in the western portion of the Main Post and occupies the hillside between Avery Drive and Coxwell Avenue. The site covers approximately 6.3 acres.
- b. This site is a former post sanitary landfill that operated from 1945 to 1947. The site is bounded on the north and east by roads and on the south and west by densely wooded forest. Residential buildings and approximately 1.5 acres of lawn make up the northern portion of the landfill area with the remainder of the landfill being densely wooded. Geophysical surveys and trenching studies performed in support of the EE/CA verified the lateral extent and depth of the waste fill and characterized the contents.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk to human health. At a meeting held in March 2003 to discuss the landfill EE/CA the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, a one-foot soil cover where waste is exposed with soil cover maintenance, monuments to define the perimeter, and collection of sediment samples to analyze for SVOCs, metals, dioxin, pesticides, and polychlorinated biphenyls (PCBs). A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 3) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restriction has not been violated.
 - ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
 - iii. Inspections will be documented.
 - iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 78(6)

Legend

- Roads
- 78(6)

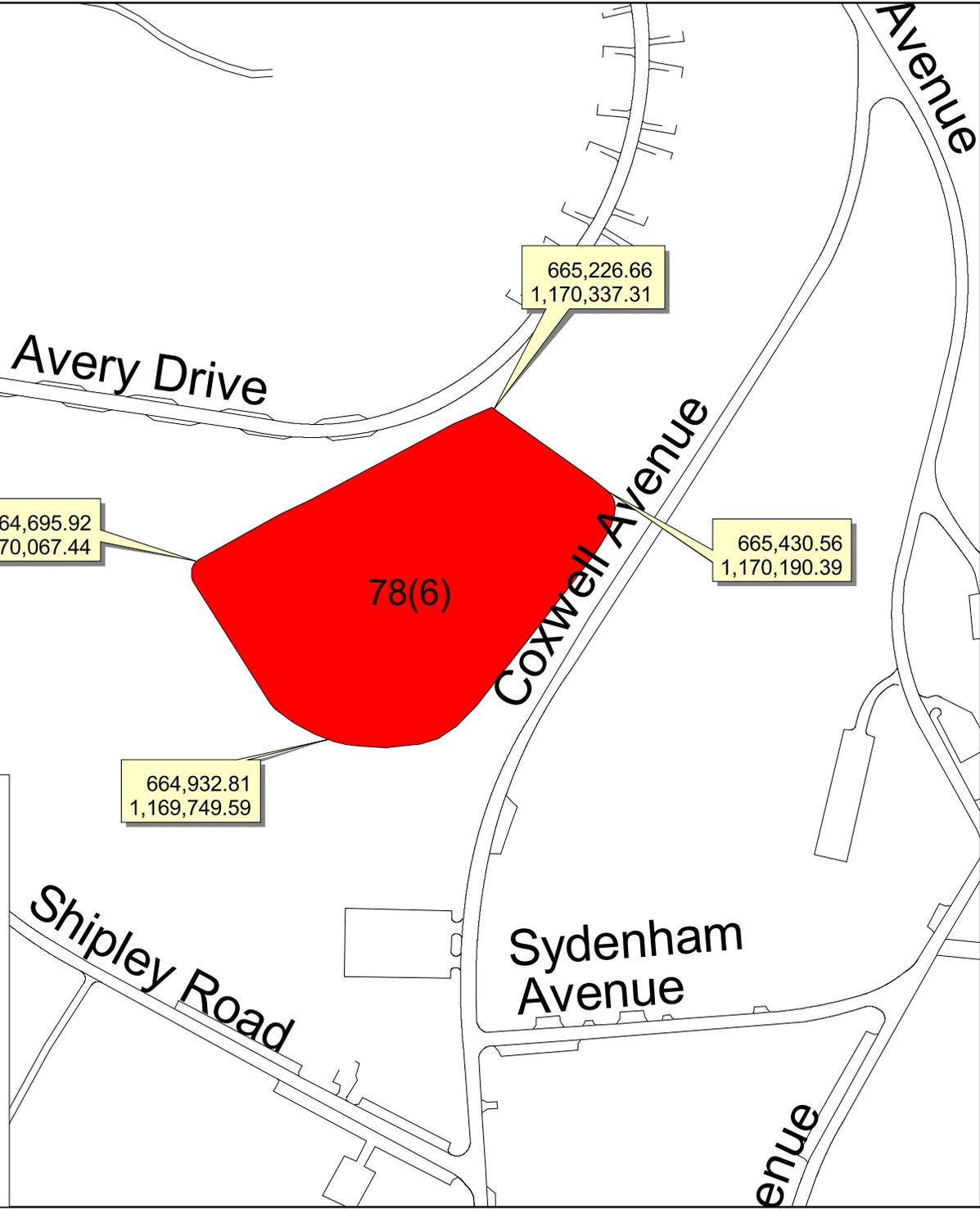


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FOSET PROPERTY INTERIM LUCIP

Parcel 79(6)

Enclosure 4

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 79(6), Landfill No. 2, is located in the north central portion of the Main Post and covers approximately 5.6 acres. The landfill lies almost entirely within the JPA FOSET property, but the northeastern tip is on the right-of-way for United Road that is owned by the Department of Justice (DOJ). The Army executed transfer of ownership for this road to the DOJ in a Letter of Transfer effective July 2001.
- b. This site operated as the former post sanitary landfill following closure of Landfill #1 in 1947 and was active for an undetermined period. It may have operated as a landfill as early as 1927. Geophysical surveys and trenching studies were performed in support of the EE/CA to verify the lateral extent and depth of the waste fill and to characterize the contents.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment (SRA), metals and semivolatile organic compounds in surface soil pose unacceptable risk to a potential resident; therefore, residential use of the site is prohibited. The SRA determined no unacceptable human health risk for the recreational site user. At a meeting held in March 2003 to discuss the landfill EE/CA, the Base Realignment and Closure (BRAC) Cleanup Team (BCT) proposed landfill gas monitoring, a one-foot soil cover with soil cover maintenance, monuments to define the perimeter, and additional sampling of sediment for dioxins. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste and any environmental contaminants that may be present and is achieved by:

- a. Prevention of direct contact and/or ingestion of surface soils contaminated with metals (lead and arsenic) and semivolatile organic compounds (polynuclear aromatic hydrocarbons).
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Residential use of the property is not allowed. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
 - 2) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting residential use of the property shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 3) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 4) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 5) Access Controls
There are signs at the entrance to the landfill warning “Caution Restricted Access Former Landfill #2”. The two signs are located on an unnamed, unimproved road that leads to the landfill. Heading north on Goode Road, the unnamed road turns west and leads to the landfill entrance.

6) Inspections

- i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
- ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
- iii. The inspections will be documented.
- iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 79(6)

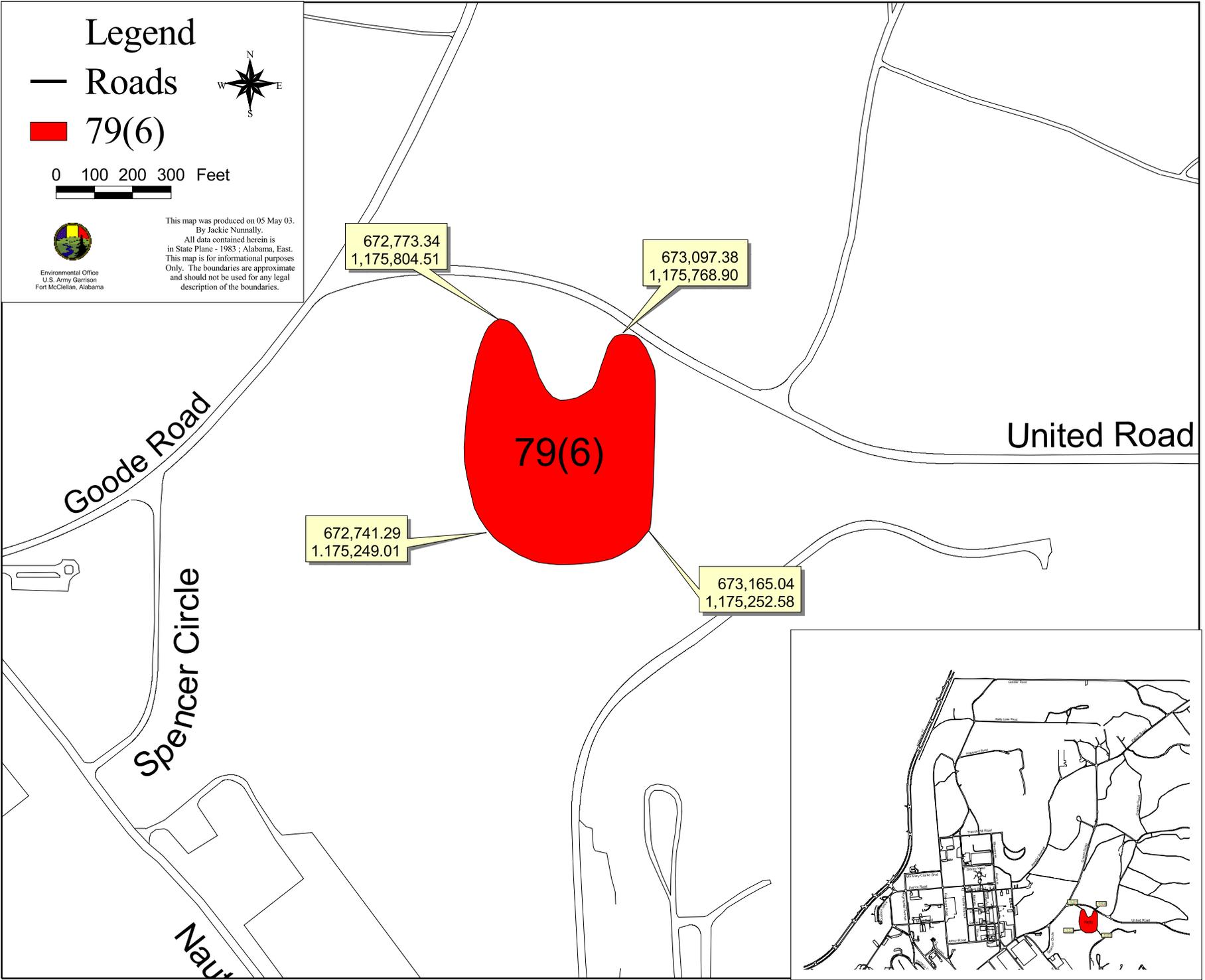
Legend

- Roads
- 79(6)



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FOSET PROPERTY INTERIM LUCIP

Parcel 80(6)

Enclosure 5

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Site-Specific Field Sampling Plan Addendum III for the Remedial Investigation at Landfill No. 3, Parcel 80(6), November.
- b. IT, 2002, Draft 3rd and 4th Quarter Groundwater Sampling Plan at Landfill No. 3, Parcel 80(6), August.
- c. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- d. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- e. IT, 2002, Final Site-Specific Field Sampling Plan for the Remedial Investigation at Landfill No. 3, Parcel 80(6), January.
- f. IT, 2001, Site-Specific Groundwater Monitoring Well Installation and Field Sampling Plan Attachment, Site-Specific Safety and Health Plan Attachment Landfill No. 3, Parcel 80(6), April.

3. Site Location and Description (see enclosed figure)

- a. Landfill No. 3 is located at the northwestern corner of the Main Post, west of Landfill #4, and covers approximately 22.8 acres.
- b. Landfill No. 3 received municipal waste reportedly from about 1946 to 1967. Information gathered from site investigations and trenching and boring studies performed in support of the EE/CA were used to verify the vertical and horizontal extent of the fill area. The LUC area was determined based upon site characterization data.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, exposure to metals in surface soil and volatile organic compounds in groundwater pose an unacceptable risk to a potential resident but pose no unacceptable human health risk to the recreational site user. A remedial investigation to characterize the nature and extent of contamination in groundwater is underway. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed to remove this site from the EE/CA and address it fully within the remedial investigation. At the March 2003 meeting the BCT proposed landfill gas

monitoring and monuments to define the perimeter of this site. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste and any environmental contaminants that may be present and is achieved by:

- a. Prevention of direct contact and/or ingestion of surface soils contaminated with metals (thallium).
- b. Prevention of direct contact and/or ingestion of groundwater contaminated with volatile organic compounds (trichloroethene, 1,1,2,2-tetrachloroethane).
- c. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Residential use of the property is not allowed. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
 - 2) Consumptive use or direct contact with groundwater is not allowed.
 - 3) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting residential use of the property pending completion of characterization and required remedial response shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a

deed notice and/or the Consent Order, which will accompany the deed transferring the property.

- 3) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited, and the restriction shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be provided in the deed notice.
- 4) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 5) Access Controls
 - i. There is a sign located at this landfill warning “Caution Restricted Access Former Landfill #3”. The sign is located on the east side of the landfill that is bounded by Gobbler Road.
 - ii. It is noted that gates restrict access to roads leading to this landfill (see FOSET Property LUCIP figure). A fence between the western side of the landfill and highway 21 restricts access from the highway. This fence was part of the boundary fence for the former installation.
- 6) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
 - iii. The inspections will be documented.
 - iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 80(6)

Legend

- Roads
- 81(5) & 175(5)
- 80(6) Soils LUC
- 80(6) Groundwater LUC



0 100 200 300 Feet



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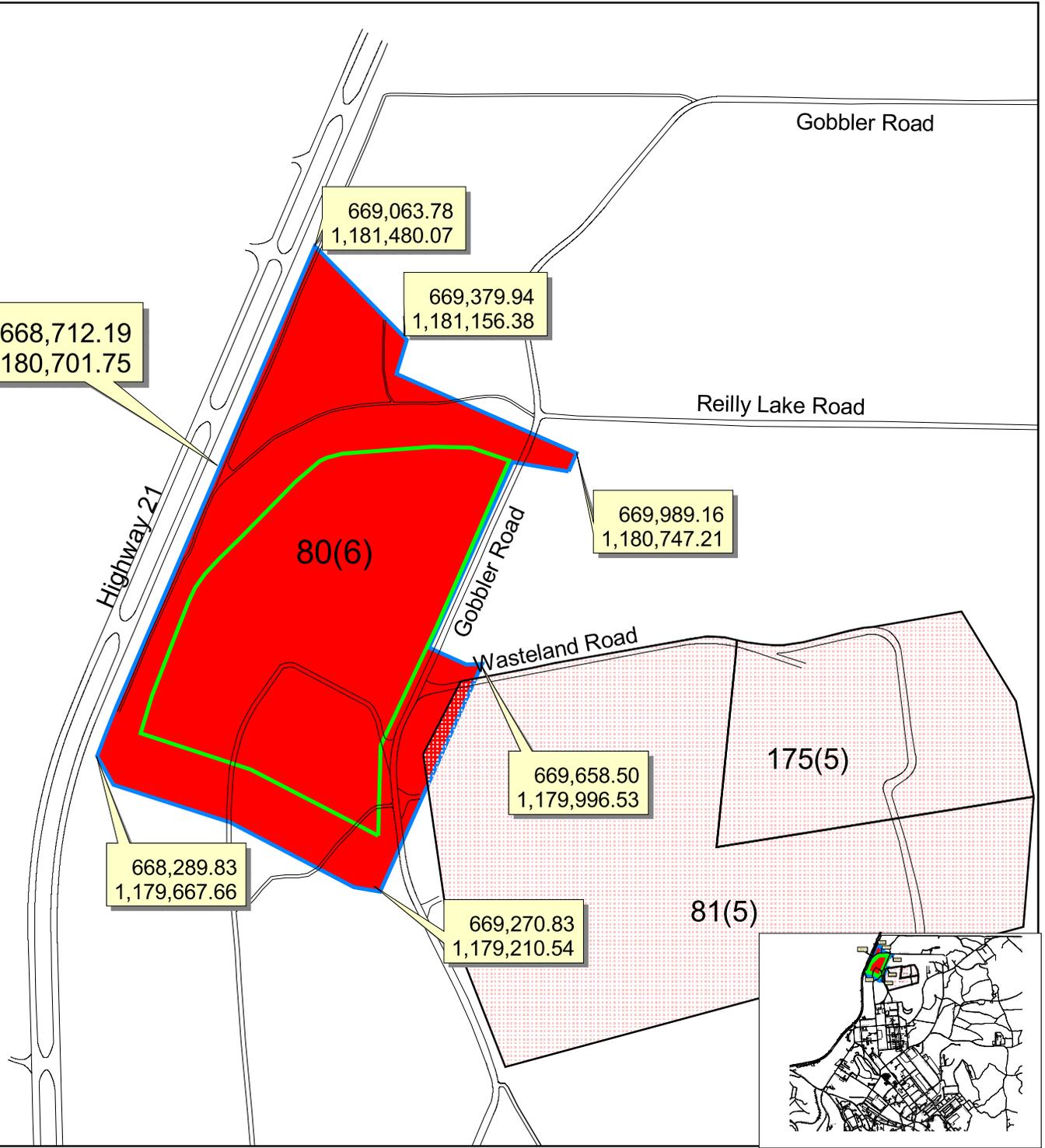
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FOSET PROPERTY INTERIM LUCIP

Parcels 81(5) and 175(5)

Enclosure 6

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 81(5), Landfill No. 4, is located at the northern end of the Main Post, east of Landfill #3 and covers approximately 43.3 acres. Parcel 175(5), Industrial Landfill, is located on approximately 15.9 acres of property adjacent to Landfill #4 that was not used as a sanitary fill area. The combined area of these two fills is approximately 59.2 acres.
- b. Landfill No. 4 opened in 1967 as the Main Post sanitary landfill and operated until April 1994 when it closed due to new regulatory requirements. Closure was accomplished under ADEM Administrative Code 335-13-4. Landfill No. 4 is covered with an engineered low permeability clay cover. The Industrial Landfill is permitted for operation under Solid Waste Disposal Facility Permit number 08-02 and can accept non-hazardous industrial and construction/demolition wastes. The industrial landfill is currently inactive and the waste is covered with a vegetated soil layer. Groundwater monitoring and landfill gas monitoring is conducted for the landfills under the requirements of landfill closure and the permit. A National Pollutant Discharge Elimination System Permit, number AL0055999, covers storm water discharges from the industrial landfill.
- c. Based upon the findings resulting from the EE/CA investigation and the streamlined Risk Assessment, these sites present no unacceptable human health risks under CERCLA. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team recommended monuments to define the perimeter of the landfills. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the areas are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste and any environmental contaminants that may be present and is achieved by:

- a. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.
- b. Prevention of direct contact and/or ingestion of groundwater is required pending completion of groundwater monitoring required by ADEM.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Digging or disturbance of soils is not allowed.
 - 2) Consumptive use or direct contact with groundwater is not allowed pending completion of groundwater monitoring required by ADEM.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited pending completion of groundwater monitoring required by ADEM, and the restriction shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property. This restriction may be reviewed and considered for removal when ADEM no longer requires groundwater monitoring. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.

- 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 4) Access Controls
 - i. There is an engineered soil cover over landfill #4 Parcel 81(5). According to Section VI, Post Closure Requirements of Permit 08-02, the cover must be maintained to control erosion and to prevent deep-rooted vegetation. The soil related restriction mentioned above applies to the current soil cover and to any future cover.
 - ii. The Army placed a physical barrier soil cover over the industrial landfill Parcel 175(5). The cover must be maintained to control erosion. The soil related restriction mentioned above applies to the current soil cover and to any future cover.
 - iii. It is noted that a chain link fence encloses much of the perimeter of Landfill #4 and the Industrial Landfill and is shown on the enclosed figure. The minimum height of the fence is five feet. A sign on the fence announces the presence of a landfill.
 - iv. It is noted that gates restrict access to roads leading to this landfill.
- 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The JPA will conduct an annual post-closure site inspection of Parcel 81(5) in accordance with ADEM Administrative Code Section 335-13-4, Closure and Post-Closure Requirements, to assess the integrity of the landfill cap and any proposed or completed corrective actions.
 - iii. Parcel 175(5), the Industrial Landfill, has not been closed under its permit requirements. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
 - iv. The inspections will be documented.
 - v. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcels 81(5) & 175(5)

Legend

-  Roads
-  Fence
-  81(5) & 175(5)

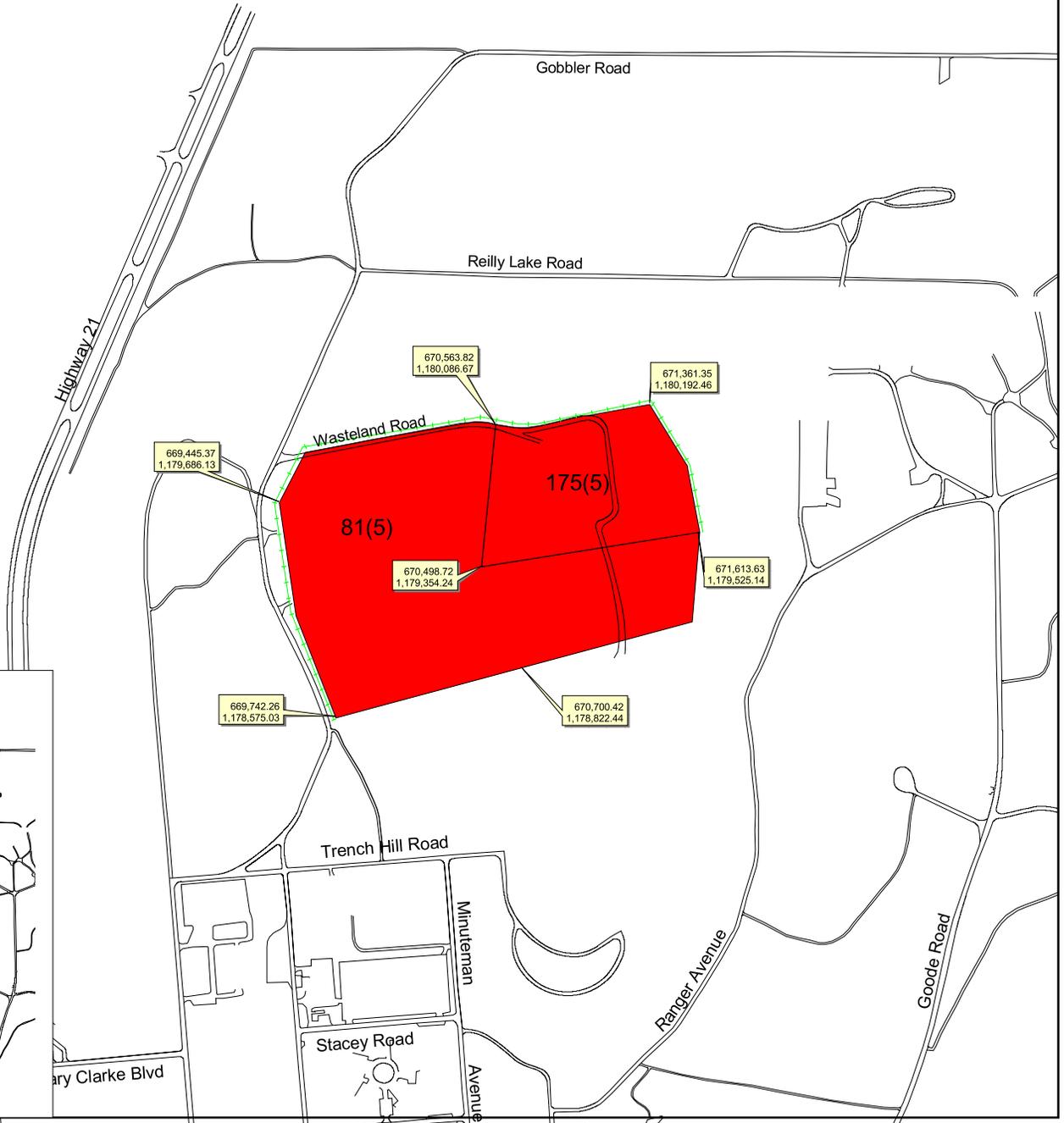


0 300 600 900 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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FOSET PROPERTY INTERIM LUCIP

Parcels 227(7) and 126(7)

Enclosure 7

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.

3. Site Location and Description (see enclosed figure)

- a. Parcel 227(7), the Fill Area East of Reilly Airfield, and Parcel 126(7), the Former Post Garbage Dump, are located in the northern portion of the Main Post, north of the eastern end of Reilly Airfield. Parcel 227(7) occupies approximately 4.5 acres, and Parcel 126(7) occupies approximately 2 acres. Both of these fill areas fall within an area that is under investigation in the Alpha Area EE/CA.
- b. From aerial photos the Fill Area East of Reilly Airfield appears to have been in use as early as 1949. It is composed of three disposal areas as identified on the enclosed map. Geophysical data, trenching studies, and soil borings were performed in support of the EE/CA to determine the lateral extent and depth of the fill areas.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to human health. At a meeting held in March 2003 to discuss the landfill EE/CA the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, removal of surface debris, a one-foot soil cover on fill areas only and soil cover maintenance, monuments to define the perimeter, and installation of an additional well to analyze for metals. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the areas are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

- a. See enclosure for Alpha Area for requirements for objectives related to areas known or suspected to contain UXO or DMM.
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) See enclosure for Alpha Area for restrictions related to UXO in the Alpha Area.
 - 2) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restrictions – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits
 - 4) Access Controls
 - i. It is noted that gates restrict access to roads leading to this fill area (see FOSET Property LUCIP figure).
 - ii. See enclosure on Alpha Area for access controls related to UXO.
 - 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.

7-13. See LUCIP Introduction.

LUC Parcels 126(7) & 227(7)

Legend

-  Roads
-  126(7) & 227(7)
-  Alpha Area



0 70 140 210 280 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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Gobbler Road

Reilly Lake Road

673,115.04
1,181,484.06

126(7)

673,325.60
1,181,629.67

673,512.04
1,181,427.66

673,944.33
1,181,445.89

227(7)

673,814.12
1,181,385.99

674,006.83
1,181,302.66

673,364.95
1,181,332.54

673,551.10
1,181,112.56

673,702.14
1,180,854.74

673,863.60
1,181,297.45

673,090.16
1,180,912.04

227(7)

673,738.60
1,180,862.56

673,751.62
1,180,831.31

673,246.41
1,180,716.72

673,561.52
1,180,828.70

673,704.75
1,180,820.89



FOSET PROPERTY INTERIM LUCIP

Parcel 229(7)

Enclosure 8

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

3. Site Location and Description (see enclosed figure)

- a. Parcel 229(7), the Fill Area Northwest of Reilly Airfield, is located in the northwestern portion of the Main Post, west of and adjacent to Reilly Airfield. It covers approximately 5.87 acres.
- b. Based on an aerial photo composite it appears this fill area was in use in 1954. Geophysical data, trenching studies, and soil borings were performed in support of the EE/CA to determine the lateral extent and depth of the fill areas. There was no information regarding operations at this site; however, the fill area definition work revealed scrap metal and crushed steel drums, glass bottles, medical debris (bottles, syringes, and tubing), household debris, ash, tires and auto body trim, coal, practice munitions, and construction and demolition debris.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk under CERCLA to human health. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, removal of surface debris, a one-foot soil cover on fill areas only with soil cover maintenance, monuments to define the perimeter, and installation of an additional well to analyze for metals, explosives, and VOCs and take water level measurements. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Access Controls – It is noted that gates restrict access to roads leading to this fill area (see FOSET Property LUCIP figure).
 - 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

LUC Parcel 229(7)

Legend

- Roads
- 229(7)

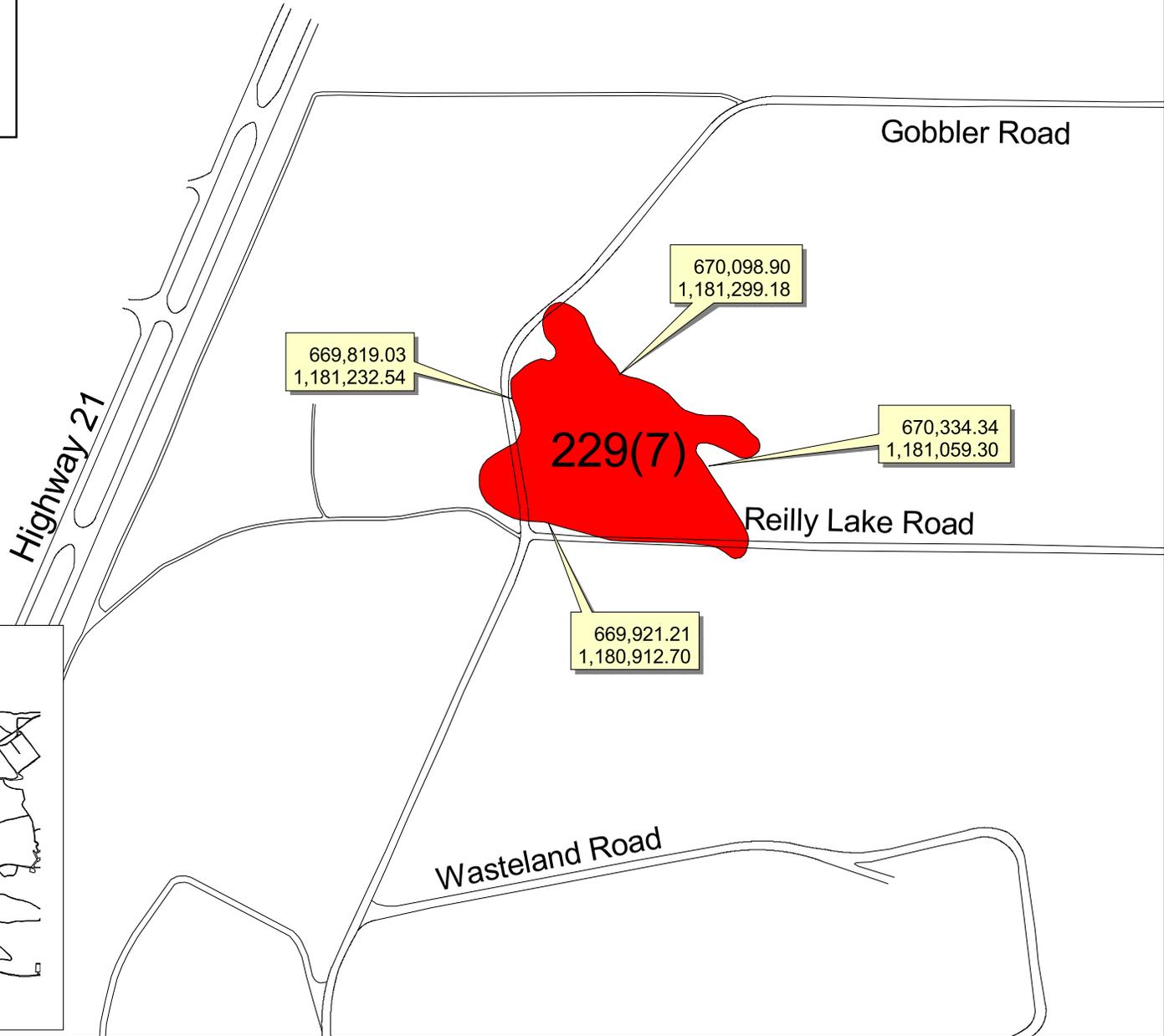
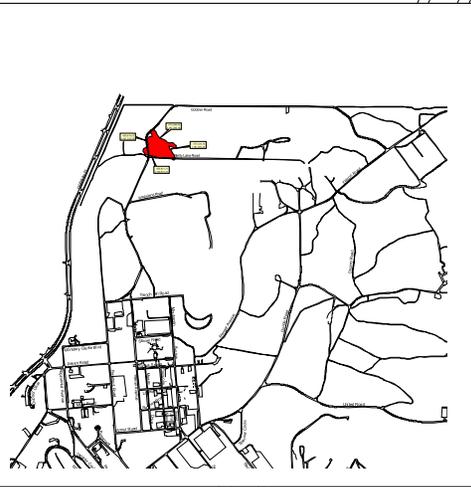


0 100 200 300 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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FOSET PROPERTY INTERIM LUCIP

Parcel 230(7)

Enclosure 9

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.

3. Site Location and Description (see enclosed figure)

- a. Parcel 230(7), Fill Area North of Landfill No. 2, is located in the north central portion of the Main Post, northeast of Landfill #2. The site covers approximately 2.4 acres. The southern tip of the fill area is on United Road and its associated right-of-way that is owned by the Department of Justice (DOJ). The Army executed transfer of ownership of the right-of-way to the DOJ in a Letter of Transfer effective July 2001. Most of the site lies within an area the Army is characterizing in the Alpha Area EE/CA.
- b. This site was identified in a 1961 aerial photo, but there is no documentation of the years of operation. Geophysical surveys and trenching studies were performed in support of the EE/CA to verify the lateral extent and depth of the waste fill and to characterize the contents. There was no documentation of the types of materials disposed at the site; however, the fill area definition work revealed metal, glass bottles and jars, a piece of concrete shaped as a bomb, and construction and demolition debris.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presents no unacceptable human health risks under CERCLA. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed removal of surface debris, erosion control (rip-rap) on slope, and monuments to define the perimeter. A Notice of Landfills is included in the transfer documents.

4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

- a. See enclosure for Alpha Area for requirements for objectives related to areas known or suspected to contain UXO or DMM.
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
 - 1) Soil Related-Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
 - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Access Controls
See enclosure on Alpha Area for access controls related to UXO.
 - 5) Inspections
 - i. The JPA will inspect the area semiannually to ensure the restriction has not been violated.
 - ii. The inspections will be documented.

7-13. See LUCIP Introduction.

LUC Parcel 230(7)

Legend

- Roads
- 230(7)
- Alpha Area



0 100 200 300 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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Goode Road

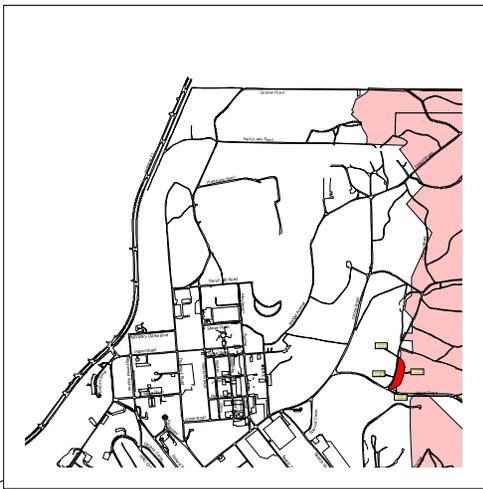
673,750.31
1,176,255.86

673,638.96
1,175,842.78

230(7)
673,850.89
1,175,925.40

673,689.25
1,175,627.26

United Road



addition, the Fill Area Northwest of Reilly Airfield, Parcel 229(7) is located approximately 2000 feet from the seep; no relationship between this fill area and the seep would be expected. The Reilly Lake Area provides moderate quality foraging habitat for the endangered gray bat. Information on the protection of this foraging habitat may be found in the FOSET, Attachment 1, Environmental Covenants, Conditions, and Restrictions, Notice of the Presence of Endangered Species and Covenant. Fill areas located near the lake area are the Former Post Garbage Dump (Parcel 126(7)), Fill Area East of Reilly Airfield (Parcel 227(7)), and Fill Area Northwest of Reilly Airfield (Parcel 229(7)).

- c. Sampling performed during the Landfill EE/CA showed that metals and pesticides in soils and metals and semivolatile organic compounds in surface water pose potential risks to ecological receptors. Of particular concern, mercury exceeded its ecological screening value in surface water and soil samples taken in Reilly Lake and the wetland to the east of the lake. Concerns related to potential issues associated with mercury found in the lake and wetland prompted the decision to impose interim LUC on the area.

4. LUC Boundaries (see enclosed figure)

The boundary for the area where the interim LUC (see paragraph 6) apply is indicated on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to environmental contaminants that may be present and is achieved by:

- a. Controlling access to the area.
- b. Prevention of consumption of water and fish, frogs, or other aquatic animals that may be contaminated with metals (mercury).

6. Interim LUC (see enclosed figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of, or limits access to, real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
 - 1) Swimming, wading, fishing, or harvesting aquatic animals in the lake, wetlands, and streams is not allowed.
 - 2) Consumption of fish or other aquatic animals found in the lake, wetlands, and streams is not allowed.

FOSET PROPERTY INTERIM LUCIP

Reilly Lake Area

Enclosure 10

1. Background

See Introduction

2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis (EE/CA), Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Shaw Environmental, Inc., 2003, Wetland Determination, Landfills and Fill Areas, April.

3. Site Location and Description (see enclosed figure)

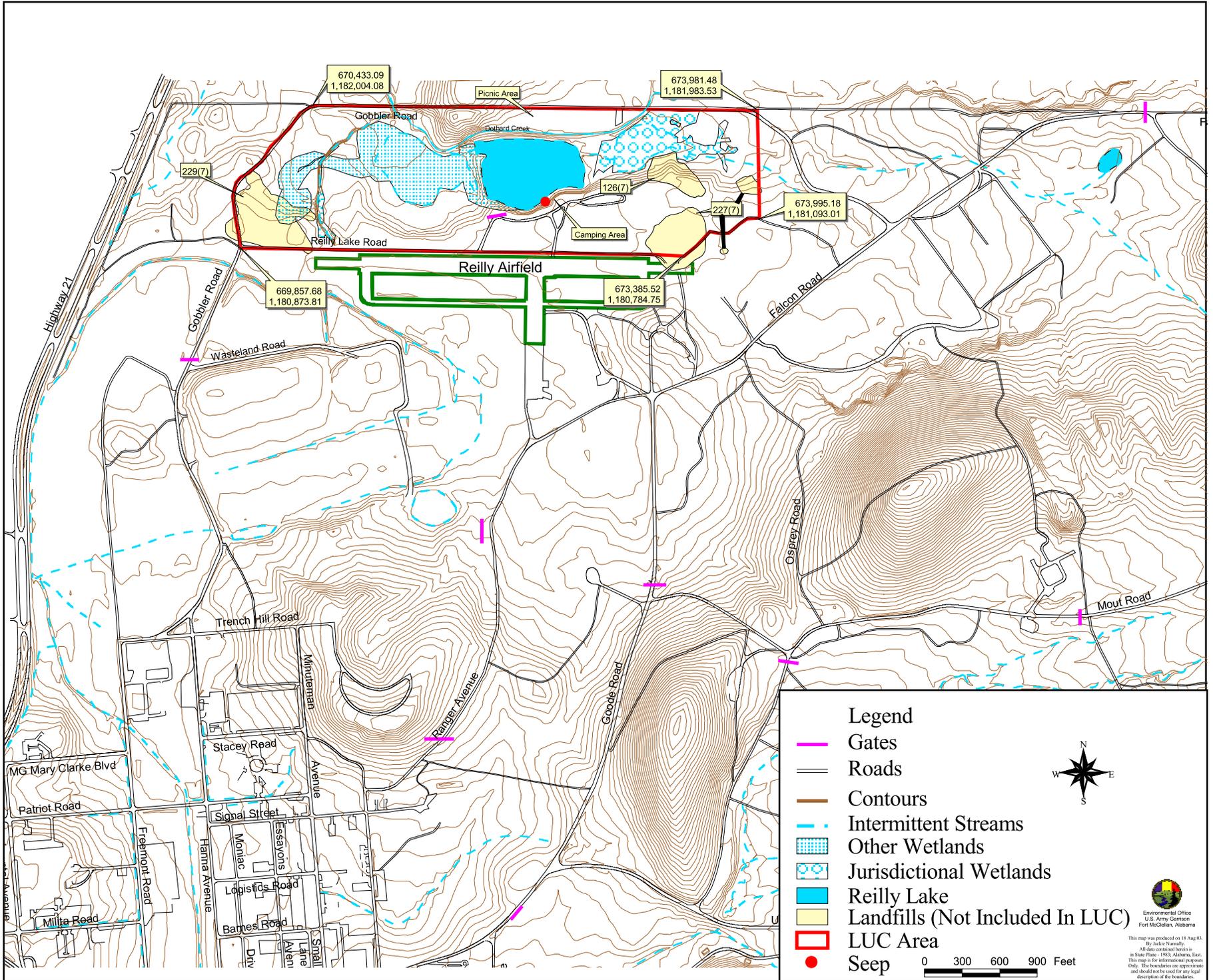
- a. The Reilly Lake Area, located in the northern portion of the Fort McClellan Main Post, includes Reilly Lake, wetland areas, and intermittent streams. The Lake is approximately 8 acres in size. The area covered by this LUCIP is approximately 103.7 acres.
- b. Reilly Lake, constructed in 1941 for recreational use, is a spring-fed lake. The area includes a picnic area and a camping area. Dothard Creek, a perennial stream, and several unnamed, intermittent streams are located in the Reilly Lake Area. Wetland areas are located to the east and west of the lake. The wetlands located to the east of Reilly Lake and to the west of Parcel 229(7) are jurisdictional wetlands that were approved by the U.S. Army Corps of Engineers, Mobile District on April 2, 2003 (source document 2.c). The remaining wetland areas shown on the figure (located west of Reilly Lake) were determined by the U.S. Department of the Interior, National Wetlands Inventory (1994 map), and are based solely on the review of 1981 aerial photography. These boundaries are not field-verified and may be inaccurate. Under normal conditions (not drought conditions) the wetland areas and Reilly Lake are interconnected at the surface. A hydraulic connection would exist between the associated wetlands and Reilly Lake in the shallow subsurface. A seep is located near the southeastern boundary of Reilly Lake as noted on the figure. This seep is located almost 1000 feet to the west-southwest of the Former Post Garbage Dump, Parcel 126(7) and about the same distance west-northwest of the Fill Area East of Reilly Airfield, Parcel 227(7). These fill areas are located uphill, upstream, and cross gradient of the seep and of Reilly Lake. The March 2001 analytical data (full suite) from this seep (FTA-126-SEEP01) do not indicate any environmental impacts. In

b. Land Use Control Mechanisms

- 1) A restriction prohibiting swimming, wading, fishing, and harvesting aquatic animals in the lake, wetlands, and streams will be incorporated into the deed transferring the property.
- 2) Notifications – The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing permits.
- 3) Access Controls
 - i. There are a few signs around the Reilly Lake area warning the area is off limits to all recreational activities. Additional signs prohibiting fishing and swimming in the lake, wetlands, and streams will be placed on the property. The boundary signage will be within line of sight of the adjoining signs. Signs shall be spaced so that they may be readily seen from any approach to any access area and present a contiguous delineation of warning signs crossing access areas. The JPA will be responsible for placing these signs.
 - ii. It is noted that gates restrict access to roads leading to the Reilly Lake Area.
- 4) Inspections
 - i. The JPA will inspect the area daily to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

Reilly Lake Area LUC



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 By Jackie Hernandez
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 and should not be used for any legal
 description of the boundaries.

FOSET PROPERTY INTERIM LUCIP

BRAVO AREA

Enclosure 11

1. Background

See LUCIP Introduction.

2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan. Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.
- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Foster Wheeler Environmental Corporation, 2003, Draft-Final Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area Fort McClellan, Alabama, November.

3. Site Location and Description (see Bravo Area figure)

- a. The area described in this LUCIP is located in the east central main post and covers approximately 3389 acres. The Bravo Area is undergoing characterization for UXO and DMM in an EE/CA. Additionally, the area includes various sites undergoing characterization for hazardous substances; and access to those sites is controlled by the LUC placed on the Bravo Area. A large portion of one of the sites, Parcel 183(6), lies outside the Bravo area (see figure for FOSET Property LUCIP). The part of Parcel 183(6) that is in the cantonment area is included in the LUC described in enclosure 4.
- b. Fort McClellan has documented use as a military training area since 1912 when the Alabama National Guard used the Fort for artillery training. Military training occurred until base closure in 1999. Historical records indicate use of the Bravo area included various artillery, tank, and rifle ranges as well as numerous bivouac and

maneuver areas. The ranges were used for various caliber munitions including small arms, 60 and 81mm mortars, 37mm projectiles and various other crew-served weapons. The bivouac and maneuver areas were used throughout the Fort's history to train soldiers in various forms of infantry tactics and small unit maneuvers. Findings in the CWM EE/CA showed no evidence of CWM in these areas and the decision for No Further Action is documented in the CWM Action Memorandum, August 2002.

4. LUC Boundaries (see Bravo Area figure)

The boundary for the area where the interim LUC (see paragraph 6) apply is marked as the "No Public Access" area on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to UXO, DMM, and any environmental contaminants that may be present and is achieved by:

- a. Controlling access to areas known or suspected to contain UXO, DMM, or hazardous substances.
- b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC (see Bravo Area figure)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above. Monitoring, maintaining, and enforcing these LUC remain an Army responsibility until such time as JPA assumes responsibility.

- a. Land Use Restrictions
 - 1) Public access is not allowed.
 - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the transfer documents.
 - 3) Zoning - The area lies within the boundaries of the City of Anniston. The city will be asked to zone the properties in accordance with final response cleanup

levels, and appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.

4) Access Controls

- i. The public is prohibited from entering the UXO/DMM area identified as "No Public Access" on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically authorized. When determined necessary, personnel authorized access to these areas will receive a safety briefing and be escorted by Explosives Ordnance Disposal (EOD) or UXO technicians. Personnel involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided they have received a safety briefing or are certified EOD personnel or UXO Technicians. When determined necessary, personnel will be escorted by EOD or UXO technicians and will be provided UXO avoidance support when conducting intrusive activities and as necessary for any other activities.
- ii. The Army installed gates and barriers, noted on the enclosed figure, as an interim LUC to deny access to areas undergoing characterization for UXO and DMM. The gates are under lock and key control. Signs on the gates warn persons to keep out of the areas beyond the gates.
- iii. Additional gates or barriers may be added as needed.
- iv. Prior to allowing residential use of areas adjacent to UXO/DMM areas, the JPA shall install fencing between the boundaries of the residential areas and the UXO/DMM areas.
- v. Fort McClellan's Transition Force has instituted a community UXO Safety Educational Program that addresses potential explosive hazards on the former Army property. The Army will provide this program to persons who must enter the Phase 2 areas (includes Bravo Area). The JPA will provide the program to the public described in 6.b.4) v
- vi. Although the Bravo Area is included in the Phase 2 Army-retained conditions, the requirement is still applicable for JPA to implement and maintain an active community outreach educational program outlining the dangers associated with UXO and entering areas that are known or suspected to contain UXO. The program must be provided to persons who are users of transferred portions of Fort McClellan and to the surrounding community. Intense UXO safety education must be provided to all residents of transferred areas used for housing that is in a former UXO area or immediately adjacent to a former UXO area. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report). The Army will provide this program only for the property included in Phase 2.

5) Inspections

- i. The Army will inspect the area daily to ensure the restrictions have not been violated. Violations must be addressed and managed according to Section 10 in the LUCIP Introduction.
- ii. The inspections will be documented.

- iii. Army contract personnel who are in the OE/UXO areas will report the presence of unauthorized personnel to the Transition Force security office.
- iv. This area is within the police jurisdiction of the Anniston Police Department.
- v. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

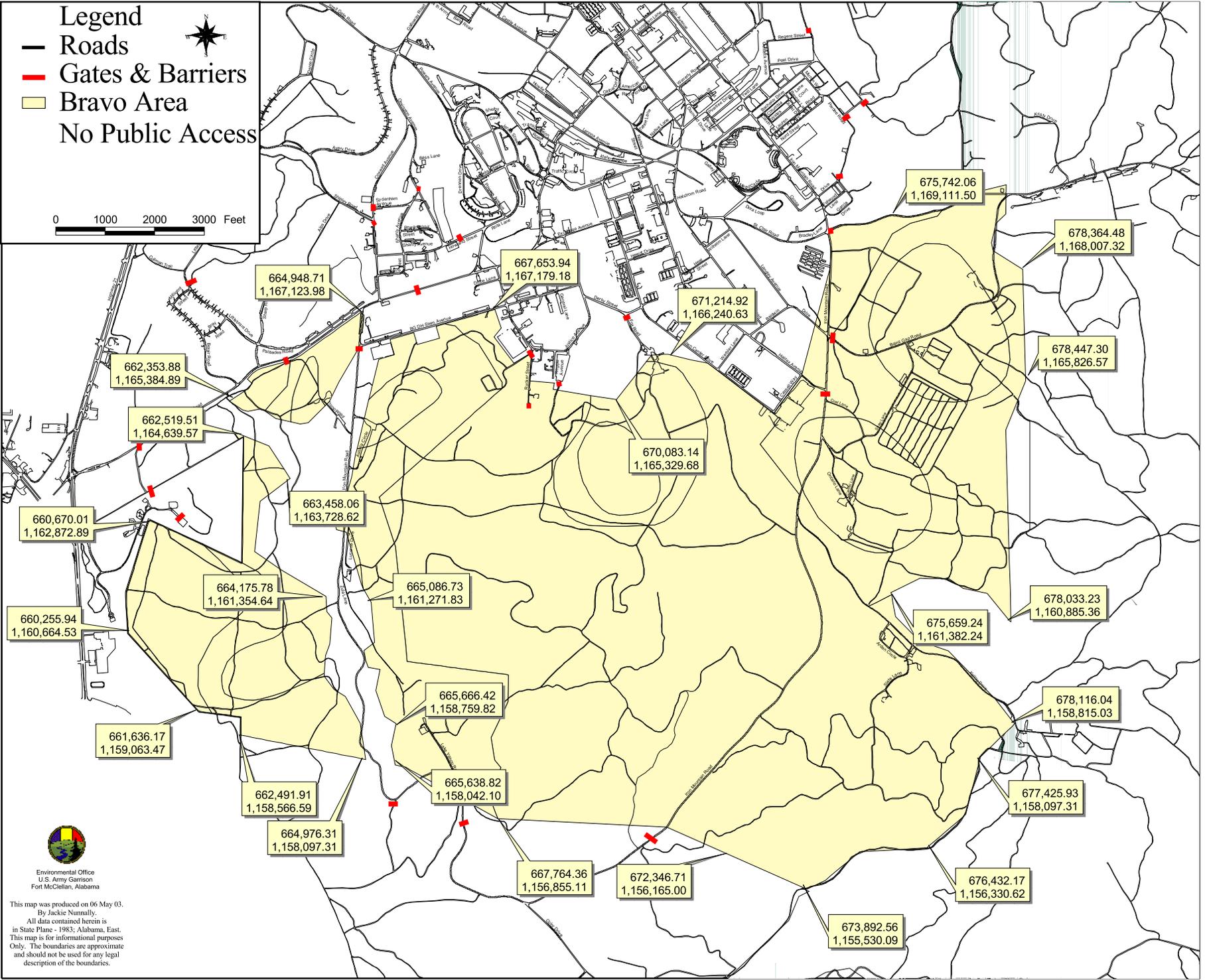
7 – 13. See LUCIP Introduction.

LUC Bravo Area

- Legend**
- Roads
 - Gates & Barriers
 - Bravo Area
 - No Public Access



0 1000 2000 3000 Feet



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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FOSET PROPERTY INTERIM LUCIP

Parcels 194(7), 518(7), Ranges West of Iron Mountain Road (outside Bravo Area)
Parcel 183(6), Parcel 186(6), Parcel 510(7), Parcels 511(7) and 512(7)

Enclosure 12

1. Background

See Introduction

2. Source and/or Decision Documents

- a. Parcels 194(7) and 518(7) and Ranges West of Iron Mountain Road (outside Bravo Area)
 - 1) IT, 2000, Final Site Investigation, Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments. Ranges of Iron Mountain Road, Parcels 181(7), 194(7), 518(7), 73Q-X, 91Q-X, 114Q-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q-X, Washington tank Range, and 1950 Rocket Launcher Range, December.
 - 2) IT, 2001, Final Site-Specific Field Sampling Plan Addendum, Site Investigation at Ranges West of Iron Mountain Road, Parcel 181(7), 194(7), 518(7), 73Q-X, 91Q-X, 114-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q. Washington Tank Range and 1950 Rocket Launcher Range, March.
 - 3) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 4) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
 - 5) Foster Wheeler Environmental Corporation, 2001, Final Engineering Evaluation/Cost Analysis M1.01 Parcel, Fort McClellan, Alabama, December.
 - 6) Foster Wheeler Environmental Corporation, 2003, Final Site Specific Final Report M1.01 Parcel and M3 Miscellaneous Property, Fort McClellan, Alabama, March.
- b. Parcel 183(6)
 - 1) IT, 2002, Draft Remedial Investigation, Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Area T-6 (Naylor Field), Parcel 183(6), October.
 - 2) Foster Wheeler Environmental Corporation, 2002, Draft Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area, Fort McClellan, Alabama, November.

- 3) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 4) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- c. Parcel 186(6)
- 1) IT, 2002, Draft Site Specific Sampling Plan Addendum II for the Remedial Investigation (Source Area) at Training Area T-38, Former Technical Escort Reaction Area. Parcel 186(6), August.
 - 2) IT, 2001, Site Specific Sampling Plan Addendum for the Supplemental Remedial Investigation Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), July.
 - 3) IT, 2000, Final Supplemental Remedial Investigation, Site-Specific Field Sampling Plan, Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), August.
 - 4) Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.
 - 5) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 6) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- d. Parcel 510(7)
- 1) IT, 2002, Draft Final Site Investigation Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Cane Creek Training Area, Parcel 510(7), September.
 - 2) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
 - 3) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- e. Parcel 511(7) and 512(7)
- 1) IT, 2002, Draft Remedial Investigation Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Areas T-5 Sites, Parcels 180(7), 182(7), 511(7), 512(7), 513(7), 514(7), and 516(7), October.
 - 2) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.

- 3) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.

3. Site Location and Description (see enclosed figures)

- a. Parcel 194(7) Former Weapons Demonstration Area. Parcel 518(7) South Gate Toxic Gas Yard, and Ranges West of Iron Mountain Road (outside Bravo Area)
 - 1) This area includes the investigation area for Parcels 194(7) and 518(7) and part of the investigation area for the Ranges West of Iron Mountain Road that are outside Bravo Area. This area is bounded to the north by Summerall Gate Road, to the west by the M2 Parcel (current location of The Anniston Star/Consolidated Publishing), and to the south by a Fort McClellan boundary (see figure). (Note: The Ranges West of Iron Mountain Road that lie within the Bravo Area are included in the interim LUC for the Bravo Area.)
 - 2) Information regarding former use of the areas follows:
 - i. Parcel 194(7) – The Former Weapons Demonstration Area. This area was reportedly used in the 1950's for familiarization training with various munitions including white phosphorus grenades, flame throwers, white phosphorus, and field flame expedient. The area included a toxic gas yard, a radiological survey area, and a biological warfare survey area. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
 - ii. Parcel 518(7) – South Gate Toxic Gas Yard. The exact location of this parcel is unknown; however, the area probably was near or within Parcel 194(7). It is unknown what items may have been stored in the yard.
 - iii. Ranges West of Iron Mountain Road (outside Bravo area) - Based upon investigations for the this area and adjacent areas it appears that this area was used by infantry as a training area prior to WW II.
 - 3) Potential contaminant sources are unknown but may include lead, nitroexplosives, tear gas, flares, napalm, white phosphorus, molasses residue, field flame expedient, supertropical bleach (STB), and Decontamination Solution Number 2 (DS-2). Based on the history of the training area usage, target analyses include volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs), nitroexplosives, metals, and perchlorate in surface soil, subsurface soil, groundwater, surface water, and sediment. This area is part of a larger area, the M1.01 Parcel and M3 Miscellaneous Property, which was characterized for UXO and DMM. An OE removal action was performed for that property and the area was made available for unrestricted use regarding UXO and DMM.
- b. Parcel 183(6) – Training Area T-6 (Naylor Field)
 - 1) This area, encompassing 7 - 10 acres, is located in a heavily wooded area at the base of the eastern slope of Howitzer Hill on the west side of Fox Road. A small part of the southeastern portion of this parcel lies within the Bravo area for UXO

- characterization. The LUC for that area are described in the enclosure for the Bravo Area.
- 2) Training was conducted from an unknown date (prior to 1954) until 1973 in the techniques for decontamination of training aids contaminated with chemical agents, including mustard (H) and distilled mustard (HD). Other agents such as Lewisite (L) and sarin (GB) also were used in training. Equipment decontamination using excess amounts of STB, decontamination agent, noncorrosive (DANC), and DS-2 was conducted. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
 - 3) Site investigation results indicated metals, VOCs, and SVOCs were detected in site media. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.
- c. Parcel 186(6) – Training Area T-38
- 1) Parcel 186(6), located on the Main Post west of Reservoir Ridge, is south of United Road and east of Ruskin Avenue. The parcel investigation area occupies approximately 160 acres which surrounds the former training Area T-38. The T-38 site includes about 6 acres and is surrounded by a 6-foot high chain-link fence with three locked access gates. Warning signs are posted. Much of the parcel 186(6) investigation area lies within the Alpha Area; therefore, LUC that apply to Alpha Area will serve for that portion of the parcel 186(6).
 - 2) The site was used between 1961 and 1972 for training escort personnel in techniques of eliminating toxic hazards caused by mishaps involving chemical munitions during transport. Military activities at the site included artillery shell tapping (CG (phosgene) -filled mortar rounds), CWM (HD) transfer training, and filling of aerial smoke tanks. The area was also used to store, demonstrate, or dispose of CWM (including GB, VX, and HD), decontamination solutions, and other training chemicals. The area reportedly was used from the early to late 1980s as a chemical agent identification area. Aerial photographs indicate that some activities began at the site as early as 1954. Extensive decontamination was reportedly conducted at the site for spills and for decontaminating training aids. The types of decontaminants used, quantities, and frequency of use are unknown but are assumed to include DANC, STB, and DS-2. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
 - 3) Potential contaminant sources at the site include CWM decontaminating agents and toxic agents and munitions. VOCs were identified in groundwater from wells and in springs. Additional investigations are needed to delineate the horizontal extent of contaminants in groundwater north-northeast of the site. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, explosives, and chemical agent breakdown products in surface soil, subsurface soil, surface water, sediment, and groundwater.

- d. Parcel 510(7) – Cane Creek Training Area
- 1) This area covers approximately 2 acres and is located along Cane Creek on the east side of Fox Road.
 - 2) The area appeared on a 1956 map of Chemical Corps Training Areas and was used for classes in decontamination procedures and equipment in 1958. It is unknown whether toxic agents were used. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a “No Further Action” decision for CWM.
 - 3) Potential contaminant sources are unknown, but potential contaminants may include metals, VOCs and SVOCs. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.
- e. Parcels 511(7) Blacktop Training Area and 512(7) Fenced Yard in Blacktop Area
- 1) The 3-acre asphalt area is located along the east side of Reggie Avenue and contained a fenced yard at one time.
 - 2) The area was identified on a 1956 map of Chemical Corps training areas and on the 1969 Chemical School Orientation Map. Various demonstrations such as decontamination training may have occurred here, but the exact use is unknown. The area reportedly was used for training in the use of flame throwers, decontamination equipment, and smoke generators. The fenced yard may have been used to store agent or for toxic agent training, but the purpose of the yard is not known. It first appeared on a 1982 aerial photograph of the site. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a “No Further Action” decision for CWM.
 - 3) Potential contaminant sources include VOCs, SVOCs, and metals. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.

4. LUC Boundaries (see enclosed figures)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figures. Global Positioning System (GPS) points for the boundary of the areas are noted on the figures.

5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to any environmental contaminants that may be present and is achieved by:

- a. Prevention of contact with or disturbance of soils (surface, subsurface, depositional), surface water, and groundwater at sites outside of Alpha, Bravo, and Charlie areas where characterization for hazardous substances is ongoing.
- b. Maintaining the integrity of any existing monitoring systems.

6. Interim LUC (see enclosed figures)

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above. Monitoring, maintaining, and enforcing these LUC remain an Army responsibility until such time as JPA assumes responsibility.

- a. Land Use Restrictions
 - 1) Public access is not allowed.
 - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
 - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into the deed transferring the property.
 - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the transfer documents.
 - 3) Zoning - The area lies within the boundaries of the City of Anniston. The city will be asked to zone the properties in accordance with final response cleanup levels, and appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.
 - 4) Inspections
 - i. The Army will inspect the areas daily to ensure the restrictions have not been violated.
 - ii. The inspections will be documented.
 - iii. This area is within the police jurisdiction of the Anniston Police Department.
 - iv. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

7 - 13. See LUCIP Introduction

Parcels 194(7) & 518(7), and Ranges W. of Iron Mtn Rd (outside Bravo Area)

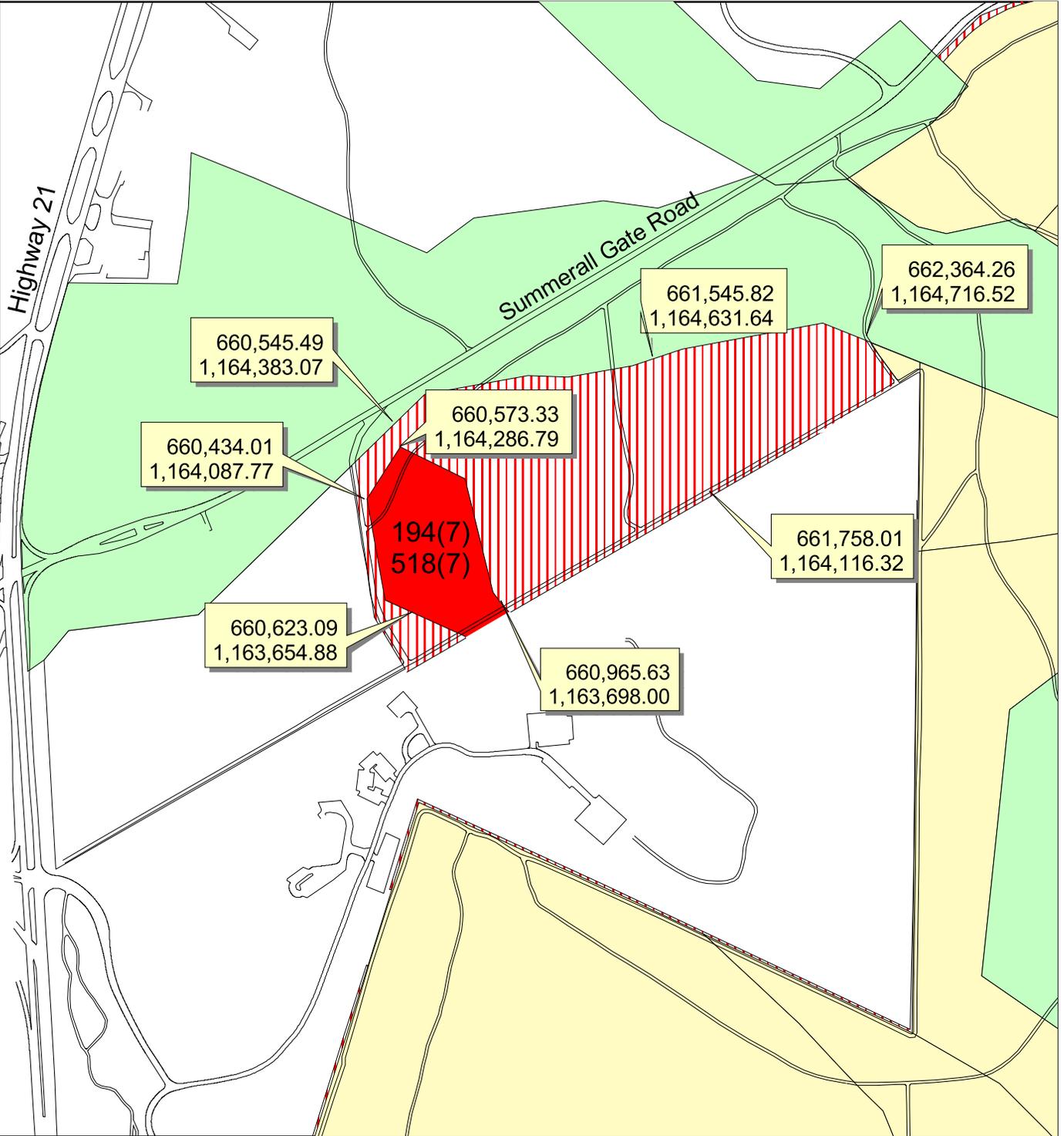
Legend

-  Roads
-  194(7)/518(7)
-  Bravo Area
-  Eastern Bypass
-  Parcels 194(7) & 518(7), and Ranges W. of Iron Mtn Rd (outside Bravo Area)



Environmental Office
U.S. Army Garrison
Fort McClellan, Alabama

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LUC Parcels 183(6) & 510(7)

Legend

- Roads
- 183(6) & 510(7)
- Bravo Area

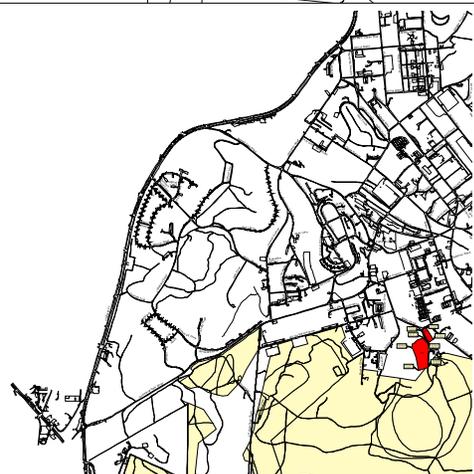


0 90 180 270 Feet



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Fort McClellan, Alabama

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Justice Avenue

Derby Street

Fox Road

510(7)

183(6)

670,335.61
1,166,999.26

670,365.14
1,166,771.89

669,969.46
1,166,455.94

670,208.64
1,165,694.11

670,462.58
1,167,108.51

670,692.90
1,166,727.60

670,545.26
1,166,618.35

670,539.36
1,165,794.51

LUC Parcel 186(6)

Legend

- Roads
-  186(6)
-  Alpha Area

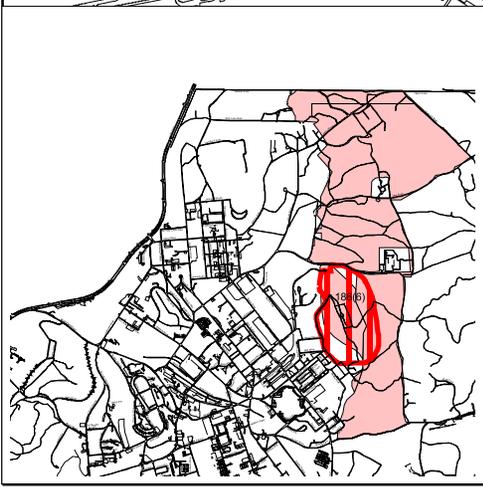
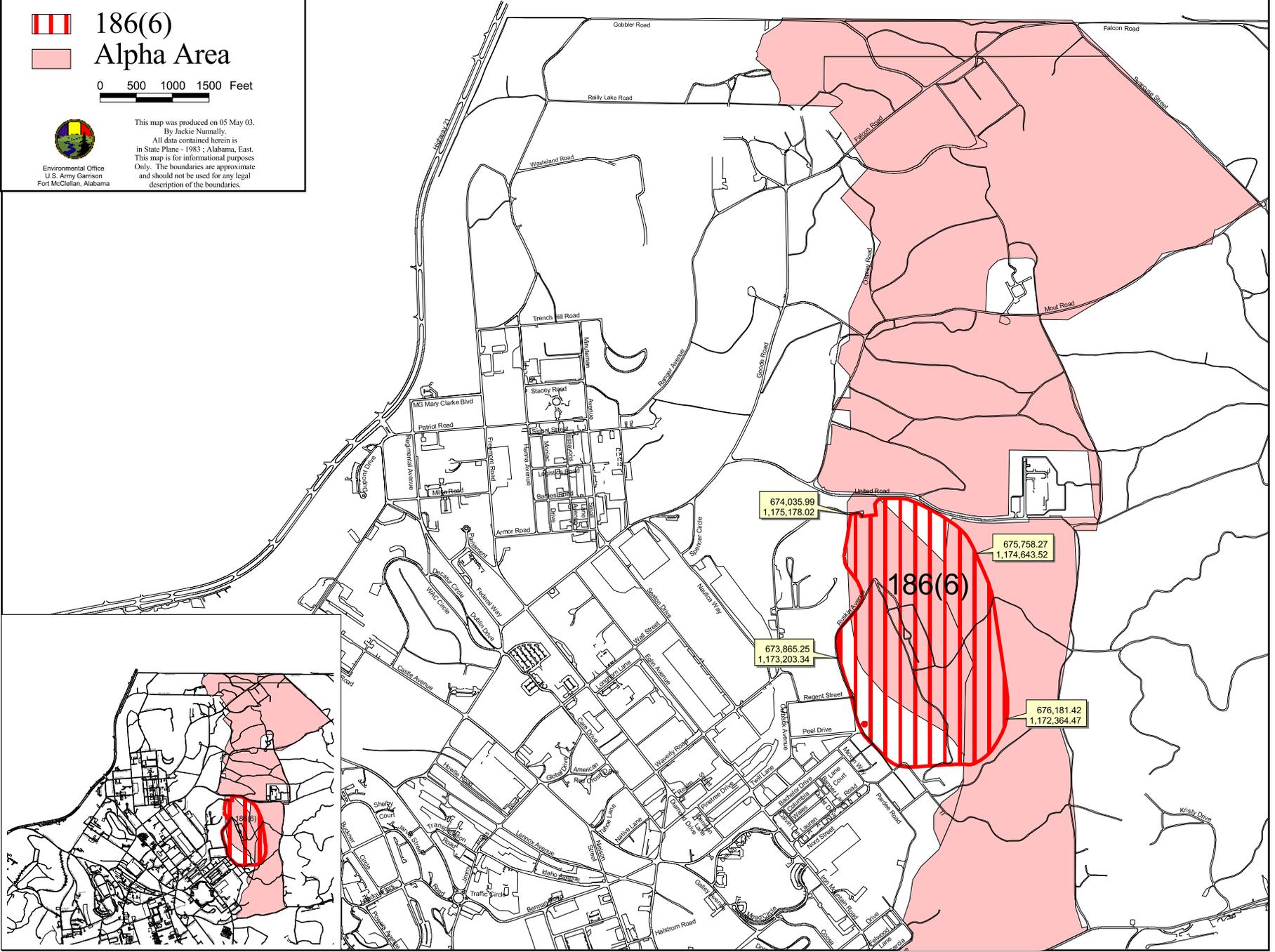


0 500 1000 1500 Feet



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U.S. Army Garrison
Fort McClellan, Alabama



LUC Parcels 511(7) & 512(7)

Legend

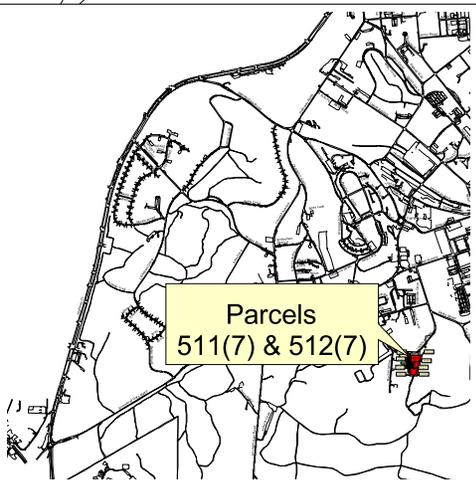
- Roads
- 511(7) & 512(7)



0 70 140 210 Feet



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Rucker Street

Reggie Avenue

Justice Avenue

668,897.32
1,166,254.57

669,211.86
1,166,249.94

668,881.13
1,166,069.55

668,980.58
1,166,062.61

512(7)

668,862.63
1,165,886.84

668,975.96
1,165,884.53

668,878.82
1,165,692.57

669,068.47
1,165,678.69

511(7)