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

REPLY TO
ATTENTION OF

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

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

REPLY TO
ATTENTION OF

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:

This letter with 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.

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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

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

REPLY TO
ATTENTION OF

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.

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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@mcclellan.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

Enclosure 2

INTERIM LAND USE CONTROL IMPLEMENTATION PLAN

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 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

N
W E
S

0 2000 4000 Feet

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.

100Q, 101Q, Impact Area
229(7)
126(7)
227(7)
Reilly Lake Road
80(6)
80(6) Groundwater
175(5)
88Q, 103Q Impact Area
81(5)
132Q-X
Area North of MOUT Site
89Q-X, 215Q
184(7)
185(7)
230(7)
79(6)
149Q, 230Q-X
186(6)
66(7)
78(6)
94(7)
79Q, 83Q, 84Q-X, 86Q, 118Q-X, 223Q
180(7)
510(7)
511(7)
183(6)
514(7)
69Q
512(7)
513(7)
516(7)
74Q
222Q-X
221Q-X
182(7)
181(7)
194(7) & 518(7)
Ranges West of Iron Mountain Road (outside Bravo Area)
75Q
71Q
87Q-X, 110Q, 111Q, 239Q-X
114Q-X
70Q
72Q-X, 150Q
130Q-X
112Q, 213Q, 214Q
Highway 21
Reilly Lake Road
Clubhouse Road
Ranger Avenue
Goode Road
Patriot Road
Freedom Road
Pershing Avenue
Galloway Road
Ballgate Gate Road
Avery Drive
Shuler Road
Warren Road
Reilly Avenue
Anderson Road
St. Clair Road
Barrange Avenue
Hearing Avenue
Kelly Avenue
Iron Mountain Road
Kelley Drive
Ammo Gate Road
Gate Road
Gate Road

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.

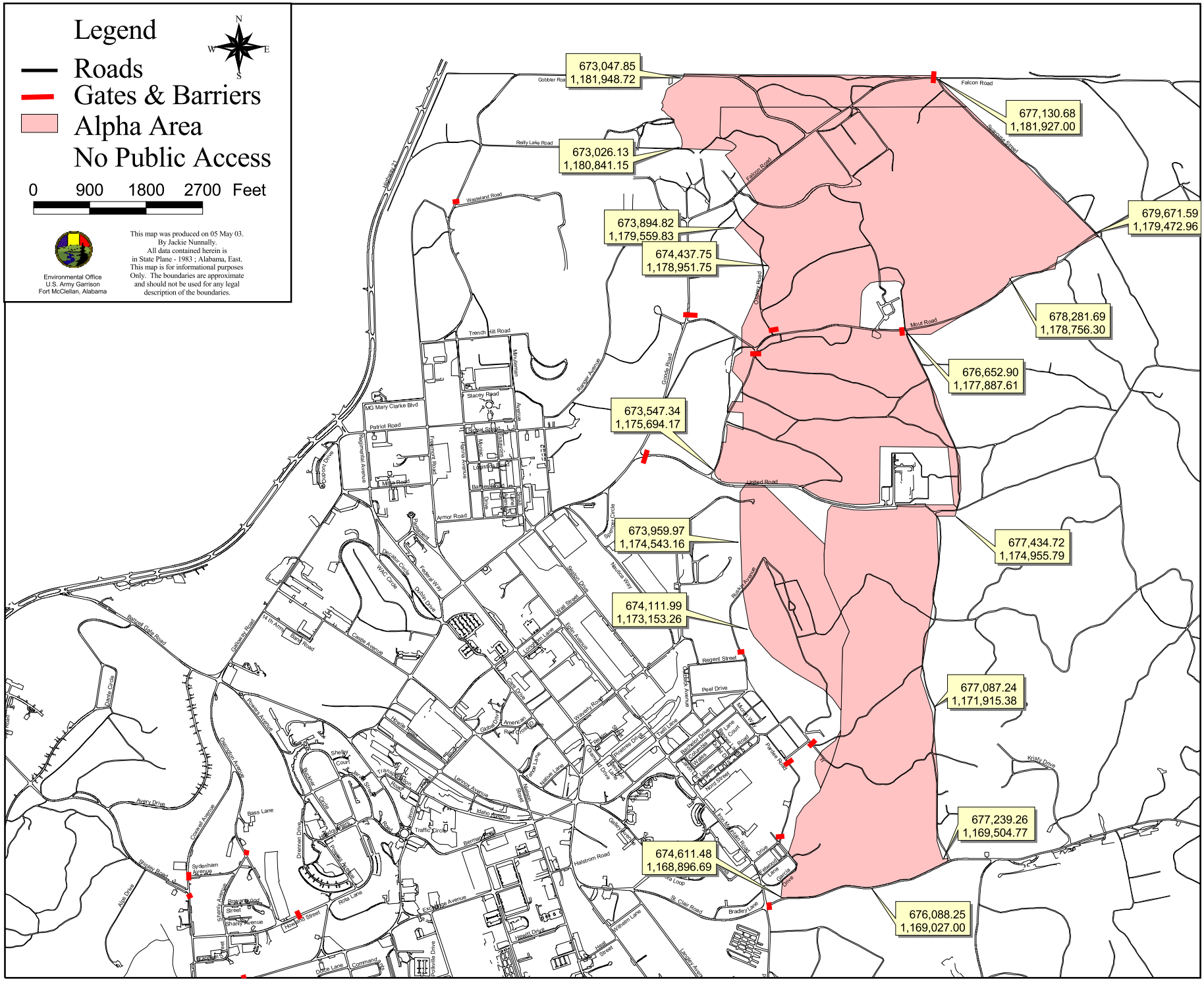
ii. The inspections will be documented.

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



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)

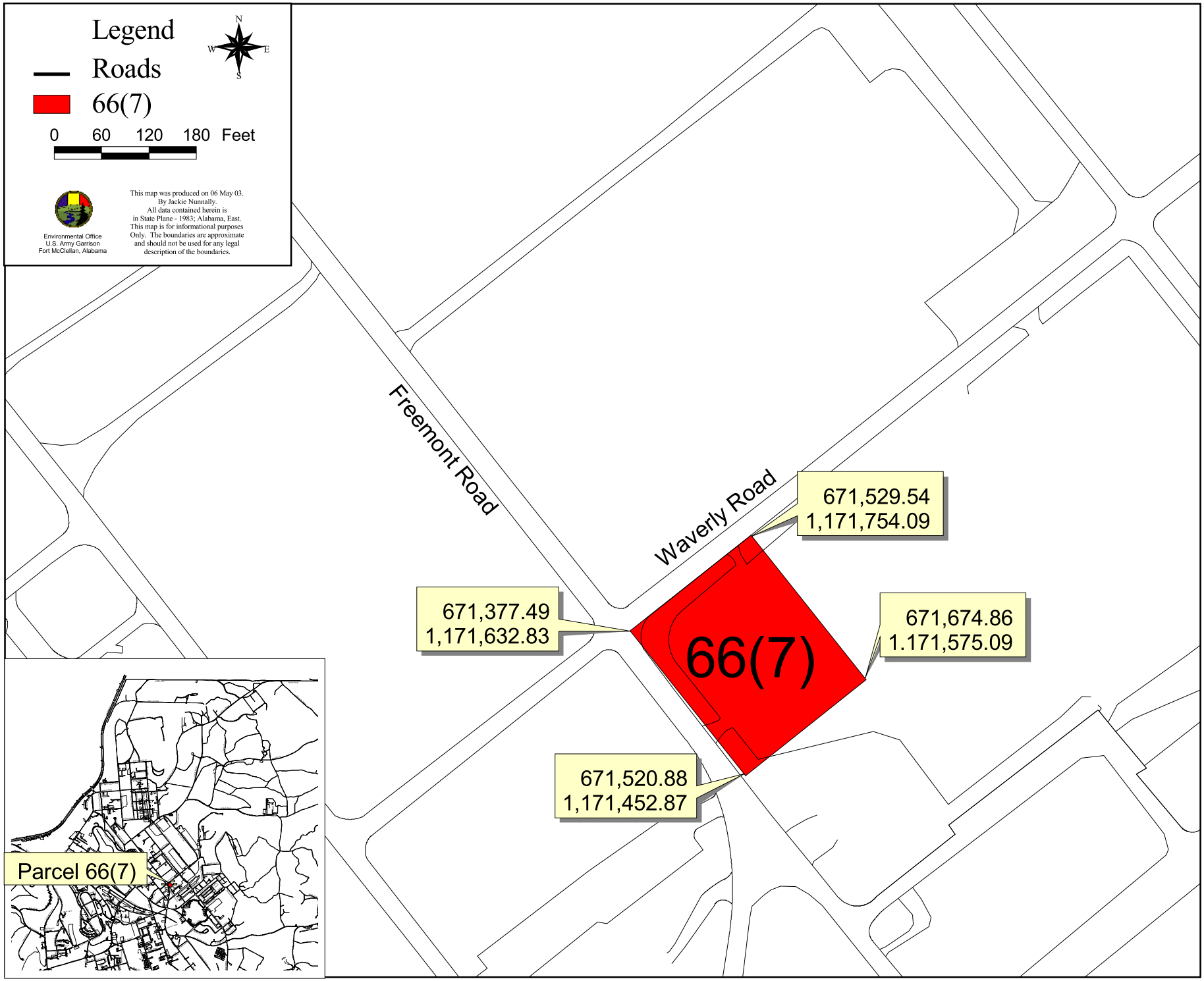
Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

a. Land Use Restrictions
Consumptive use or direct contact with groundwater is not allowed.

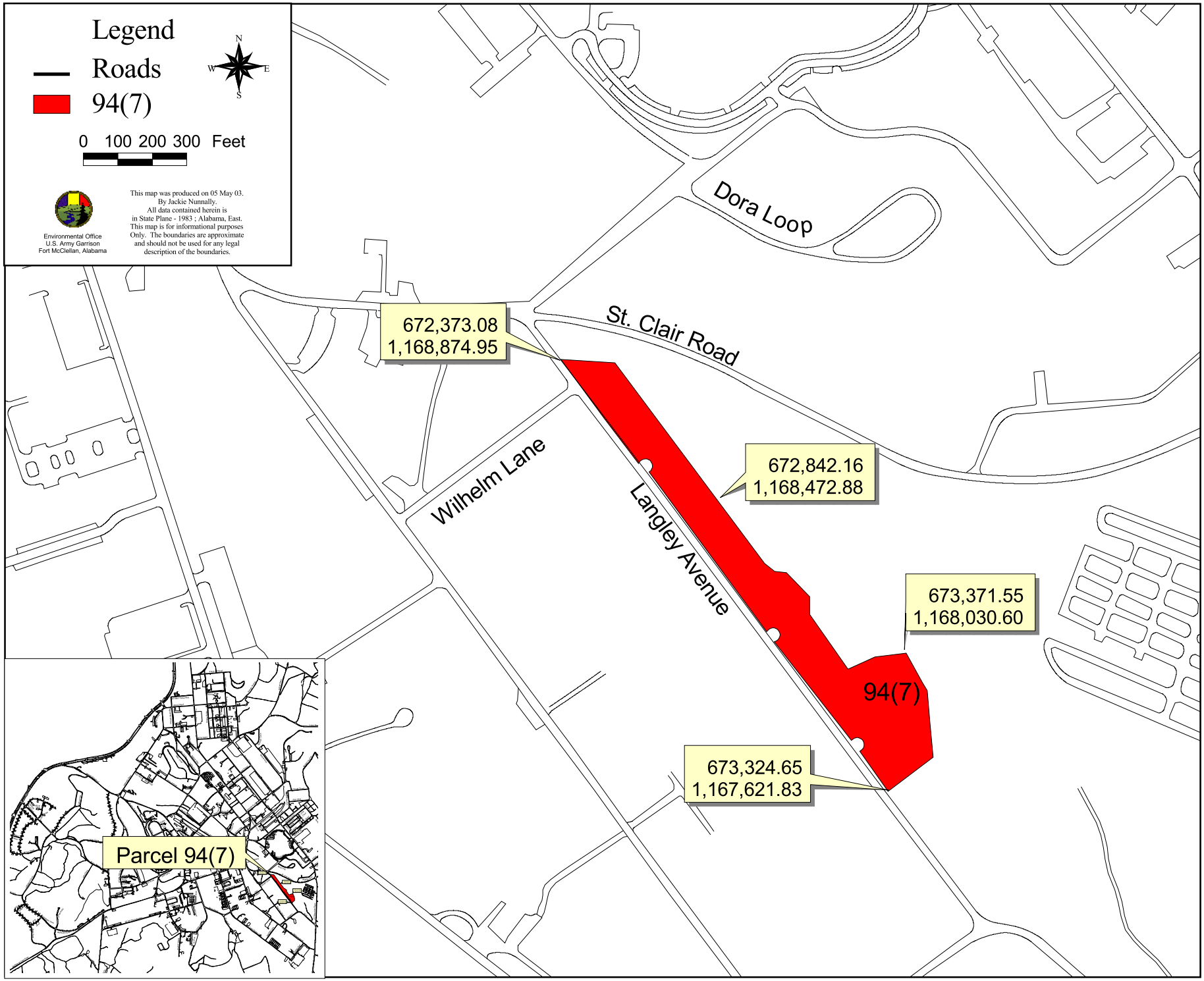
b. Land Use Control Mechanisms
1) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited, and the restriction shall be incorporated into the deed transferring the property. Groundwater monitoring wells remain 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)



LUC 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)

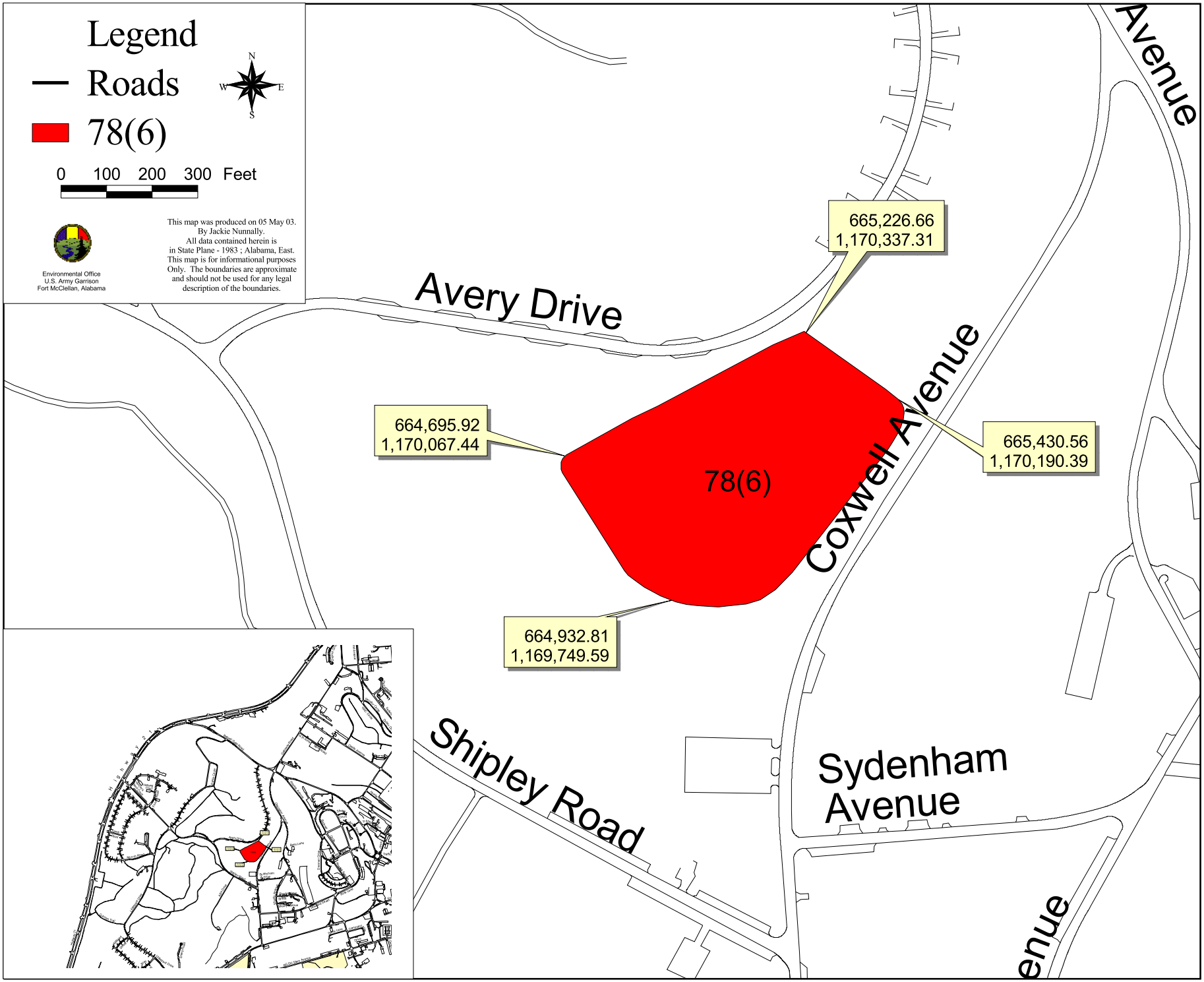
Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

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)



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.

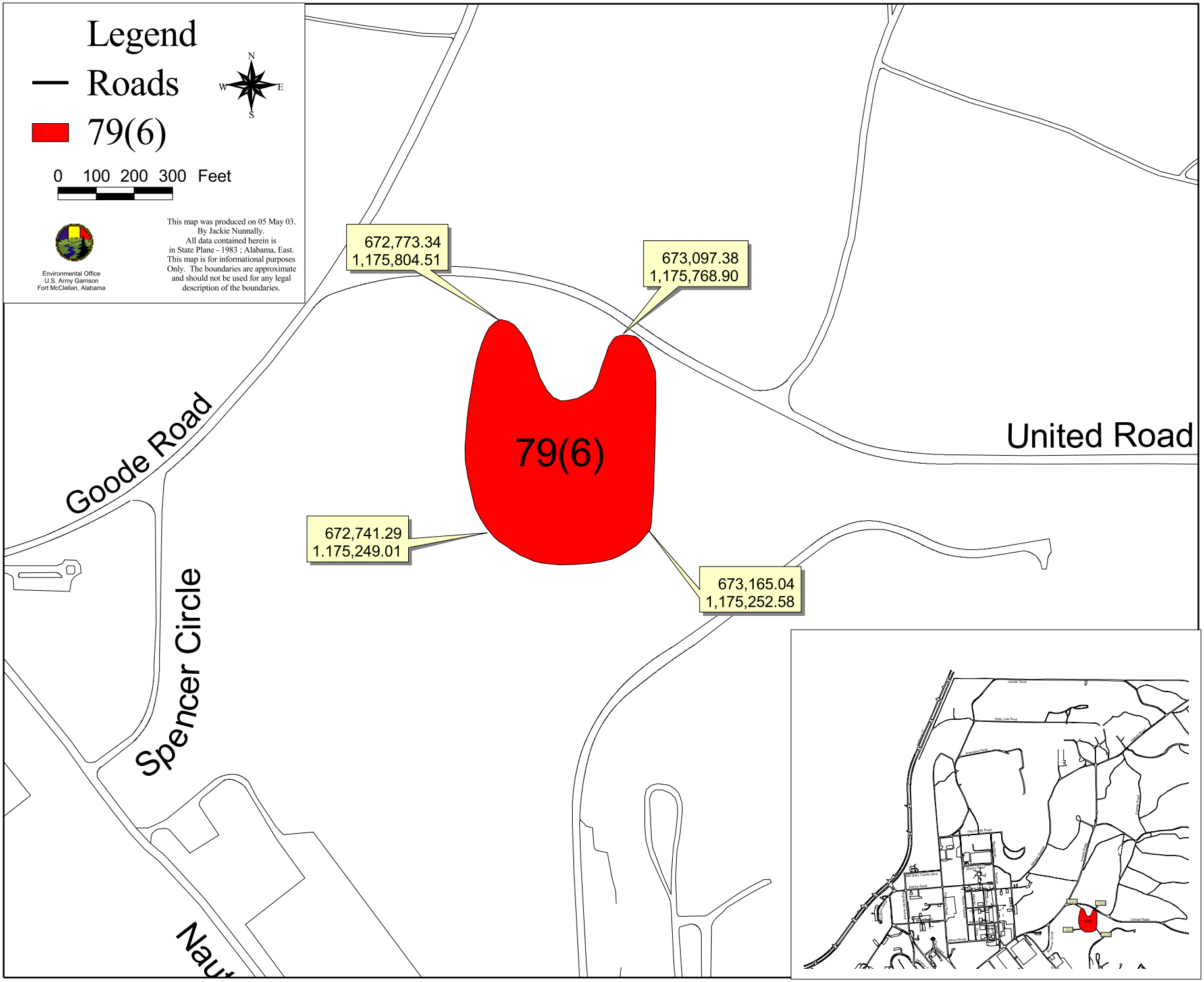
a. Land Use Restrictions
   1) Residential use of the property is not allowed. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
   2) Digging 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)



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)

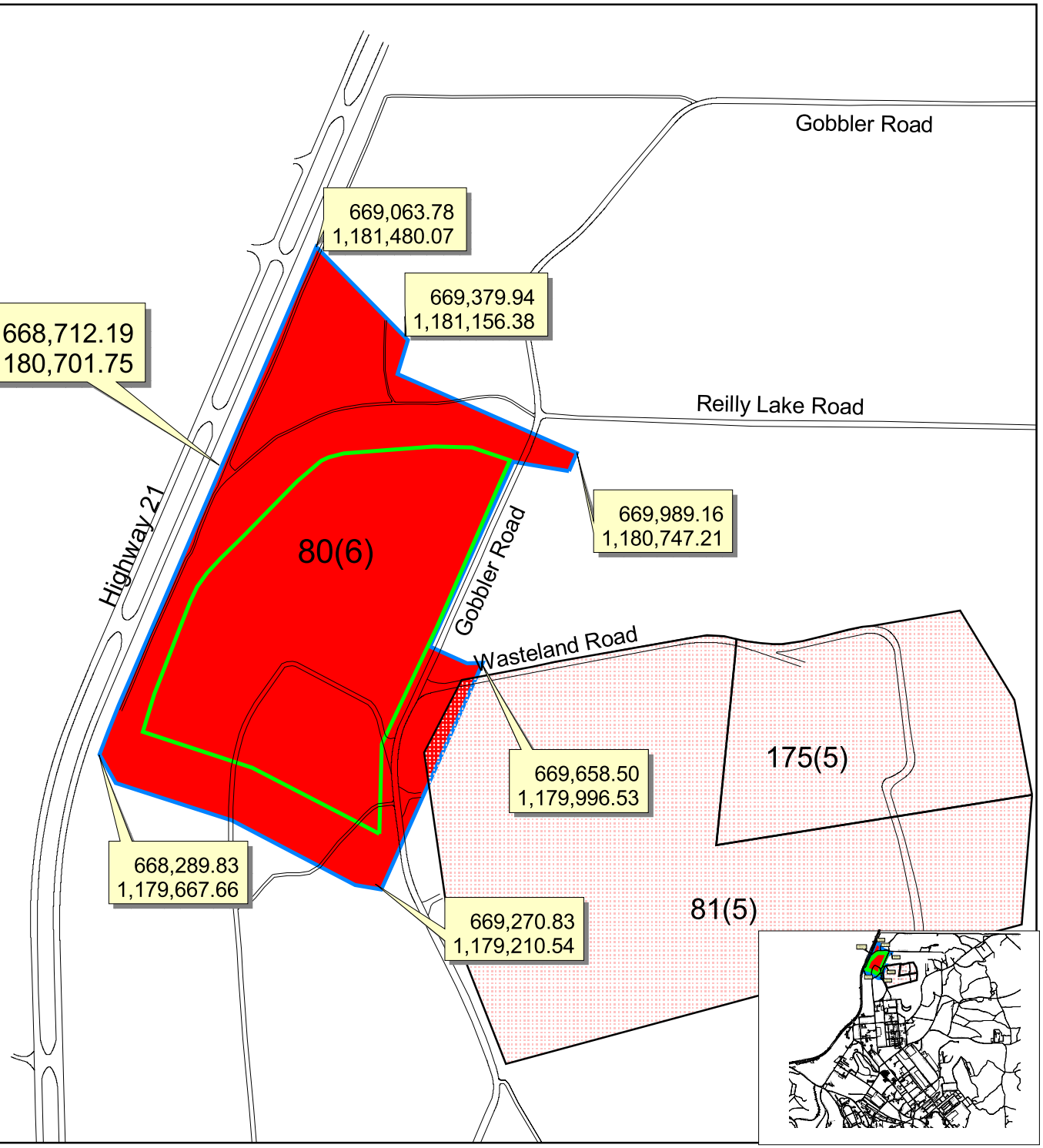
80(6) Soils LUC

80(6) Groundwater LUC

0 100 200 300 Feet

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

This map was produced on 03 Sep 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.



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

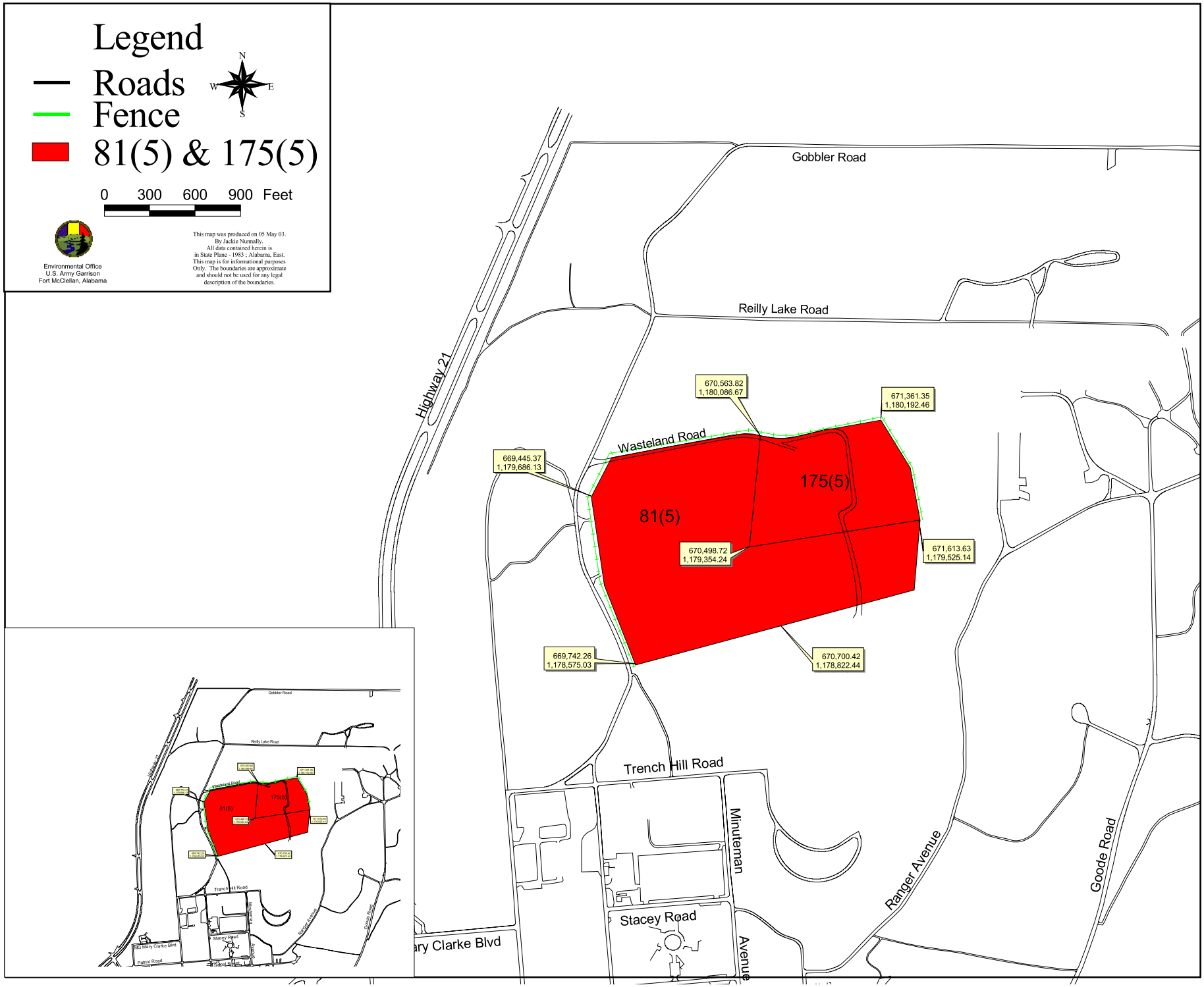
81(5) & 175(5)

N W E S

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
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

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)

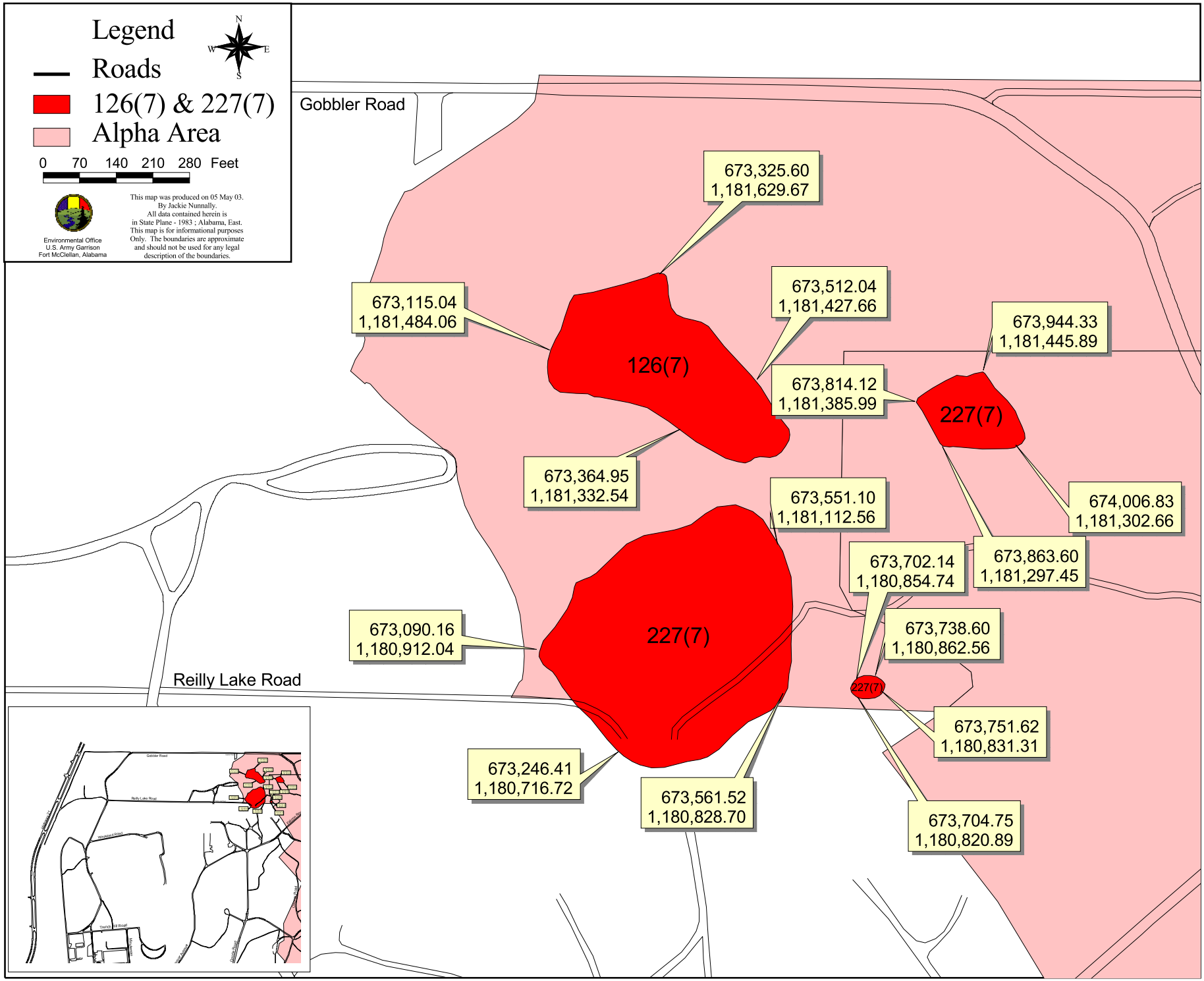
Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

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)



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

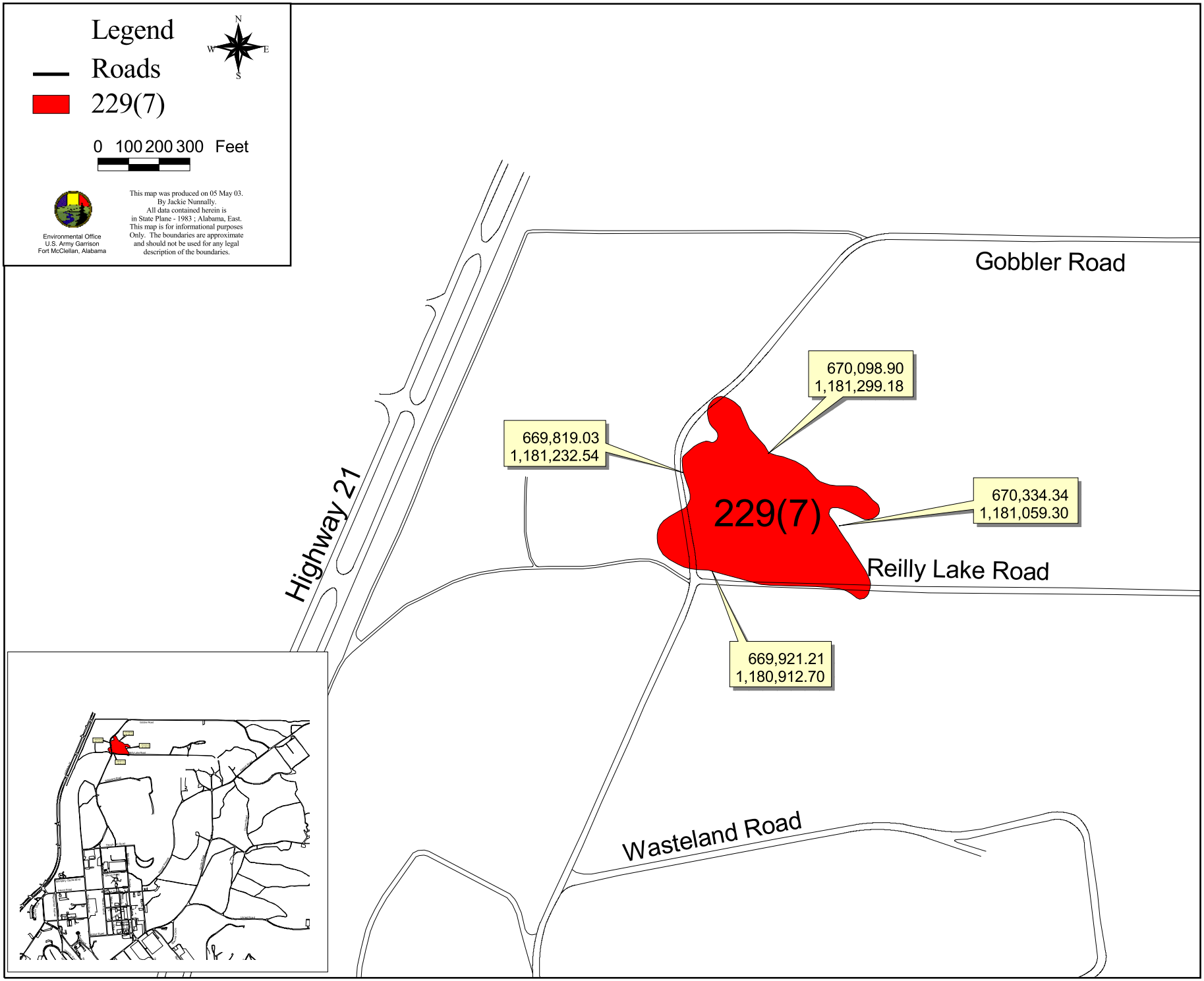
Roads

229(7)

0 100 200 300 Feet

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

This map was produced on 05 May 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.



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)

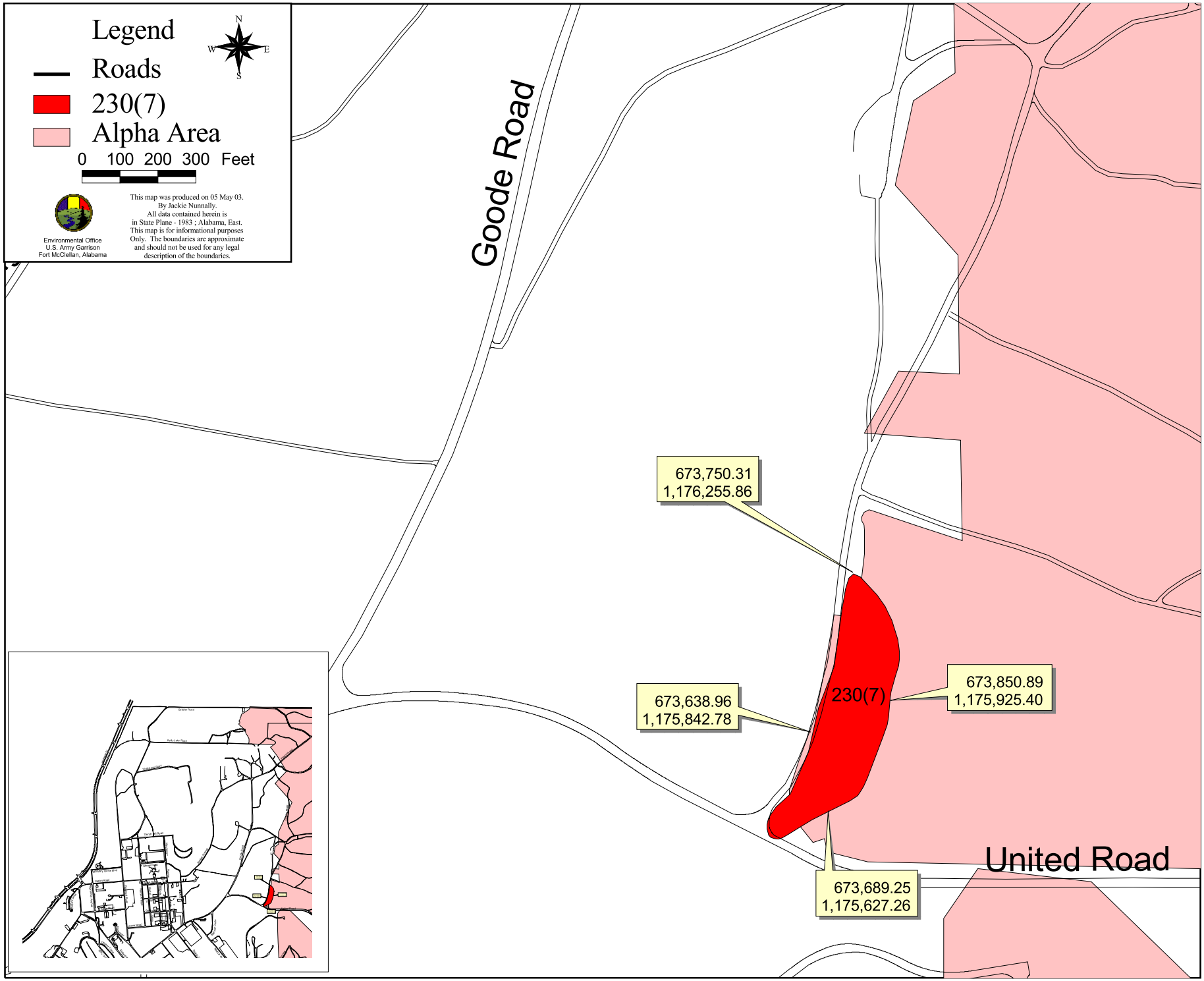
Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

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)



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

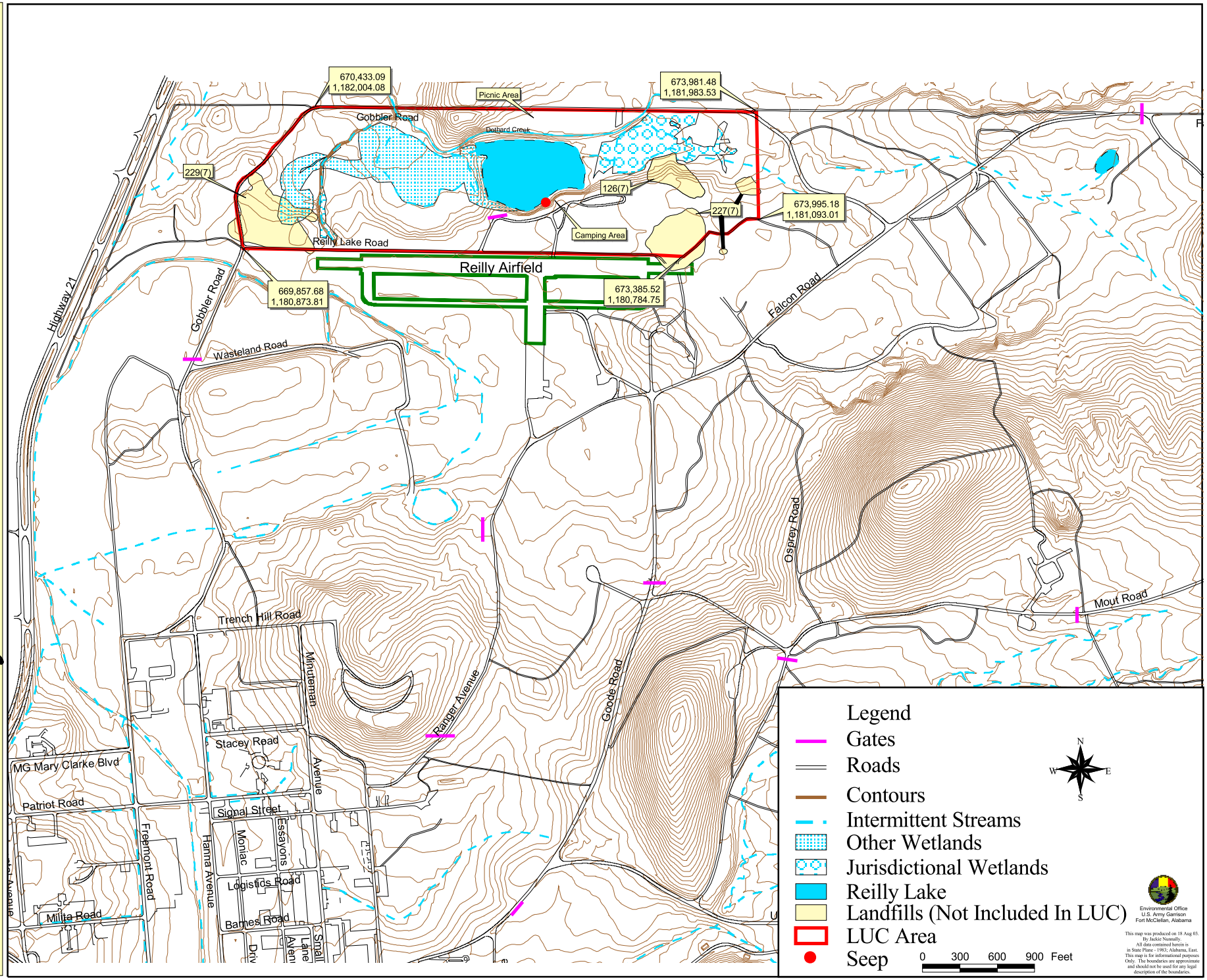
   i. The JPA will inspect the area daily to ensure the restrictions have not been violated.

   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



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.

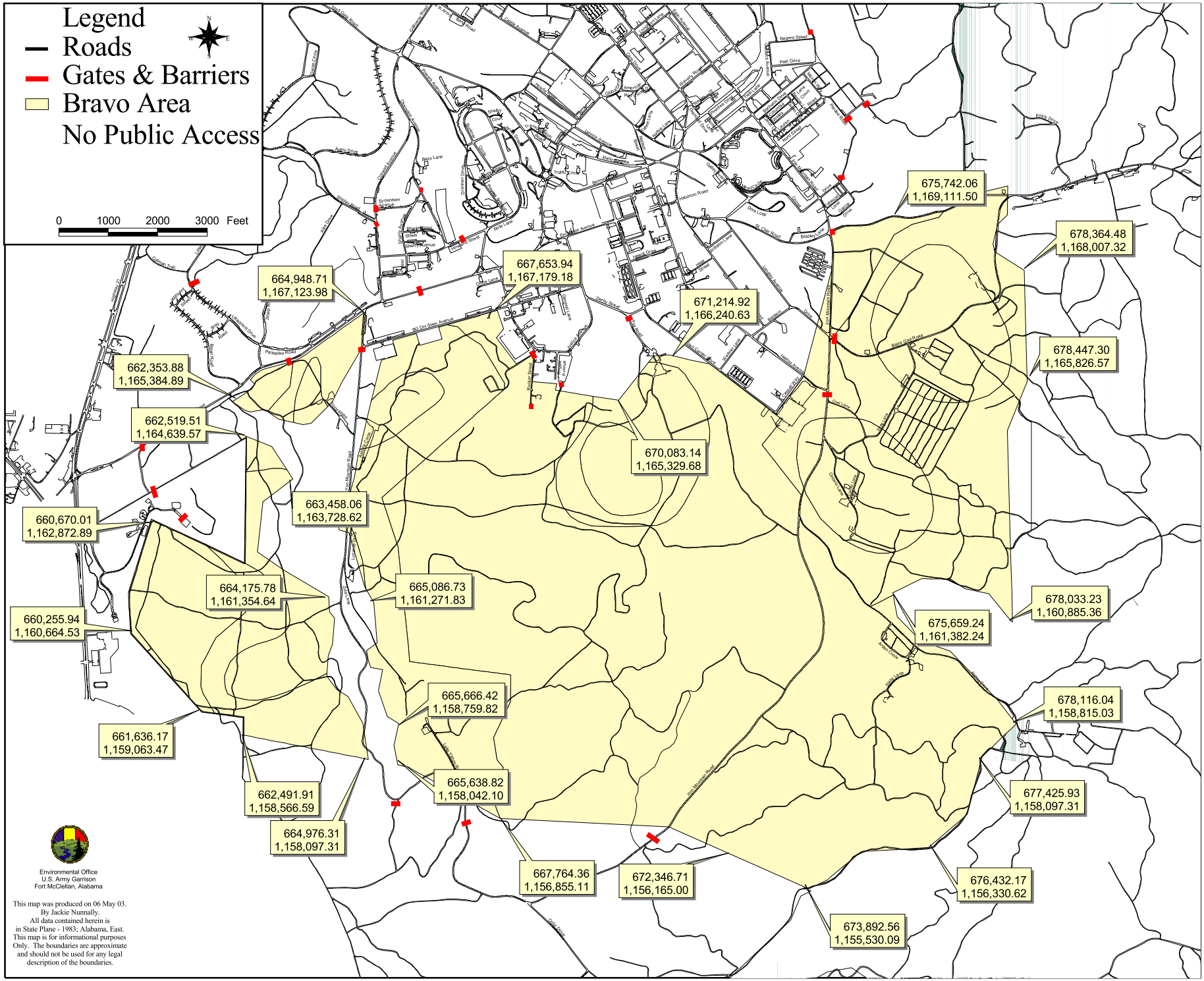
4) Access Controls
   i. The public is prohibited from entering the UXO/DMM area identified as "No Public Access" on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically 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



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)

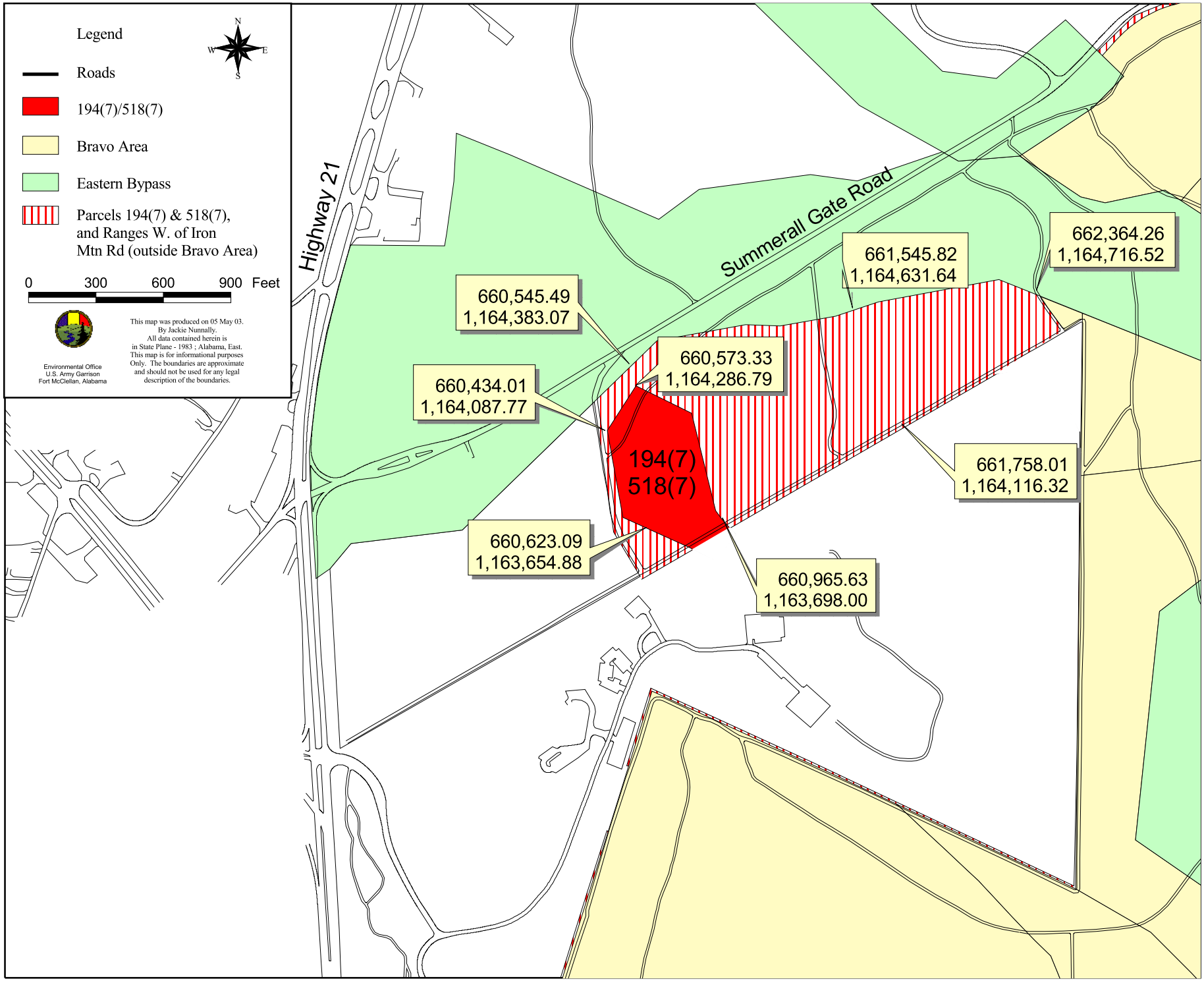
Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above. Monitoring,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

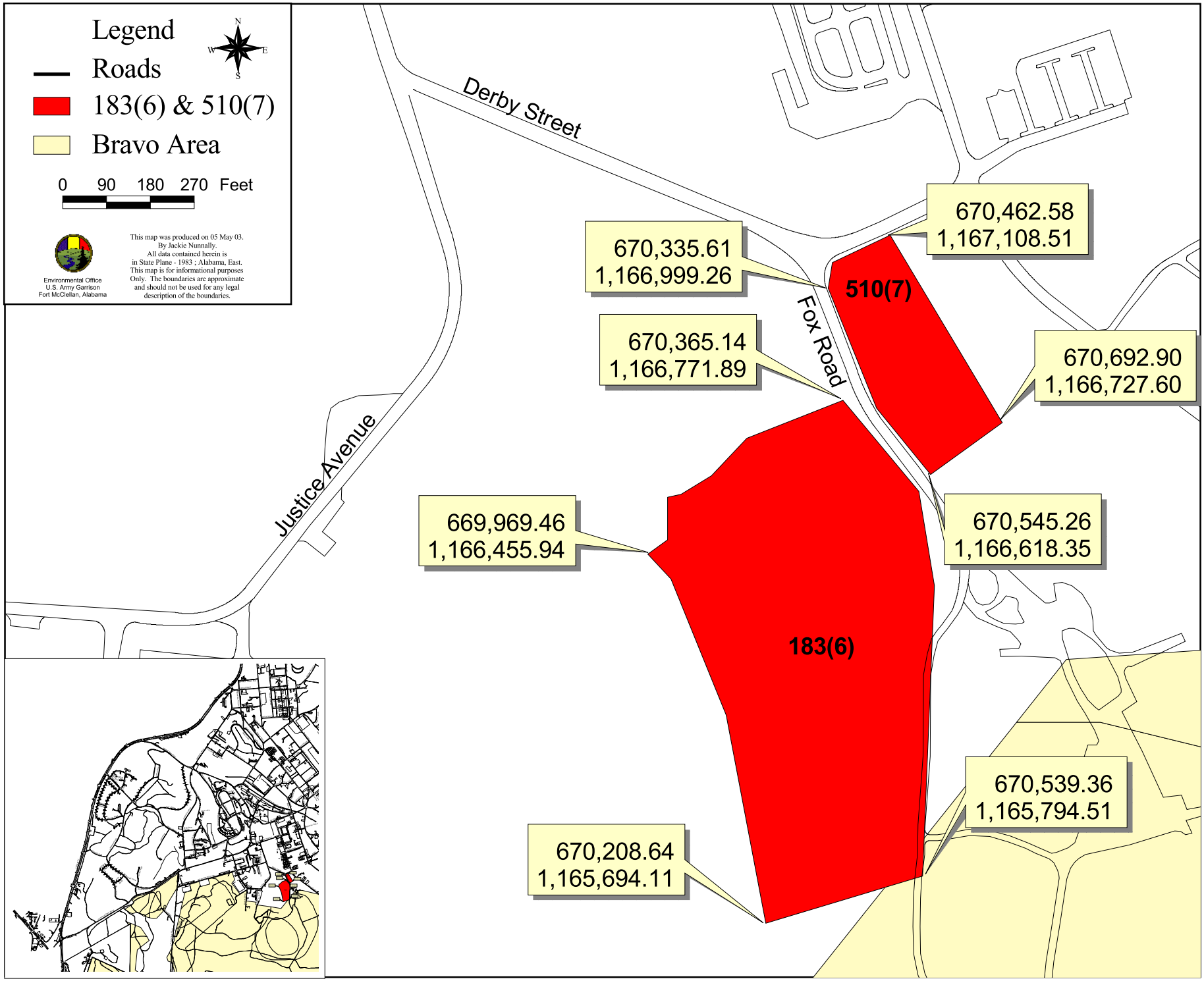
b. Land Use Control Mechanisms
   1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into the deed transferring the property.
   2) Groundwater Related Restriction – Groundwater monitoring 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)



LUC Parcels 183(6) & 510(7)



LUC Parcel 186(6)

Legend

Roads

186(6)

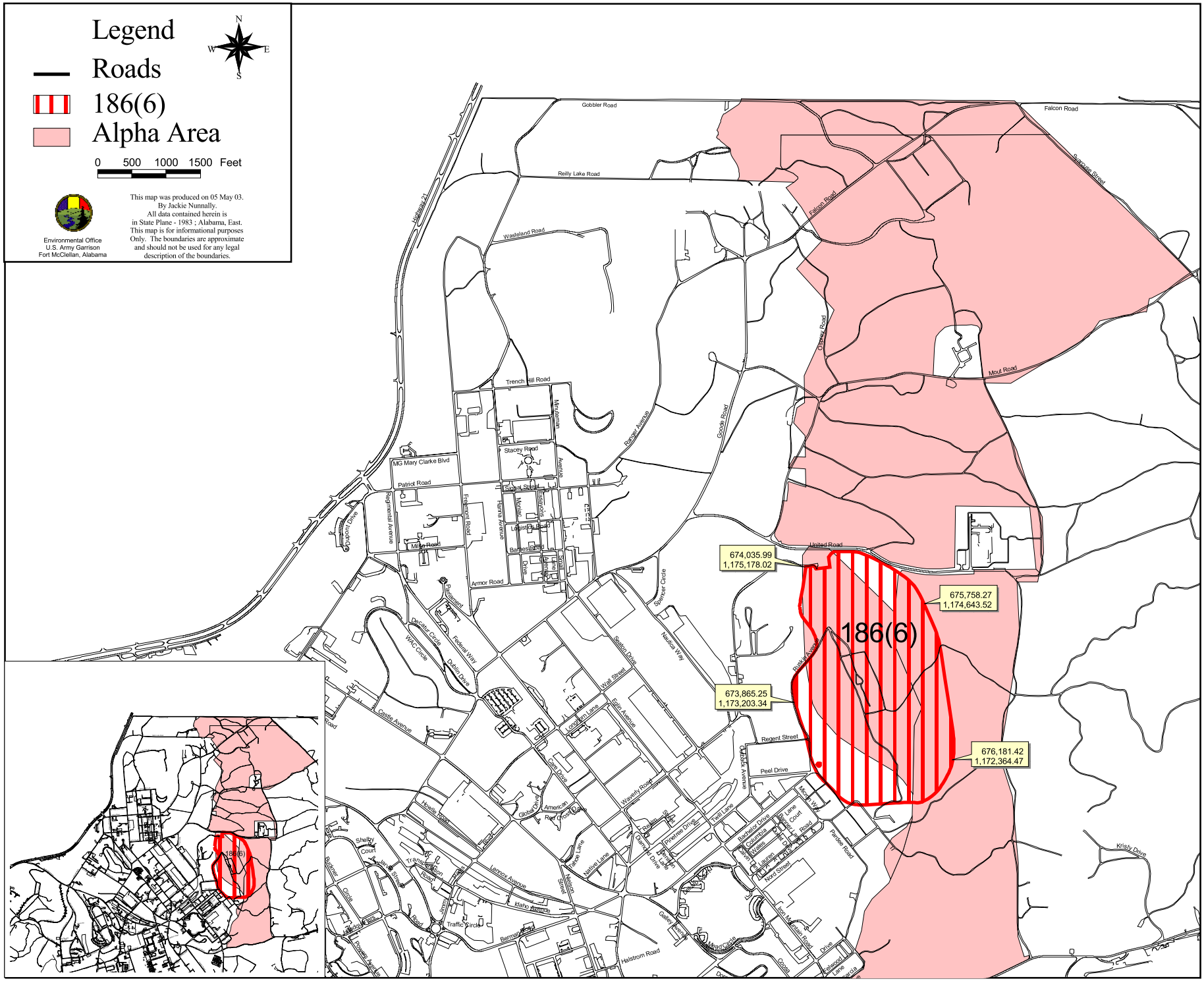
Alpha Area

0 500 1000 1500 Feet

N W E S

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
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.


186(6)
674,035.99
1,175,178.02
675,758.27
1,174,643.52
673,865.25
1,173,203.34
676,181.42
1,172,364.47
Gobbler Road
Falcon Road
Reilly Lake Road
Wasteland Road
Fargo Road
Spencer Street
Highway 21
Mout Road
Trench Hill Road
Stacey Road
MG Mary Clarke Blvd
Patriot Road
Regimental Avenue
Fremont Road
Harris Avenue
Minuteman
Ranger Avenue
Goode Road
Osseau Road
United Road
Armor Road
Mike Road
Pershing Avenue
DeCatur Circle
WAC Circle
Federal Way
Dublin Drive
Spencer Circle
Nauticus Way
Sexton Drive
Wall Street
Eaton Avenue
Castle Avenue
Regent Street
Peel Drive
Outlook Avenue
Waverly Road
Lemon Avenue
Idaho Avenue
Bermuda Avenue
Traffic Circle
Halstrom Road
Pinehurst Drive
Twin Lane
Pendale Road
Kristy Drive
Iron Mountain Road
Nova Street
Shelby Court
Transportation Road
Pomeroy Avenue
Ward Circle
Gaine Avenue
Rice Ghost Drive
Native Lane
Meadow Street
Grove Drive
Hewitt Road
Lorraine Lane
Cole Drive
Ridge Avenue
Rudolph Avenue
Melody Way
Eachdor Drive
Columbia
Wales
Lauran
Lane
Court
Road
Drive
Lane
Fairwood
Lane
Verona
Circle
Avenue
Drive
Road
Street
Avenue
Drive
Road
Avenue
Road
Avenue
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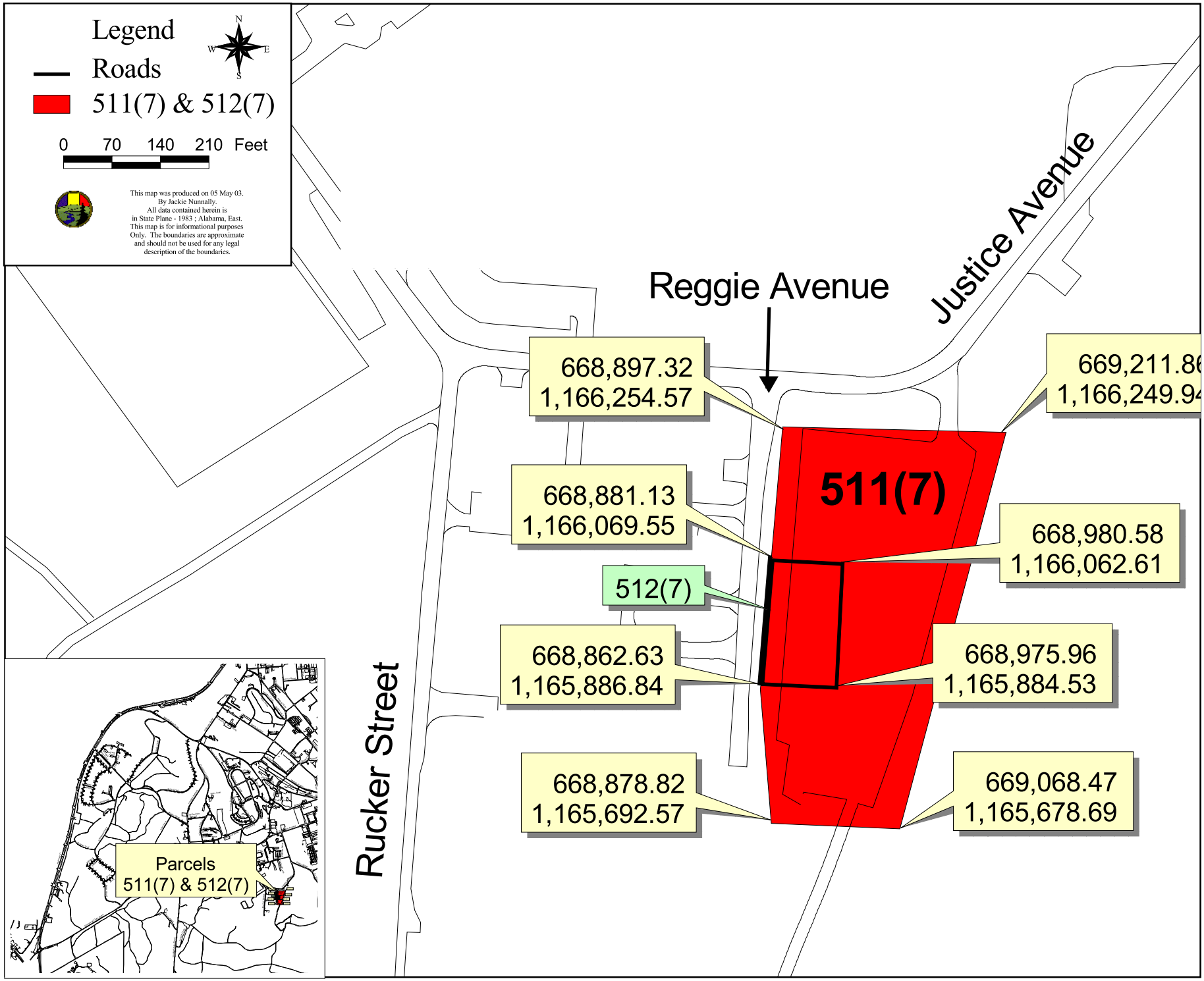
Avenue

LUC Parcels 511(7) & 512(7)



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, it 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.

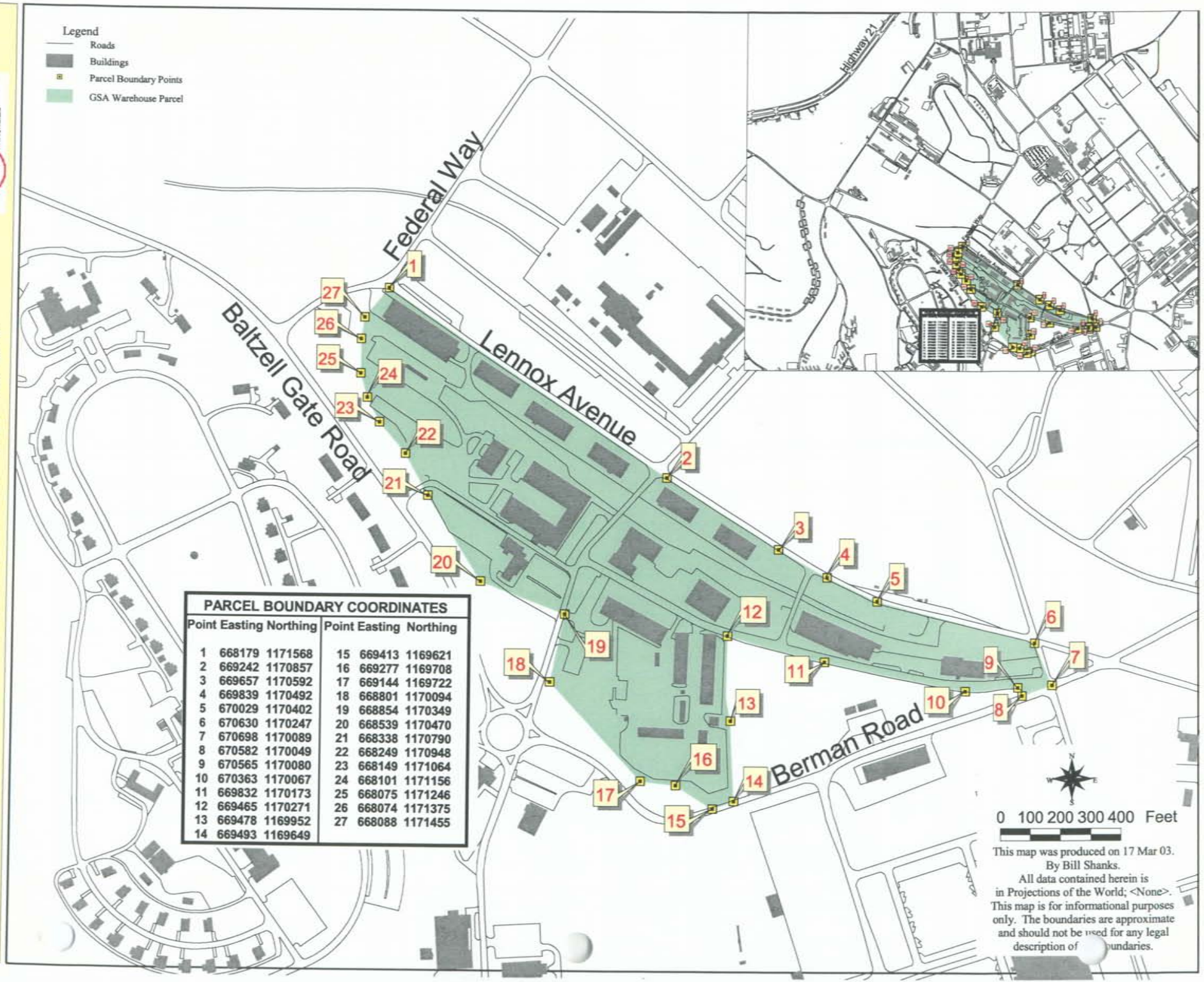
2. Enforcement

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.

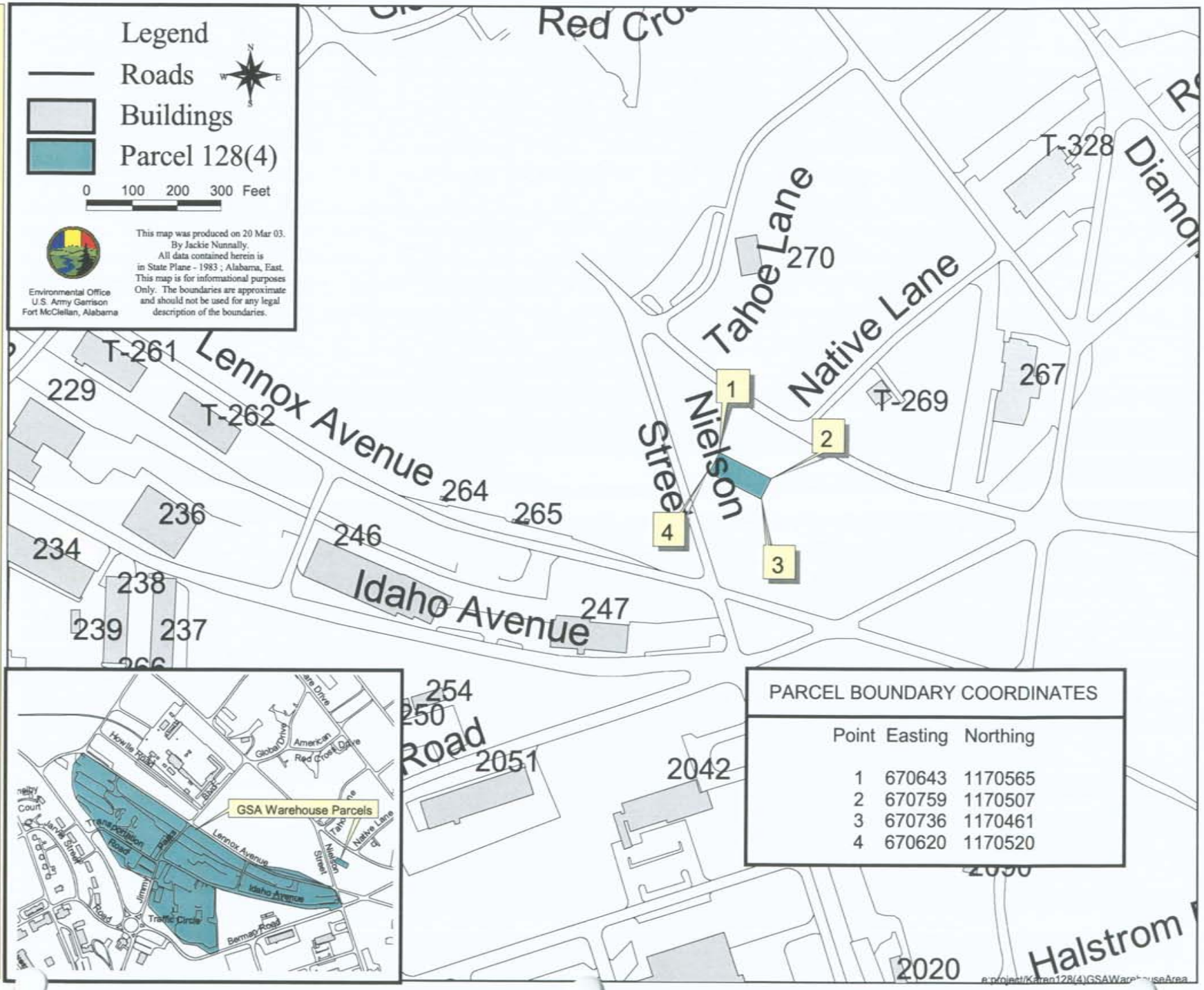
GSA Warehouse Parcel



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			

GSA Warehouse Parcel



PARCEL BOUNDARY COORDINATES

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

ATTACHMENT 4
LAND USE CONTROL IMPLEMENTATION PLAN

U.S. FISH AND WILDLIFE SERVICE
MOUNTAIN LONGLEAF NATIONAL WILDLIFE REFUGE
LAND USE CONTROL IMPLEMENTATION PLAN

Introduction

1. Background

This Interim Land Use Control Implementation Plan (LUCIP) and the interim land use controls (LUC) addressed within the LUCIP apply to property the Department of the Army (Army) will transfer to the U.S. Fish and Wildlife Service (FWS) for purposes of establishing the Mountain Longleaf National Wildlife Refuge (Refuge). 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 Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA).

The transfer package for the Refuge will include a memorandum of agreement (MOA) between the FWS and the Army setting forth the terms and conditions of the transfer—the Transfer MOA. A local operational MOA will establish procedures for daily operations at the Refuge.

The Army will transfer the Refuge to the FWS while the property transferred is being characterized. The Army's characterization effort is focused on investigating for hazardous substances, to include munitions constituents, and for unexploded ordnance (UXO) and discarded military munitions (Figure 1). FWS and the Army will impose "interim" LUC on all sites being characterized prior to reaching a final remedy decision LUC. These LUCs may be revised or modified prior to the conduct of required response actions. Based on characterization and required response actions, the need for "final" LUC for certain areas or sites will be determined. If imposed, these LUC will be addressed in the appropriate decision document. This LUCIP will be revised to reflect any changes to LUC.

These interim LUCs for areas being characterized 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 LUCs that address explosives safety-related concerns will be reviewed by the U.S. Army Technical Center for Explosives Safety (USATCES) and approved by the Department of Defense Explosives Safety Board (DDESB).)

This LUCIP consists of eight enclosures that describe the interim LUC for each characterization effort within the Refuge. Enclosure 1 describes interim LUC for UXO and discarded military munitions. Enclosures 2-8 describe interim LUC for the investigation areas being characterized for hazardous substances to include munitions constituents. The areas described in enclosures 2-8 lie within the areas the Army is characterizing for UXO and discarded military munitions.

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

The Refuge is located in the eastern portion of the former Fort McClellan's Main Post. The property transferred by the Army encompasses approximately 7,700 acres and contains a large population of mountain longleaf pine. The military used this area in various types of training from 1912 (and possibly as early as 1898) to 1999. (Site-specific information for these areas is provided in the enclosures.)

4. LUC Boundaries

LUC are defined for individual investigation or characterization areas or parcels located within the Refuge. (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 in section 5 above.

7. Right of Entry

The Army reserves the right under the Transfer MOA to 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 Army will compile an annual report on the status of the LUC. FWS will provide input to this report. The Army will provide this report. in March of each year. to the EPA Region 4. Alabama Department of Environmental Management, and the FWS. The report must accurately demonstrate whether LUC remain effective. If a LUC is not or has not been effective. the report must indicate corrective actions.
c. Until a remedy is in place for the Refuge or specific portions of the refuge. 5-year reviews will not be required.

9. Responsibility for Monitoring, Maintaining, and Enforcing Interim LUC

Unless otherwise stated. the Army is responsible for monitoring, maintaining, and enforcing interim LUC. In exercising its administrative jurisdiction over the property, FWS shall report any observed LUC violations to the Army's on-site representative and shall take other appropriate preventive action if danger to human health and environment is indicated. (Note: FWS will be responsible for any final LUC.)

10. Enforcement Options Should a LUC Violation Occur

Should a third party violate the terms and intent of these LUCIPs. the Army or FWS will address the violation with the third party. If the third party does not take corrective action within 30 days, FWS or the Army will consider options (e.g., civil action, criminal prosecution) available to correct the violation.

11. Reducing or Removing LUC

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

a. Interim LUC - At the time of property transfer to the FWS, the Army is characterizing the parcels included in this LUCIP. For Refuge sites currently being characterized, 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 in coordination with FWS. (Modification or revision to LUCs that address explosives safety-related concerns will be reviewed by the USATCES and approved by the DDESB.)

b. Final LUC - Based on characterization or 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:
   (1) Changes in applicable Federal and State risk-based clean-up standards indicate that site contaminants no longer pose potential residential risk; or
   (2) 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)

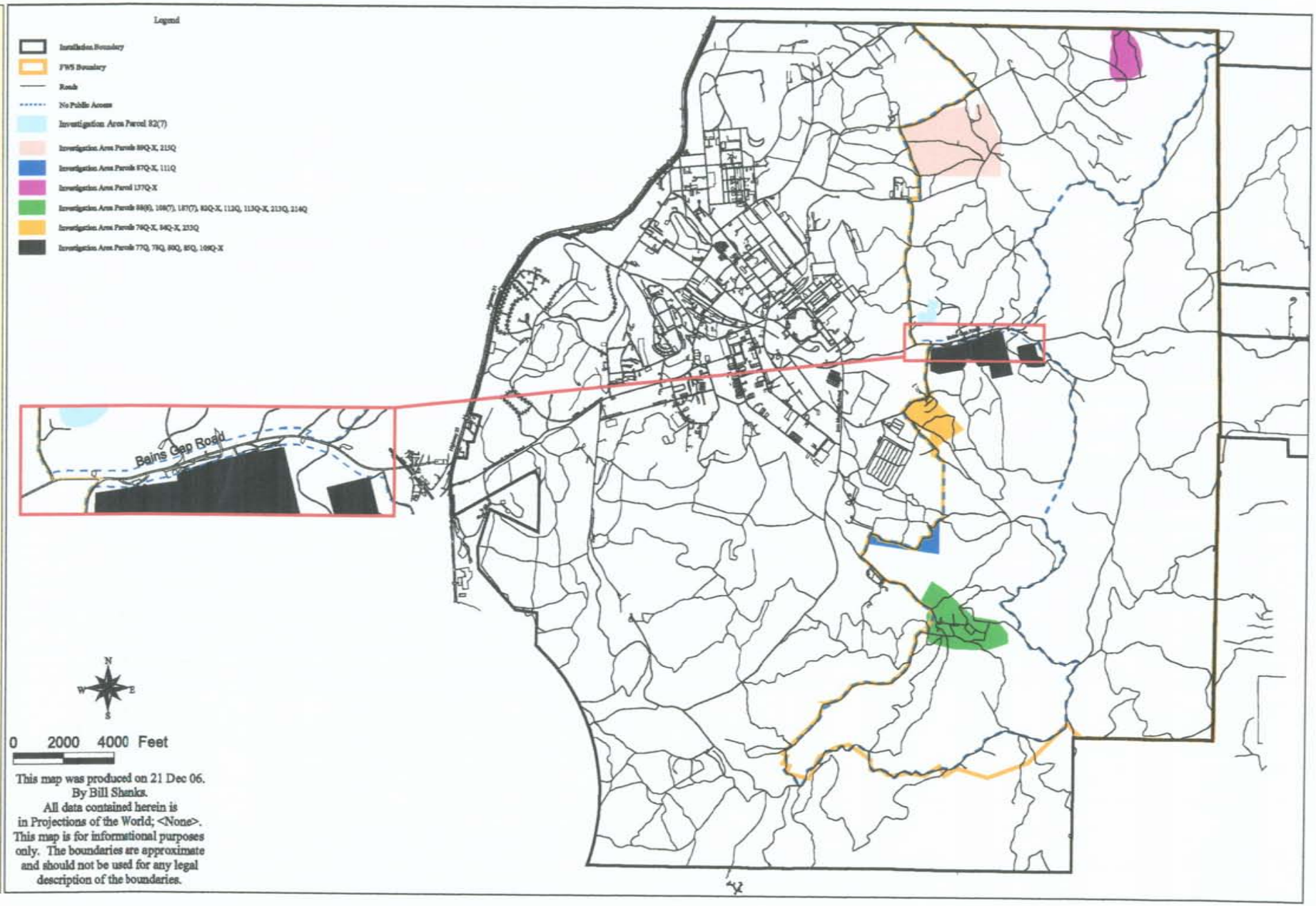
14. Disclaimer

This LUCIP defines interim land use controls on property that will transfer from the Army to the FWS under a Fed-to-Fed transfer. The Army will maintain responsibility for these interim LUC. Final decisions on Refuge sites currently being characterized will be documented in decision documents. Those final decisions may include remedies that may include LUC. The Army's responsibilities for interim LUC under this LUCIP will be terminated upon institution of final remedy decisions. The FWS will have the responsibility for any final LUC that may be imposed as a result of final remedies.

LIST OF ACRONYMS

AT	Anti-tank
ASR	Archives Search Report
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CWM	Chemical Warfare Materiel
DMM	Discarded Military Munitions
EBS	Environmental Baseline Survey
EE/CA	Engineering Evaluation/Cost Analysis
FWS	U.S. Fish and Wildlife Service
IT	International Technology Corporation
JPA	Anniston-Calhoun County Fort McClellan Redevelopment Joint Powers Authority
LAW	Light Antitank Weapon
LUCAP	Land Use Control Assurance Plan
LUCIP	Land Use Control Implementation Plan
LUC	Land Use Control
mm	millimeter
NFA	No Further Action
OE	Ordnance and Explosives
Q	Parcels identified in the EBS as having no evidence of CERCLA-related hazardous substance or petroleum product release or disposal, but which do contain other environmental or safety concerns
Q-X	Parcels that contain UXO-related issues
RI	Remedial Investigation
SI	Site Investigation
TNT	Trinitrotoluene
UXO	Unexploded Ordnance

Figure 1 FWS Characterization/Investigation Areas



This map was produced on 21 Dec 06.
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.

Table 1
Property With Land Use Controls
Land Use Control Implementation Plan
FWS Mountain Longleaf National Wildlife Refuge

ENCLOSURE	CERFA PARCEL#	LAND USE CONTROLS INTERIM OR FINAL	RECIPIENT	COMMON NAME	DESCRIPTION
1	108Q-X	Interim	FWS/ JPA	Former Artillery Training Area	Former Artillery Training Area
1	119Q-X	Interim	FWS	Impact area - Main Post	Former Main Post Impact Area (large caliber rounds outside established impact area)
1	120Q-X	Interim	FWS	Impact area - Main Post	Former Main Post Impact Area (large caliber rounds outside established impact area)
1	124Q-X	Interim	FWS	Impact area - Main Post	Former Main Post Impact Area (large caliber rounds outside established impact area)
1	OE Investigation	Interim	FWS	OE Investigation Areas	Charlie EE/CA OE Investigation Area that falls within Refuge
2	082Q-X	Interim	FWS	Range 24A	Range 24A Multipurpose Range
2	088(6)	Interim	FWS	Ranges near Training Area T-24A	Range 24A Fog Oil Drum Storage Area
2	108(7)	Interim	FWS	Ranges near Training Area T-24A	Range 24A Multipurpose Range
2	112Q	Interim	FWS	Ranges near Training Area T-24A	Former Machine Gun Range
2	113Q-X	Interim	FWS	Ranges near Training Area T-24A	Former Demolition Area
2	187(7)	Interim	FWS	Ranges near Training Area T-24A	Former Chemical Munitions Disposal Area
2	213Q	Interim	FWS	Ranges near Training Area T-24A	Former Bandholtz Machine Gun Qualification Range
2	214Q	Interim	FWS	Ranges near Training Area T-24A	Bandholtz Field Firing Range
3	087Q-X	Interim	FWS/ JPA	Range 29	Range 29, Former Weapons Demonstration Range
3	111Q	Interim	FWS/ JPA	Range 29	Former Rifle Range
4	076Q-X	Interim	FWS/JPA	Baby Bains Gap Ranges	Range 20, Infiltration Course
4	084Q-X	Interim	FWS/ JPA	Baby Bains Gap Ranges	Range 26, Live Fire and Maneuver Range
4	223Q	Interim	FWS/ JPA	Baby Bains Gap Ranges	Former Range 25 East
5	077Q	Interim	FWS	Bains Gap Road Ranges	Range 21 Field Fire Range
5	078Q	Interim	FWS	Bains Gap Road Ranges	Range 22 Zero Range
5	080Q	Interim	FWS	Bains Gap Road Ranges	Range 24 Upper, Defensive Techniques Range
5	085Q	Interim	FWS	Bains Gap Road Ranges	Range 27, Special Operations Range
5	109Q-X	Interim	FWS	Bains Gap Road Ranges	Former Mortar Range (Firing Line)
6	089Q-X	Interim	FWS/ JPA	Weapons Demonstration Range	Range 31, Weapons Demonstration Range
6	215Q	Interim	FWS/ JPA	Weapons Demonstration Range	Former Defendum Field Firing Range No. 2
7	137Q-X	Interim	FWS	Fmr 81mm Mortar Range	Former 81mm Mortar Range
8	082(7)	Interim	FWS	Stump Dump	Fill Area
NFA HW - No Further Action for hazardous waste					
OE - Ordnance and Explosives					
UXO - unexploded ordnance					
Q - parcels identified in the Environmental Baseline Survey as having no evidence of CERCLA-related hazardous substance or petroleum product release or disposal, but which do contain other					
environmental or safety concerns.					
Q-X - parcels that contain UXO-related issues.					
FWS - Fish and Wildlife Service					
JPA - Anniston-Calhoun County Fort McClellan Redevelopment Joint Powers Authority					
EE/CA - Engineering Evaluation/Cost Analysis					

U.S. FISH AND WILDLIFE SERVICE MOUNTAIN LONGLEAF NATIONAL WILDLIFE REFUGE

Enclosure 1
Interim Land Use Controls for Ordnance and Explosives Investigation Area

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. Foster Wheeler Environmental Corporation, 2002, Site Specific Work Plan Charlie Area Engineering Evaluation/Cost Analysis Ordnance and Explosives Response Fort McClellan, Alabama, February.

3. Site Location and Description (See the Enclosure 1 Figure)
The area described in this enclosure includes certain parts of the Refuge where characterization required for a munitions response are ongoing (see the Enclosure 1 Figure). The Refuge is located in the eastern section of the former Fort McClellan. It is comprised of portions of the Choccolocco Mountains and contains several thousand acres of mountain longleaf pine. Fort McClellan has documented use as a military training area since 1912, when the Alabama National Guard used the fort for artillery training. As early as 1898, the military may have used Choccolocco Mountains for artillery training. Military training occurred at this fort until base closure in 1999. The Refuge area was used for training military in small arms, 60mm and 81mm mortars, 40mm rifle grenades, smoke grenades, hand grenades, and slap flares. The area also was used for tank training and maneuvering. In addition to the on-going characterization for a munitions response, the Army is investigating the Refuge area for the presence of hazardous substances to include munitions constituents.

4. LUC Boundaries (See the Enclosure 1 Figure)
The boundary for the area where the interim LUC (see paragraph 6) apply is marked as the "No Public Access" area (Enclosure 1 Figure). Also shown is the Refuge area that the Army considers accessible for the intended reuse. This area is marked as "Public Access."

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 unexploded ordnance (UXO), discarded military munitions (DMM), and any environmental contaminants that may be present. This objective is achieved by:

a. Controlling access to areas known or suspected to contain UXO or DMM.
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**

a. LUC for Specific Areas (See the Enclosure 1 Figure)

(1) The area marked as "No Public Access" on the figure is delineated by signs. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law and Federal law.

(a) Fish and Wildlife Service (FWS) will inspect the signage on a non-routine basis (during the course of performing other Refuge duties) to ensure it is both in place and legible. Should signage need to be replaced, FWS will contact the Army.

(b) The Army will be responsible for purchasing and installing new signs. All boundary signage is within line of sight of the adjoining signs. Signage will be according to guidance by the Army and the Occupational Safety and Health Act.

(2) The areas noted as "Potential UXO Areas" within the "No Public Access" area on the figure are known or suspected to contain UXO.

(a) The public is prohibited from entering these areas.

(b) FWS personnel are prohibited from entering these areas, unless specifically authorized. Personnel with authorized access to these areas will receive a safety briefing and, when determined necessary, be escorted by military Explosives Ordnance Disposal (EOD) or UXO technicians.

(c) Army personnel, to include contractors, involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided that they have received a safety briefing or are qualified military EOD personnel or UXO Technicians. When determined necessary, military EOD or UXO technicians will escort these personnel. In addition, they may be provided UXO avoidance support during intrusive (e.g., drilling for environmental monitoring wells, taking soil samples) or other activities.

(d) Wildfires will be allowed to burn in these areas.

(3) The area noted as "FWS Management Access" area within the "No Public Access" area is not known or suspected to contain UXO.

(a) FWS may have access provided they have received a safety briefing.

(b) FWS must coordinate with Fort McClellan operations prior to entry into this area.

(4) The area noted as "Public Access" is not known or suspected to contain UXO. (Note: No UXO was found during characterization of this area.)

(a) The public will be allowed unlimited access to this area during daylight hours, as set by FWS.

(b) As an added safety measure, Refuge entrances will have available to the public posters and pamphlets outlining the dangers associated with UXO and actions that should be taken (Recognize, Retreat, Report) if UXO is suspected or encountered.

(c) 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).

b. Access Controls (See the Enclosure 1 Figure)

(1) The Army has installed gates and barriers to deny access to areas being characterized. These gates are under lock and key control. Gate signs warn people to keep out of the area and provide a telephone number for the Transition Force Security Operations.

(2) Signs around the "No Public Access" area prohibit trespass into that area.

c. Inspections

(1) Transition Force Security Operations personnel will inspect gates and barriers on a daily basis. (The enclosure 1 figure shows the locations of these gates and barriers.) The gates and barriers will be inspected on a non-routine basis during a 24-hour period. During these inspections, Transition Force Security Operations personnel will also inspect the boundaries and interiors to determine if trespassing has occurred. In addition, the integrity of warning signs will be inspected.

(2) Army contract personnel and FWS personnel who enter the "No Public Access" area will report unauthorized personnel to the Transition Force Security Office or local law enforcement agencies.

(3) The Army may inspect the property to verify that only Army authorized actions are occurring on the property.

d. UXO Safety Education Program:

(1) 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 (See : https://www.denix.osd.mil/denix/Public/Library/Explosives/UXOSafety/uxosafety.html) and emphasize the Three Rs (Recognize, Retreat, Report).

(2) The Army will, at Army expense, provide initial UXO safety training to on-site FWS personnel.

(3) Fort McClellan's Transition Force has instituted a community UXO Safety Educational Program that addresses potential explosive hazards on the former Army property. 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, particularly those that live near the "No Public Access" area.

e. These Interim LUCs will be periodically reevaluated to determine their protectiveness and effectiveness.

7 - 14. See LUCIP introduction.

Enclosure 1 Figure

Legend

- Roads
- Gates/Barriers
- Signs on Both Sides of Bains Gap Road
- Signs Surrounding No Public Access Area
- Potential UXO Areas
- FWS Management Access
- Public Access

Highway 21

N
W E
S

0 1000 2000 Feet

This map was produced on 19 Dec 06.
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.

U.S. FISH AND WILDLIFE SERVICE
MOUNTAIN LONGLEAF NATIONAL WILDLIFE REFUGE

Enclosure 2
Interim Land Use Controls for Ranges Near Training Area T-24A
Parcels 88(6), 108(7), 187(7), 82Q-X, 112Q, 113Q-X, 213Q, 214Q

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. IT, 2000, Supplemental Remedial Investigation (RI), Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments Ranges Near Training Area T-24A, Parcels 187(7), 112Q, 113Q-X, 213Q, and 214Q, September.
   c. IT, 2001, Site-Specific Field Sampling Plan Addendum and UXO Safety Plan Addendum for the Supplemental Remedial Investigation at Ranges Near Training Area T-24A, Parcels 187(7), 112Q, 113Q-X, 213Q, and 214Q, July.
   d. IT, 2002, Draft Site-Specific Field Sampling Plan Addendum II for the Remedial Investigation (Source Area) at Ranges Near Training Area T-24A, Parcels 187(7), 112Q, 113Q-X, 213Q, and 214Q, August.
   e. IT, 2002, Draft Site-Specific Field Sampling Plan Addendum III for the Remedial Investigation (Horizontal Extent – Surface Soil and Groundwater) at Ranges Near Training Area T-24A, Parcels 187(7), 112Q, 113Q-X, 213Q, and 214Q, October.
   f. Foster Wheeler Environmental Corporation, 2002, Site-Specific Work Plan, Charlie Area Engineering Evaluation/Cost Analysis (EE/CA) Ordnance and Explosives Response, Fort McClellan, Alabama, February.
   g. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
   h. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.

3. **Site Location and Description (See the Enclosure 2 Figure)**

   a. The area described in this enclosure includes the investigation area for the following parcels where characterization required for a hazardous substance response is ongoing. This investigation area lies within areas of the Refuge where characterization for a munitions response also is ongoing.

      1) Parcel 88(6) – Range 24A Fog Oil Drum Storage Area. This storage area located near range 24A, was built in 1986 and demolished in October 1999. Drums of fog oil used for military smoke training exercises were stored here. The facility consisted of a fenced, bermed concrete

containment pad that sloped to a floor drain connected to an oil-water separator and underground storage tank where spilled oil collected. The Army stopped training in the drum storage area in September 1998. Currently the site is being characterized.

2) Parcel 108(7) – Range 24A Multipurpose Range. There have been ranges in this area since at least 1956 as recorded on historic maps, and the Army used the range until September 1999. The range was used for smoke, demolition, and field flame expedient training. Early maps identified a rifle range, machine gun range, and a site used for detonation of munitions. Currently, the area is being characterized.
3) Parcel 187(7) – Former Chemical Munitions Disposal Area. This area, which occupies approximately 1.5 acres, is fenced and posted. The site was used from an unknown date until 1973. Training activities conducted at this site reportedly included disposal of chemical warfare munitions filled with phosgene, 3-quinuclidinyl benzilate, Sarin, and distilled mustard. Decontaminants reportedly used on this site were supertropical bleach and Decontamination Solution Number 2. Findings in the CWM EE/CA showed no evidence of CWM at this site and the decision for No Further Action is documented in the CWM Action Memorandum, August 2002. Currently the area is being characterized.
4) Parcel 82Q-X – Range 24A Multipurpose Range. See description for Parcel 108(7).
5) Parcel 112Q – Former Machine Gun Range. The dates of use and types of ordnance fired are unknown. The range appears on a 1959 map. An approximate firing range location and a potential beaten zone (area where bullets strike the ground) have been identified. Currently the range is being characterized.
6) Parcel 113Q-X – Former Demolition Area. This area, which overlaps Parcel 187(7), occupies approximately 3 acres. Although the dates of use and types of activities conducted on this parcel are unknown, this parcel was identified as a demolition area on a 1959 map. Currently the range is being characterized.
7) Parcel 213Q – Former Bandholtz Machine Gun Qualification Range. The dates of use are not available. This range is assumed to have been used only for small arms (.50 cal and below) training. An approximate firing range location and a potential beaten zone have been identified. Currently, this parcel is being characterized.
8) Parcel 214Q – Bandholtz Field Firing Range. Dates of use are not available. This range is assumed to have been used only for small arms (.50 cal and below) training. An approximate firing range location and a potential beaten zone have been identified. Currently, this parcel is being characterized.

b. Previous investigations have identified benzene in groundwater associated with Parcel 187(7). An RI is underway to characterize the source and define the nature and extent of the groundwater contamination. Additional objectives of the RI

include determinations of whether lead contamination and groundwater contamination are present in Parcels 88(6), 108(7), 82Q-X, 112Q, 113Q-X, 213Q, and 214Q. In addition, these areas are included in other investigations for unexploded ordnance (UXO) and discarded military munitions (DMM) and for munitions constituents other than lead.

4. LUC Boundaries (See the Enclosure 2 Figure)

The boundary for the area where the interim LUC (see paragraph 6) apply are indicated in the enclosure 2 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:

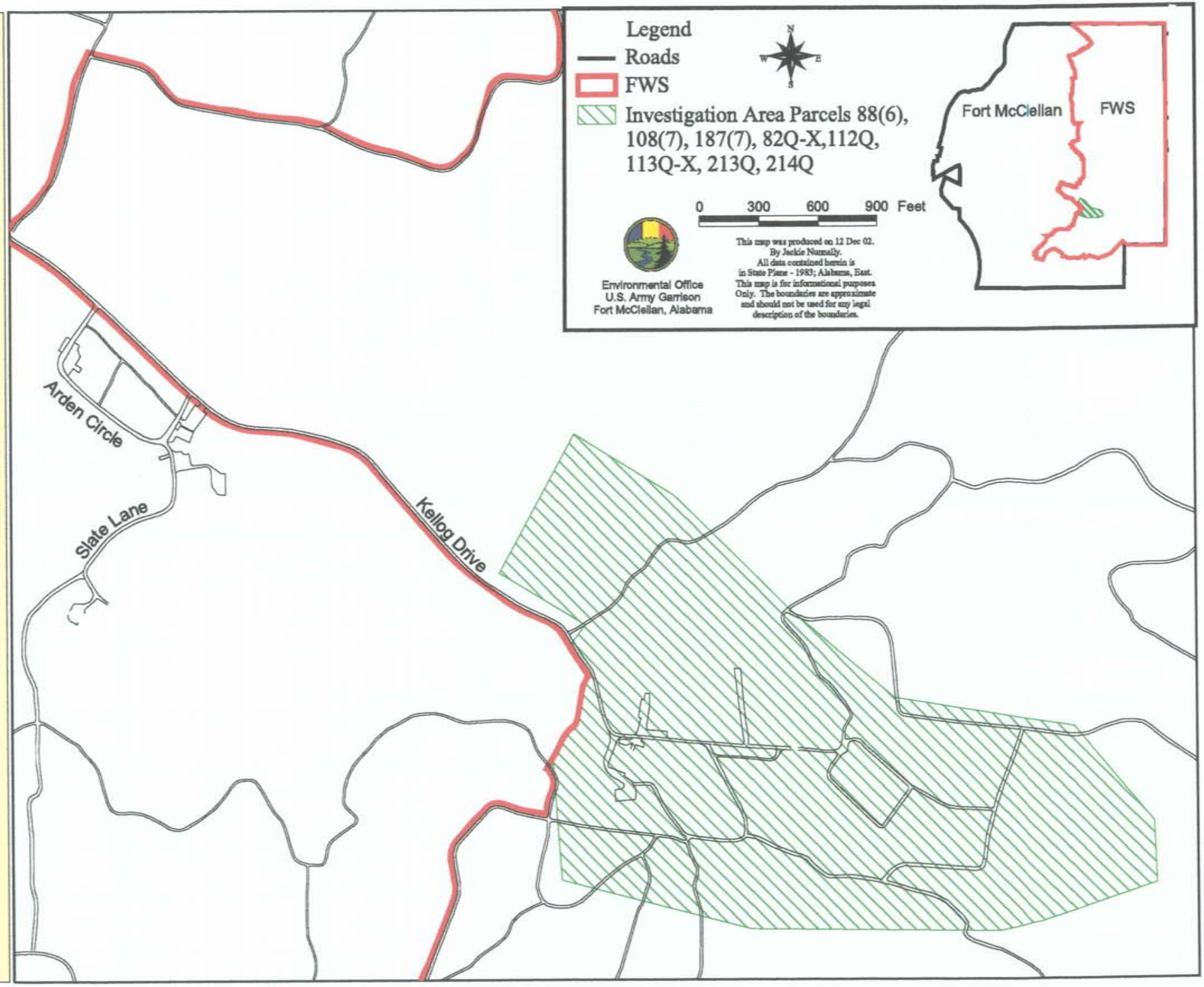
a. Controlling access to areas known or suspected to contain UXO or DMM.
b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC

a. The following activities are prohibited, except when authorized by the Army:
   (1) Digging or excavating soil.
   (2) Use of groundwater.
b. The Army prohibits entry into areas known or suspected to contain UXO or other DMM. (See Enclosure 1, LUC for the "No Public Access" area.)
c. The Army may inspect Parcel 187(7) to verify that fencing and signs are in place, protective, and effective.
d. The Army may inspect all parcels to verify that only authorized actions are occurring.
e. Army personnel, to include contractors, 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 Explosives Ordnance Disposal (EOD) personnel or UXO Technicians. When determined necessary, these personnel will be escorted by military EOD or UXO technicians.

7 - 14. See LUCIP introduction.

Enclosure 2 Figure
Interim LUCs



U.S. FISH AND WILDLIFE SERVICE
MOUNTAIN LONGLEAF NATIONAL WILDLIFE REFUGE

Enclosure 3
Interim Land Use Controls for Parcels 87Q-X and 111Q

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. IT, 2002, Final Site Investigation Report, Range 29, Former Weapons Demonstration Range, Parcel 87Q-X, Former Rifle Ranges, Parcels 110Q and 111Q, and Former Impact Area, Parcel 239Q-X, January.
   c. Foster Wheeler Environmental Corporation, 2002, Site-Specific Work Plan, Charlie Area Engineering Evaluation/Cost Analysis Ordnance and Explosives Response, Fort McClellan, Alabama, February.
   d. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.

3. **Site Location and Description (See the Enclosure 3 Figure)**

   a. The area described in this enclosure includes the investigation area for the following parcels where characterization required for a hazardous substance response is ongoing. This investigation area lies within areas of the Refuge where characterization for a munitions response also is ongoing.

      1) Parcel 87Q-X – Range 29, Former Weapons Demonstration Range. This range was in use from pre-1940 until base closure in 1999. Munitions used at the range prior to 1977 are unknown. After 1977, munitions used on this range included .45 cal, .38 cal, 9mm, C4, TNT, M-16, M-60, AT-4, M-72 LAW, and M-203. Currently the site is being characterized.
      2) Parcel 111Q – Former Rifle Range. The dates of use are unknown, but this range is identified as a rifle range on an ASR map dated World War II to 1950 and appears on a 1959 Army Service Map. Although the types of munitions used are unknown, it is assumed this range was only used for small arms (.50 cal and below) training. Currently, the site is being characterized.

   b. The site investigation (SI) indicated that metals, volatile organic compounds, perchlorate, herbicides, pesticides, and explosive compounds were detected in the sampled environmental media. Metals were detected in site media and pesticides were detected in groundwater at levels exceeding values used to make risk management decisions. Semivolatile organic compounds and polychlorinated biphenyls were not detected. Based on the SI, the Army recommended a remedial

investigation to determine the nature and extent of contamination. In addition, this area is included in other investigations for unexploded ordnance (UXO) and discarded military munitions (DMM) and for munitions constituents other than those indicated above.

4. **LUC Boundaries (See the Enclosure 3 Figure)**
The boundary for the area where the interim LUC (see paragraph 6) apply are indicated in the enclosure 3 figure.

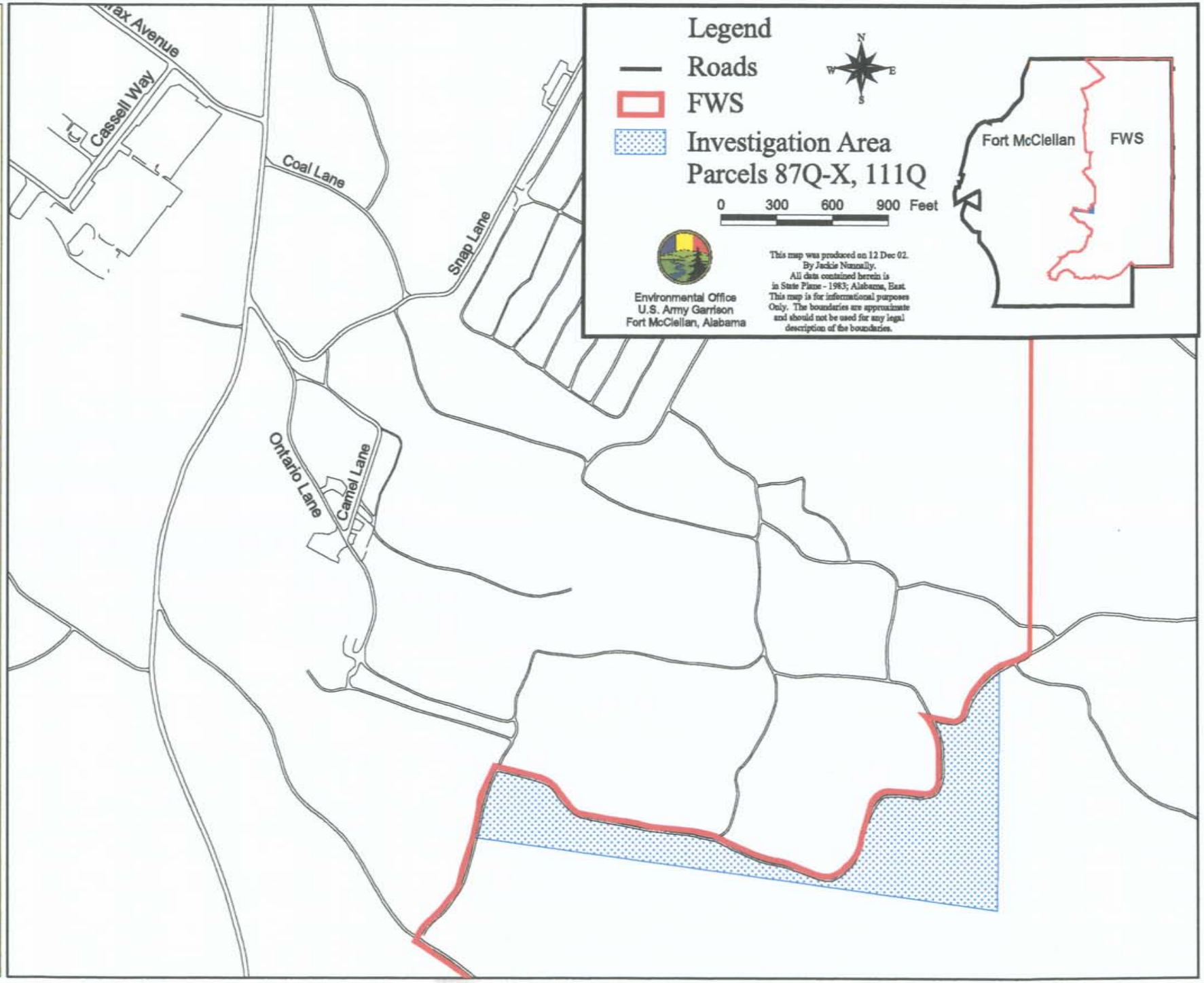
5. **LUC Objectives**
The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to UXO, DMM, and any environmental contaminants that may be present and is achieved by:

a. Controlling access to areas known or suspected to contain UXO or DMM.
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**
a. The following activities are prohibited, except when authorized by the Army:
   1) Digging or excavating soil.
   2) Use of groundwater.
b. The Army prohibits entry into areas known or suspected to contain UXO or other DMM. (See Enclosure 1, LUC for the "No Public Access" area.)
c. The Army may inspect these parcels to verify that only authorized actions are occurring.
d. Army personnel, to include contractors, 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 Explosives Ordnance Disposal (EOD) personnel or UXO Technicians. When determined necessary, these personnel will be escorted by military EOD or UXO technicians.

7 - 14. See LUCIP introduction.

Enclosure 3 Figure
Interim LUCs



U.S. FISH AND WILDLIFE SERVICE MOUNTAIN LONGLEAF
NATIONAL WILDLIFE REFUGE

Enclosure 4
Interim Land Use Controls for Baby Bains Gap Ranges
Parcels 76Q-X, 84Q-X, 223Q

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. IT, 2002, Final Site-Specific Field Sampling Plan for the Engineering Evaluation/Cost Analysis at the Baby Bains Gap Road Ranges - Range 18, Parcel 74Q; Range 20, Parcel 76Q-X; Range 23, Parcel 79Q; Range 25, Parcel 83Q; and Range 26, Parcel 84Q-X; Main Post Impact Area, Parcel 118Q-X; and Former Range 25 East, Parcel 223Q, January.
   c. Foster Wheeler Environmental Corporation, 2002, Site-Specific Work Plan, Charlie Area Engineering Evaluation/Cost Analysis Ordnance and Explosives Response, Fort McClellan, Alabama, February.
   d. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.

3. **Site Location and Description (See the Enclosure 4 Figure)**

   a. The area described in this enclosure includes the investigation area for the following parcels where characterization required for a hazardous substance response is ongoing. This investigation area lies within areas of the Refuge where characterization for a munitions response also is ongoing.

      1) Parcel 76Q-X – Range 20, Infiltration Course. Sources state this range was in use since 1980 or the mid-1980s until base closure in 1999. The M-60 machine guns were fired at this range, and dynamite, trinitrotoluene, and C4 explosive were used here for artillery simulation. The ASR shows this area is within the Possible Artillery Impact Area. Currently the site is being characterized.
      2) Parcel 84Q-X – Range 26, Live Fire and Maneuver Range. According to the EBS this range was first displayed on a 1959 map. Weapons fired at this range included M-16 rifles since 1983. According to the ASR, the prior use of this area from 1949 was an Infiltration Course. The ASR shows this area is within the Possible Artillery Impact Area. Currently the site is being characterized.
      3) Parcel 223Q – Former Range 25 East. This range is shown on a 1937 map as a rifle range. Ordnance fired was presumed to be small arms. The ASR

shows this area is within the Possible Artillery Impact Area. Currently the site is being characterized.

b. The Baby Bains Gap ranges were used as firing ranges for various kinds of firearms. The nature of the potential contamination is generally limited to metals (specifically lead), organic explosive residues, other components of gunpowder associated with firearm ammunition, and gun cleaning solvents. The site investigation for hazardous substances includes sampling for these and various other potential contaminants to include munitions constituents. In addition, this area is included in other investigations for unexploded ordnance (UXO) and discarded military munitions (DMM).

4. LUC Boundaries (See the Enclosure 4 Figure)

The boundaries for the area where the interim LUC (see paragraph 6) apply are indicated in the enclosure 4 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:

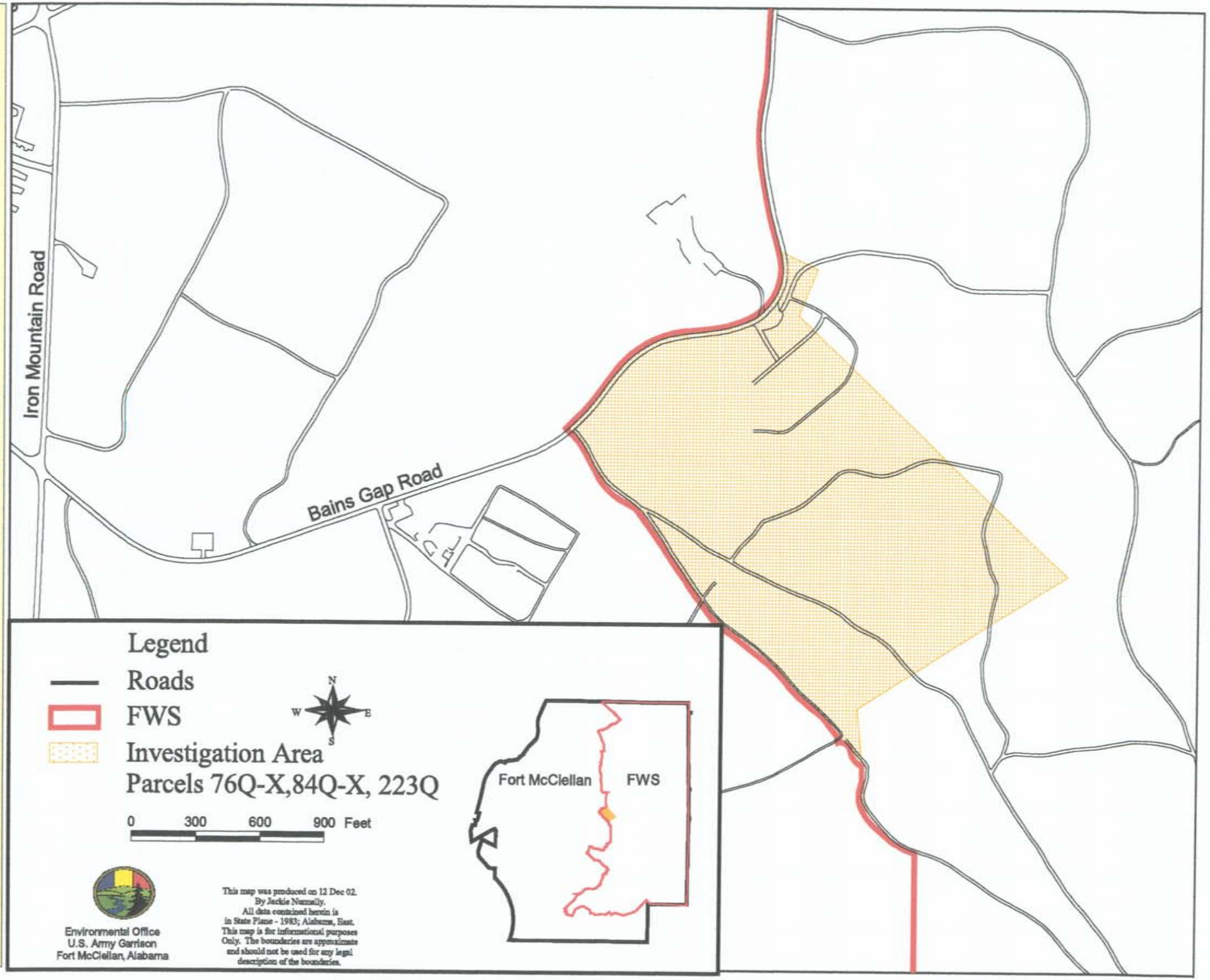
a. Controlling access to areas known or suspected to contain UXO or DMM.
b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC

a. The following activities are prohibited, except when authorized by the Army:
   1) Digging or excavating soil.
   2) Use of groundwater.
b. The Army prohibits entry into areas known or suspected to contain UXO or other DMM. (See Enclosure 1, LUC for the "No Public Access" area.)
c. The Army may inspect these parcels to verify that only authorized actions are occurring.
d. Army personnel, to include contractors, 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 Explosives Ordnance Disposal (EOD) personnel or UXO Technicians. When determined necessary, these personnel will be escorted by military EOD or UXO technicians.

7 - 14. See LUCIP introduction.

Enclosure 4 Figure
Interim LUCs



U.S. FISH AND WILDLIFE SERVICE
MOUNTAIN LONGLEAF NATIONAL WILDLIFE REFUGE

Enclosure 5

Interim Land Use Controls for Bains Gap Road Ranges Parcels 77Q, 78Q, 80Q, 85Q, 109Q-X

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. IT, 2002, Final Data Evaluation Report and Screening Level Ecological Risk Assessment for Bains Gap Road Ranges, Range 24 Upper, Parcel 80Q; Range 21, Parcel 77Q; Range 22, Parcel 78Q; Former Mortar Range (Firing Line), Parcel 109Q; and Range 27, Parcel 85Q, August.
c. Foster Wheeler Environmental Corporation, 2002, Site-Specific Work Plan, Charlie Area Engineering Evaluation/Cost Analysis Ordnance and Explosives Response, Fort McClellan, Alabama, February.
d. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.

3. Site Location and Description (See the Enclosure 5 Figure)

a. The area described in this enclosure includes the investigation area for the following parcels where characterization required for a hazardous substance response is ongoing. This investigation area lies within areas of the Refuge where characterization for a munitions response also is ongoing.

1) Parcel 77Q – Range 21, Field Fire Range. This range was in use from 1951 through 1999 when the installation closed. The M-16 rifle (5.56mm) with tracer was fired at this range, and unspecified small arms were used prior to the advent of the M-16. Currently the site is being characterized.
2) Parcel 78Q – Range 22, Zero Range. This range was in use from 1961 through 1999 when the installation closed. The M-16 rifle (5.56mm) with tracer was fired at this range. Within the Range 22 study area is the Former Mortar Range (Firing Line), Parcel 109Q-X, which was investigated as part of Range 22. Currently the site is being characterized.
3) Parcel 80Q – Range 24 Upper, Defensive Techniques Range. This area was used for military training from about 1950 until 1990. The ASR shows an 81mm mortar range fan, the former Range 28, covering the area of Range 24 Upper. This 81mm mortar range first appeared on a 1950 range map. The mortar range was abandoned in 1967. The Defensive Techniques Range was constructed between 1983 and 1989. Training with M-16 rifles with tracers (white phosphorus) and flares occurred only

in 1989 and 1990, and the range was inactivated in 1990. Currently the site is being characterized.

4) Parcel 85Q – Range 27, Special Operations Range. The ASR indicates the range was built after World War II and it appears on a 1958 range map. The range was in use until 1999. Weapons fired at this range include M-16 rifles (5.56mm), 9mm pistol, 12-gauge shotgun, .45 caliber pistol, .38 caliber pistol, and machine gun. The range was divided into four main areas. Range 27A was a Shooting House constructed of stacks of tires filled with sand, a gravel floor, and no roof. The Army conducted training exercises with live ammunition in the shooting house. Range 27B was the Live Fire and Maneuver Close Quarters Battle Range. Range 27C was the Stress Pistol and Shotgun Range. Range 27D, the Pistol and Submachine Gun Qualification Range, shows high concentrations of bullet fragments along the base of a hill to the south of the range. Currently the site is being characterized.

5) Parcel 109Q-X – Former Mortar Range (Firing Line). This range is within the boundaries of Range 22, Parcel 78Q. Dates of use are unknown but the range appears on a 1959 map. Weapons fired at the mortar range possibly include 81mm and 60mm Mortars. Currently the site is being characterized.

b. The Bains Gap Road ranges were used as firing ranges for various kinds of firearms. The nature of the potential contamination is generally limited to metals (specifically lead), organic explosive residues, other components of gunpowder associated with firearm ammunition, and gun cleaning solvents. The site investigation for hazardous substances include sampling for these and various other potential contaminants to include munitions constituents. In addition, this area is included in other investigations for unexploded ordnance (UXO) and discarded military munitions (DMM).

4. LUC Boundaries (See the Enclosure 5 Figure)

The boundaries for the area where the interim LUC (see paragraph 6) apply are indicated in the enclosure 5 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 or DMM.
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

a. The following activities are prohibited, except when authorized by the Army:

1) Digging or excavating soil.
2) Use of groundwater.

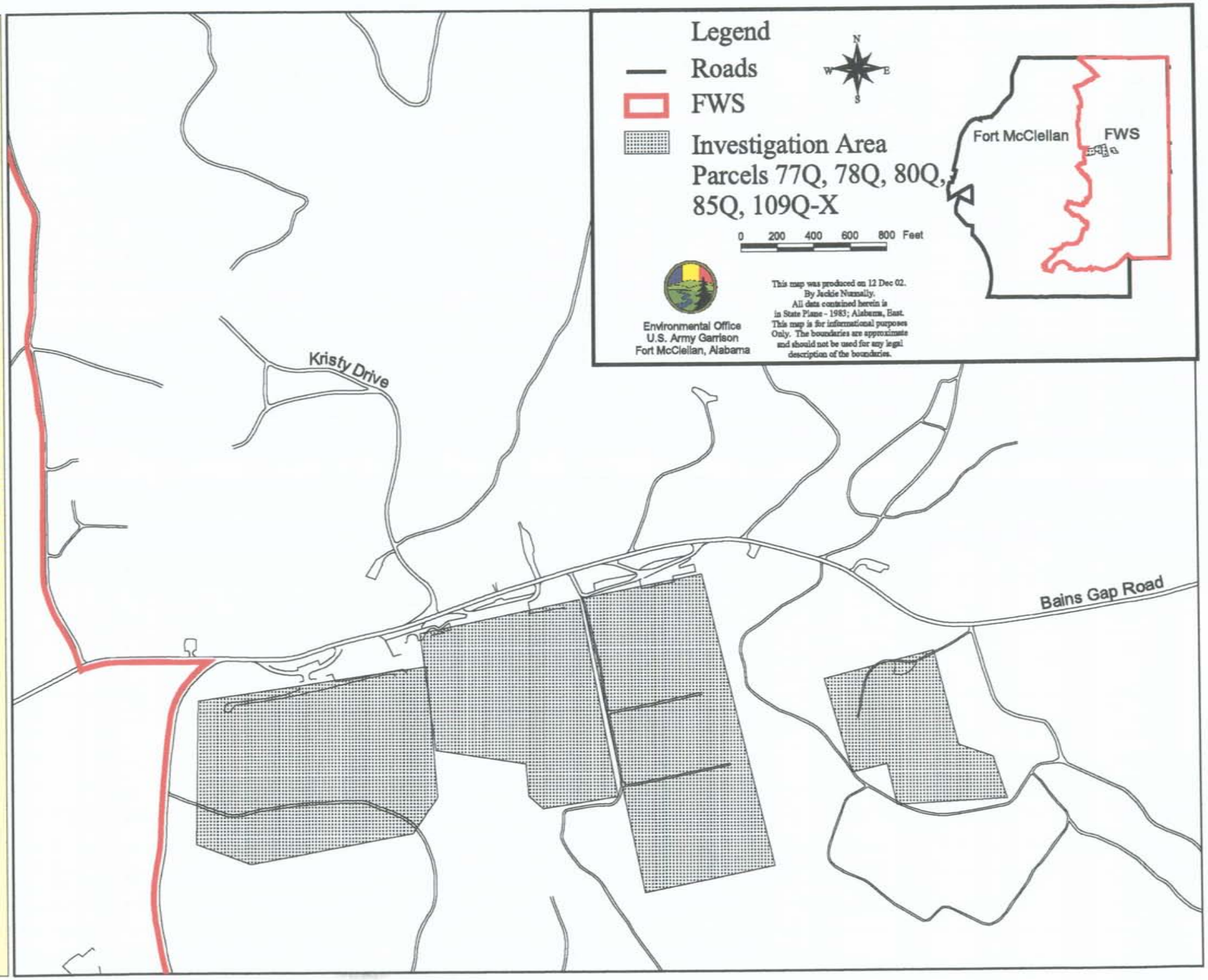
b. The Army prohibits entry into areas known or suspected to contain UXO or other DMM. (See Enclosure 1, LUC for the "No Public Access" area.)

c. The Army may inspect these parcels to verify that only authorized actions are occurring.

d. Army personnel, to include contractors, 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 Explosives Ordnance Disposal (EOD) personnel or UXO Technicians. When determined necessary, these personnel will be escorted by military EOD or UXO technicians.

7 - **14.** See LUCIP introduction.

Enclosure 5 Figure
Interim LUCs



U.S. FISH AND WILDLIFE SERVICE
MOUNTAIN LONGLEAF NATIONAL WILDLIFE REFUGE

Enclosure 6
Interim Land Use Controls for Parcels 89Q-X and 215Q

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. IT, 2002, Final Site-Specific Field Sampling Plan for Range 31: Weapons Demonstration Range, Parcel 89Q-X, and Former Defendum Field Firing Range No. 2, Parcel 215Q, April.
c. Foster Wheeler Environmental Corporation, 2002, Site-Specific Work Plan, Charlie Area Engineering Evaluation/Cost Analysis Ordnance and Explosives Response, Fort McClellan, Alabama, February.
d. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), Maps, September.

3. Site Location and Description (See the Enclosure 6 Figure)

a. The area described in this enclosure includes the investigation area for the following parcels where characterization required for a hazardous substance response is ongoing. This investigation area lies within areas of the Refuge where characterization for a munitions response also is ongoing.

   1) Parcel 89(Q-X) – Range 31, Weapons Demonstration Range. Dates of use are from 1948 (ASR) or 1951 (EBS) through 1984 or 1985. Various weapons were used at the range to include small arms, machine guns, rifles, antitank weapons, 40mm grenades, incendiary rockets, recoilless rifles, parachute flares, and others. Range 31 was used as a firepower demonstration range and many weapons systems were fired at this location. Currently the area is being characterized.
   2) Parcel 215Q – Former Defendum Field Firing Range No. 2. Small arms are believed to have been used at this range, but the dates of operation are unknown. Currently the area is being characterized.

b. Potential contaminant sources are primarily lead and explosives residue. The site investigation for hazardous substances will include sampling for various potential contaminants to include munitions constituents. In addition, this area is included in other investigations for unexploded ordnance (UXO) and discarded military munitions (DMM).

4. LUC Boundaries (See the Enclosure 6 Figure)
The boundaries for the area where the interim LUC (see paragraph 6) apply are indicated in the enclosure 6 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:

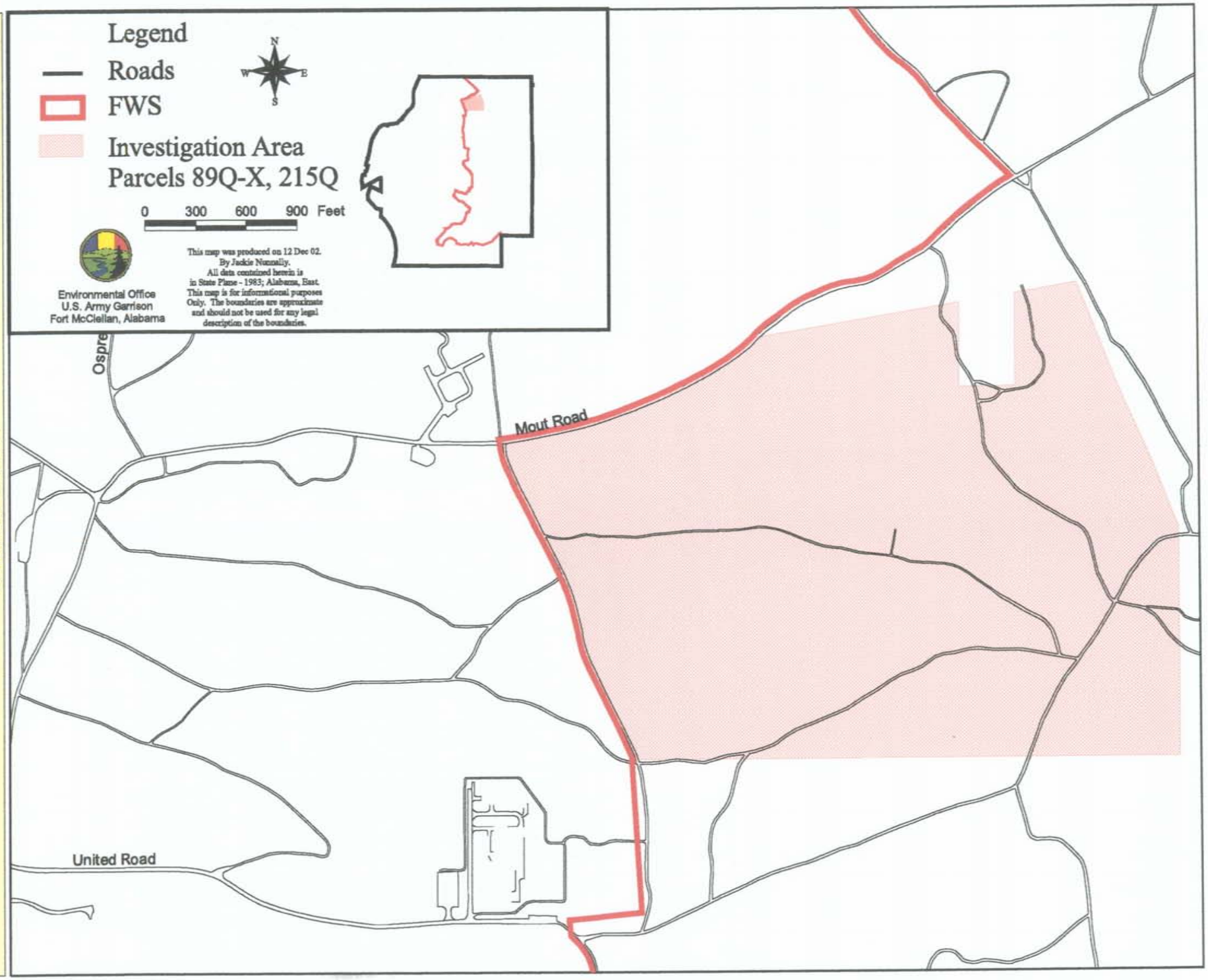
a. Controlling access to areas known or suspected to contain UXO or DMM.
b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC

a. The following activities are prohibited, except when authorized by the Army:
    1) Digging or excavating soil.
    2) Use of groundwater.
b. The Army prohibits entry into areas known or suspected to contain UXO or other DMM. (See Enclosure 1, LUC for the "No Public Access" area.)
c. The Army may inspect these parcels to verify that only authorized actions are occurring.
d. Army personnel, to include contractors, 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 Explosives Ordnance Disposal (EOD) personnel or UXO Technicians. When determined necessary, these personnel will be escorted by military EOD or UXO technicians.

7 - 14. See LUCIP introduction.

Enclosure 6 Figure
Interim LUCs



U.S. FISH AND WILDLIFE SERVICE
MOUNTAIN LONGLEAF NATIONAL WILDLIFE REFUGE

Enclosure 7
Interim Land Use Controls for Parcel 137Q-X

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. IT, 2002, Final Site-Specific Field Sampling Plan for Former 81 mm Mortar Range, Parcel 137Q-X, April.
c. Foster Wheeler Environmental Corporation, 2002, Site-Specific Work Plan, Charlie Area Engineering Evaluation/Cost Analysis Ordnance and Explosives Response, Fort McClellan, Alabama, February.
d. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.
e. U.S. Environmental Protection Agency (EPA), 1990, Environmental Photographic Interpretation Center (EPIC) Report.

3. Site Location and Description (See the Enclosure 7 Figure)

a. The area described in this enclosure includes the investigation area for the following parcel where characterization required for a hazardous substance is ongoing. This investigation area lies within areas of the Refuge where characterization for a munitions response also is ongoing.

Parcel 137(Q-X) – Former 81mm Mortar Range. The history of explosive ordnance used at this range is unknown. The ASR reports the range first appeared on a 1958 range map, but the range is visible in an aerial photo dated 1949 (Environmental Photographic Interpretation Center, EPA, 1999). The ASR reports the range was abandoned by 1967 and aerial photographs from 1972 and 1984 show the range is overgrown and abandoned. Currently the site is being characterized.

b. Potential contaminant sources are primarily metals and explosive residue. The site investigation for hazardous substances will include sampling for these and various other potential contaminants to include munitions constituents. In addition, this area is included in other investigations for unexploded ordnance (UXO) and discarded military munitions (DMM).

4. LUC Boundaries (See the Enclosure 7 Figure)
The boundaries for the area where the interim LUC (see paragraph 6) apply are indicated in the enclosure 7 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:

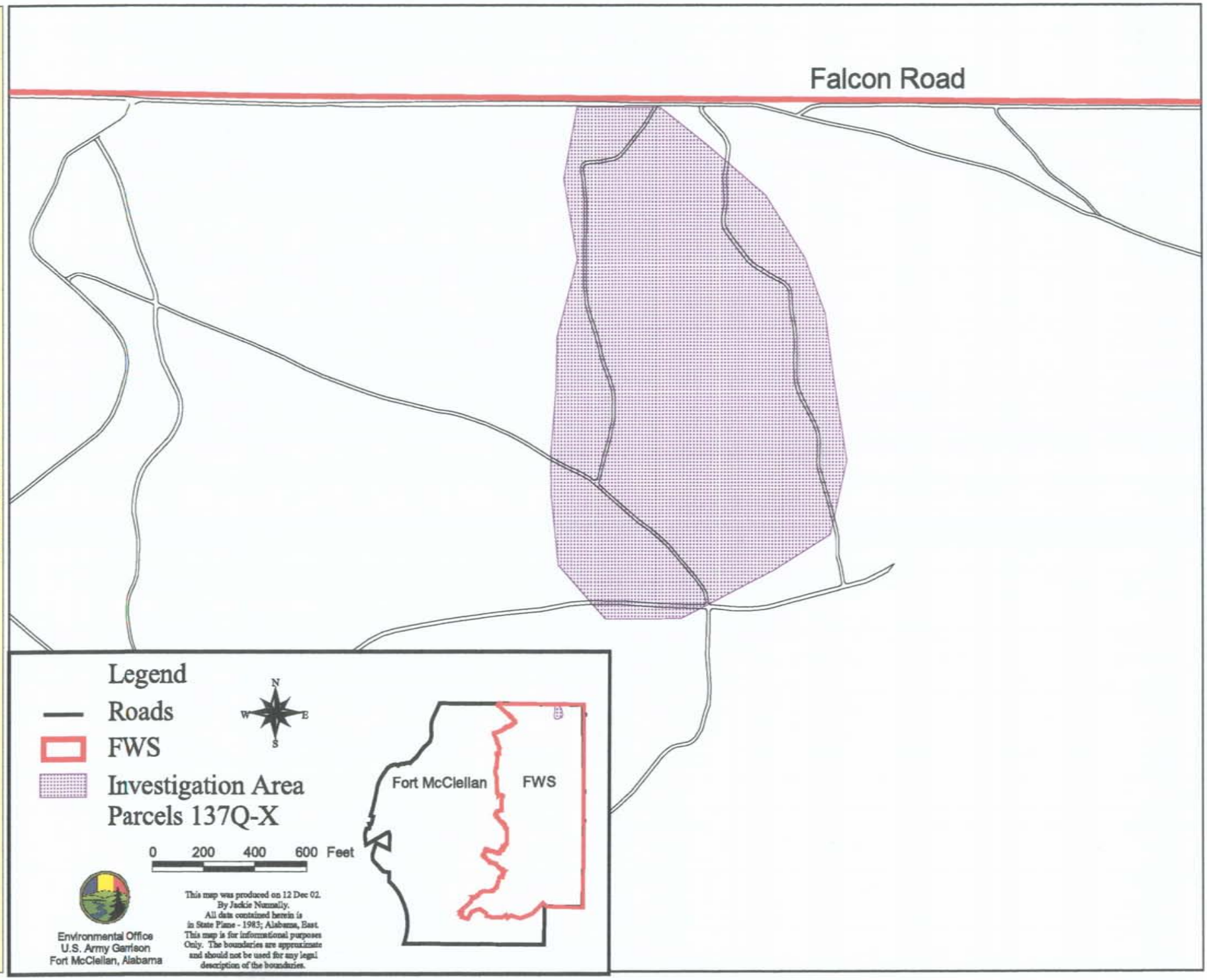
a. Controlling access to areas known or suspected to contain UXO or DMM.
b. Educating the public on the explosive hazards associated with munitions that may be present, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter a UXO or suspected UXO.

6. Interim LUC

a. The following activities are prohibited, except when authorized by the Army:
   1) Digging or excavating soil.
   2) Use of groundwater.
b. The Army prohibits entry into areas known or suspected to contain UXO or other DMM. (See Enclosure 1, LUC for the "No Public Access" area.)
c. The Army may inspect these parcels to verify that only authorized actions are occurring.
d. Army personnel, to include contractors, 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 Explosives Ordnance Disposal (EOD) personnel or UXO Technicians. When determined necessary, these personnel will be escorted by military EOD or UXO technicians.

7 - 14. See LUCIP introduction.

Enclosure 7 Figure
Interim LUCs



U.S. FISH AND WILDLIFE SERVICE MOUNTAIN LONGLEAF
NATIONAL WILDLIFE REFUGE

Enclosure 8
Interim Land Use Controls for Parcel 82(7)

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. IT, 1998, Site Specific Field Sampling Plan.
c. Foster Wheeler Environmental Corporation, 2001, Master Conceptual Plan Ordnance and Explosives (OE) Response Fort McClellan, Alabama, January.
d. IT, 2001, Technical Memorandum Engineering Evaluation/Cost Analysis (EE/CA) Fill Area Definition, August.
e. IT, 2002, Draft EE/CA 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), August.

3. Site Location and Description (See the Enclosure 8 Figure)

a. The area described in this enclosure includes the investigation area for the following parcel where characterization required for a hazardous substance response is ongoing. This investigation area lies within areas of the Refuge where characterizations for a munitions response also is ongoing.

Parcel 82(7) – Stump Dump. The Stump Dump was used as a disposal site from sometime before 1985 until approximately 1988 and covers approximately 10 acres. The site was intended for the disposal of storm debris such as vegetation, tree limbs, stumps; however, unauthorized dumping occurred at the site. The Army covered the site with a low-permeability cap in the mid 1990's. The entire site is surrounded by mixed coniferous/deciduous forest. The lateral extent of the waste material was known, thus trenching studies were not performed in support of the EE/CA; however, soil borings were used to verify the depth of the waste fill.

b. Potential contaminant sources are from unauthorized dumping of construction debris, batteries, tires, paint cans, refrigerators, landscaping trash. In addition, this area is included in other investigations for unexploded ordnance (UXO) and discarded military munitions (DMM) and for munitions constituents.

4. LUC Boundaries (See the Enclosure 8 Figure)
The boundaries for the area where the interim LUC (see paragraph 6) apply are indicated in the enclosure 8 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 or DMM.

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**

a. The following activities are prohibited, except when authorized by the Army:

   1) Digging or excavating soil.

   2) Use of groundwater.

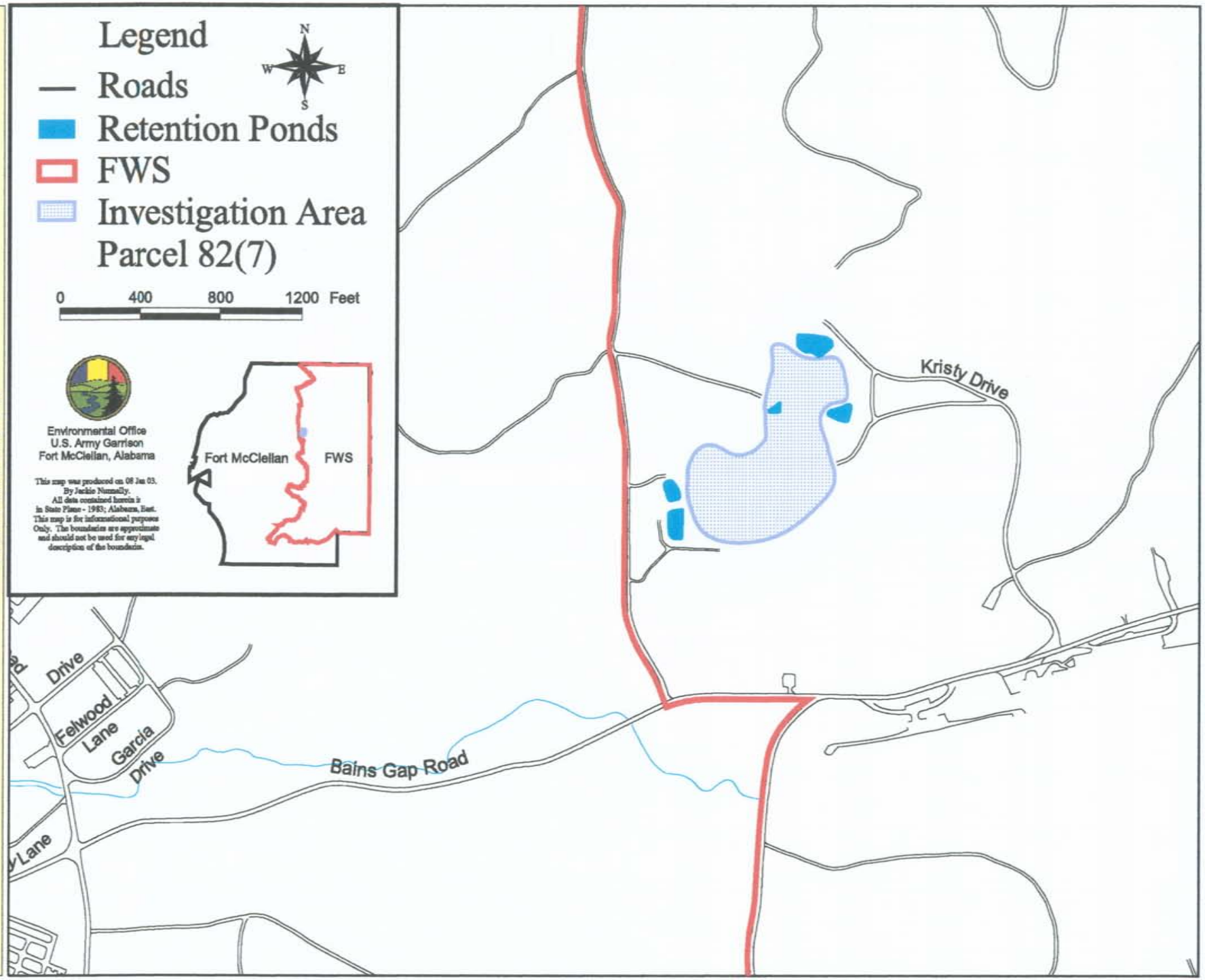
b. The Army prohibits entry into areas known or suspected to contain UXO or other DMM. (See Enclosure 1, LUC for the "No Public Access" area.)

c. The Army may inspect these parcels to verify that only authorized actions are occurring.

d. Army personnel, to include contractors, 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 Explosives Ordnance Disposal (EOD) personnel or UXO Technicians. When determined necessary, these personnel will be escorted by military EOD or UXO technicians.

7-14. See LUCIP introduction.

Enclosure 8 Figure
Interim LUCs



Former Waste Chemical Storage Area EBS CERFA Parcel 87(4)
Land Use Control Implementation Plan

1. Background

This Land Use Control Implementation Plan (LUCIP) and the land use controls (LUCs) herein apply to a portion of Environmental Baseline Survey (EBS) Community Environmental Response Facilitation Act (CERFA) parcel number 87(4), a parcel within the area known as the Former Waste Chemical Storage Area. This parcel is included in the National Guard enclave as part of the Fort McClellan Army National Guard Training Center (ARNGTC). The Alabama National Guard operates the enclave under a License granted by the Department of the Army to the State of Alabama, Alabama Army National Guard (ALARNG), to use the enclave. Property accountability has not been reassigned from one Major Army Command to another, namely, from the Army's Training and Doctrine Command (TRADOC) to the National Guard Bureau (NGB), but such will occur in the near future. A Memorandum of Agreement among the Department of the Army, U.S. Army TRADOC, and the NGB sets forth the conditions for the future reassignment of accountability of the enclave from TRADOC to the NGB. Upon transfer of accountability the NGB will enforce this LUCIP and manage the LUCs that serve to be protective of human health and the environment. This LUCIP documents the LUCs determined as a result of a remedy decision based upon 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 Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA).

2. Source and/or Decision Documents

The *Decision Document for the Former Waste Chemical Storage Area Parcels 87(7), 10(7), and 135(7)* (September 2001) was the basis for the determination of land use controls at this site. The document was signed December 2001.

3. Site Location and Description (see attached figures)

The Former Waste Chemical Storage Area is located in the northwest portion of the Fort McClellan Main Post and is within the National Guard enclave (Figure 1). Originally the location of a motor pool facility, it later was used as a storage area for waste chemicals. The Former Waste Chemical Storage Area is comprised of three CERFA parcels, 87(4), 10(3), and 135(3). Based on the investigation of this area, a no further action was decided for parcels 10(3) and 135(3). This LUCIP describes the LUCs for an area within parcel 87(4) where elevated arsenic levels were detected in soil beneath the concrete foundation of the former building 598 (Figure 2). That building was used as a waste chemical storage facility and records indicate that expired chemicals, chemical degradation materials, and damaged containers of chemicals were stored in the building. The building burned in 1989.

Attachment 4

update this LUCIP as necessary to incorporate the results of these reviews. The initial five-year review is due December 2006.

9. Responsibility for Monitoring, Maintaining, and Enforcing LUCs

Unless otherwise stated herein, the Army is responsible for monitoring, maintaining, and enforcing these LUCs. In the event of property realignment, transfer, or reuse for other than military use, the Army will assess this remedy to determine if additional actions and remedies are necessary to ensure protectiveness of human health and the environment.

10. Enforcement Options Should a LUC Violation Occur

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

11. Reducing or Removing LUCs

The LUCs are intended to be protective of the public for existing site conditions. This LUCIP shall remain in effect until

a. changes in applicable Federal and State risk-based clean-up standards indicate that site contaminants no longer pose potential residential risk; or

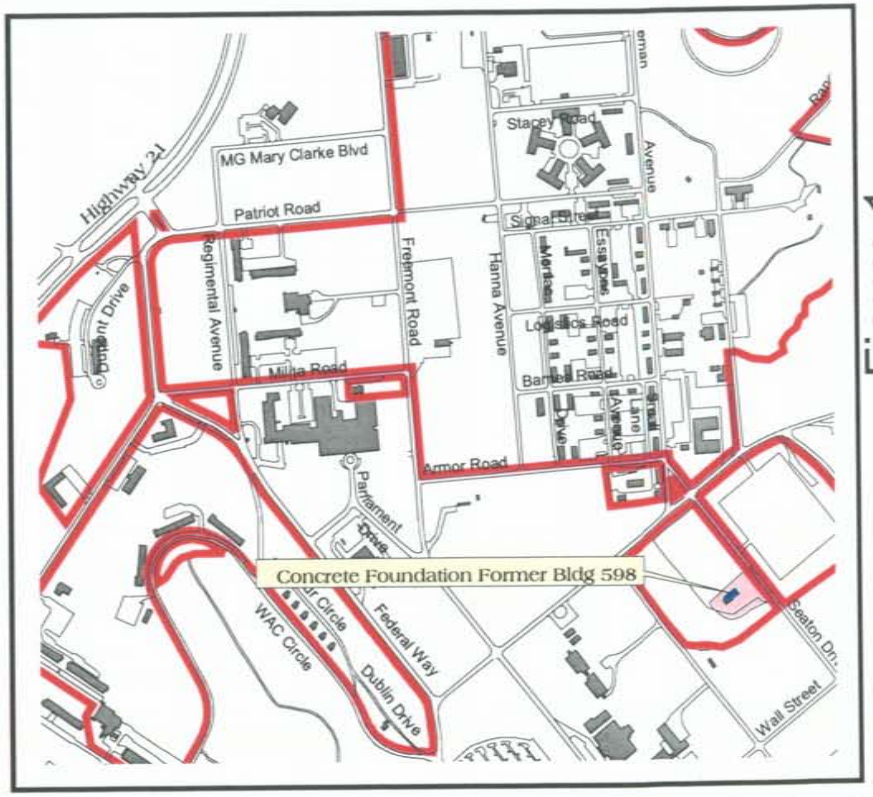
b. there is a reduction in site contaminant concentrations to below Federal and State residential risk-based clean-up standards.

12. Point of Contact

The point of contact 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.

LUCIP Former Waste Chemical Storage Area

Alabama



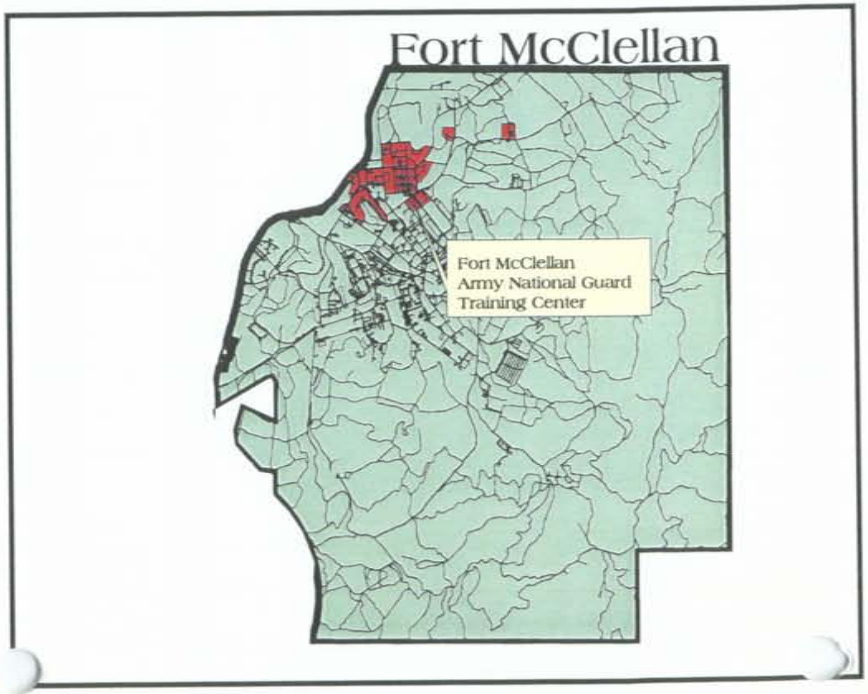
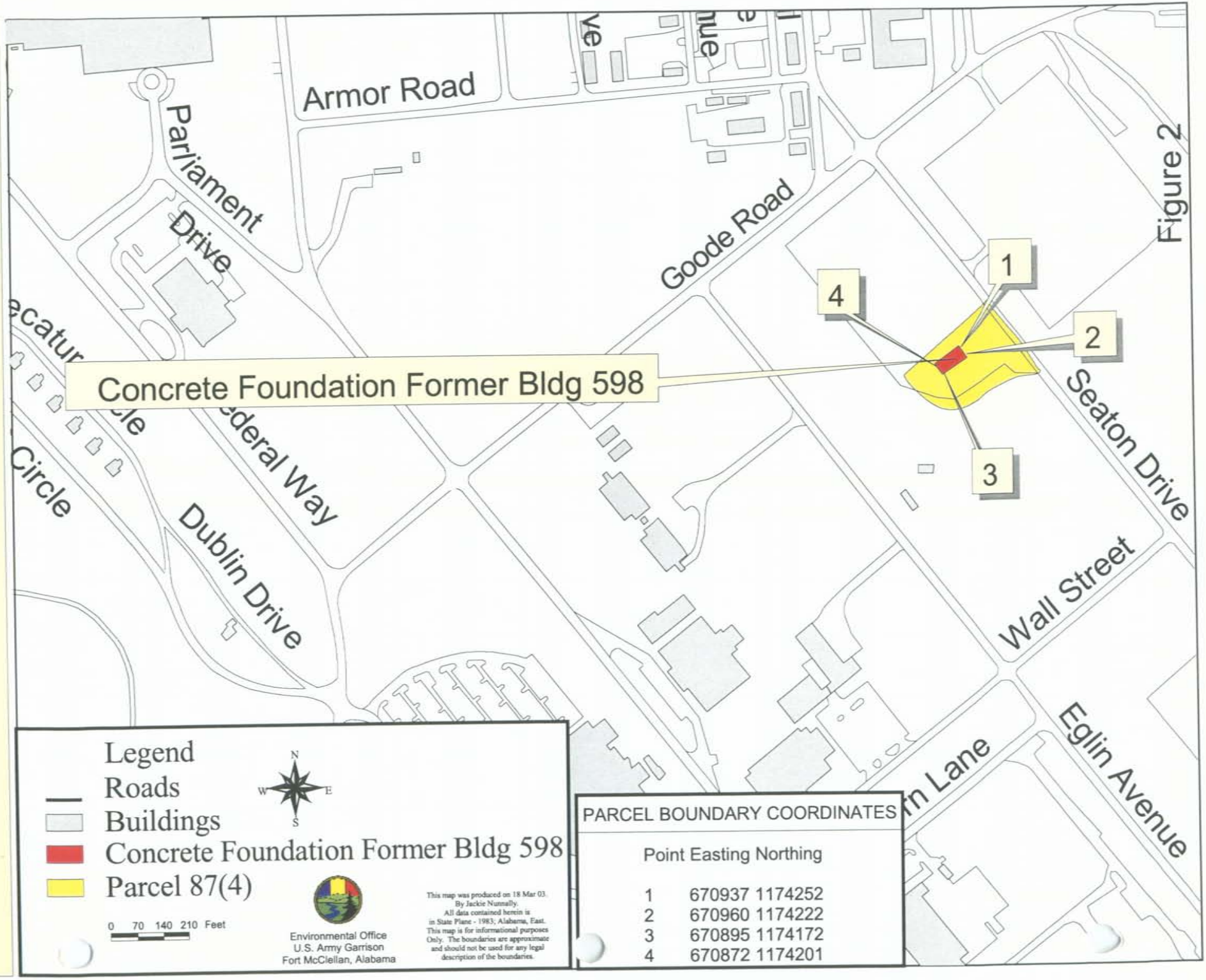


Figure 1

LUCIP Former Waste Chemical Storage Area



PARCEL BOUNDARY COORDINATES

Point	Easting	Northing
1	670937	1174252
2	670960	1174222
3	670895	1174172
4	670872	1174201

Figure 2

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) and the interim land use controls (LUC) contained herein 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.

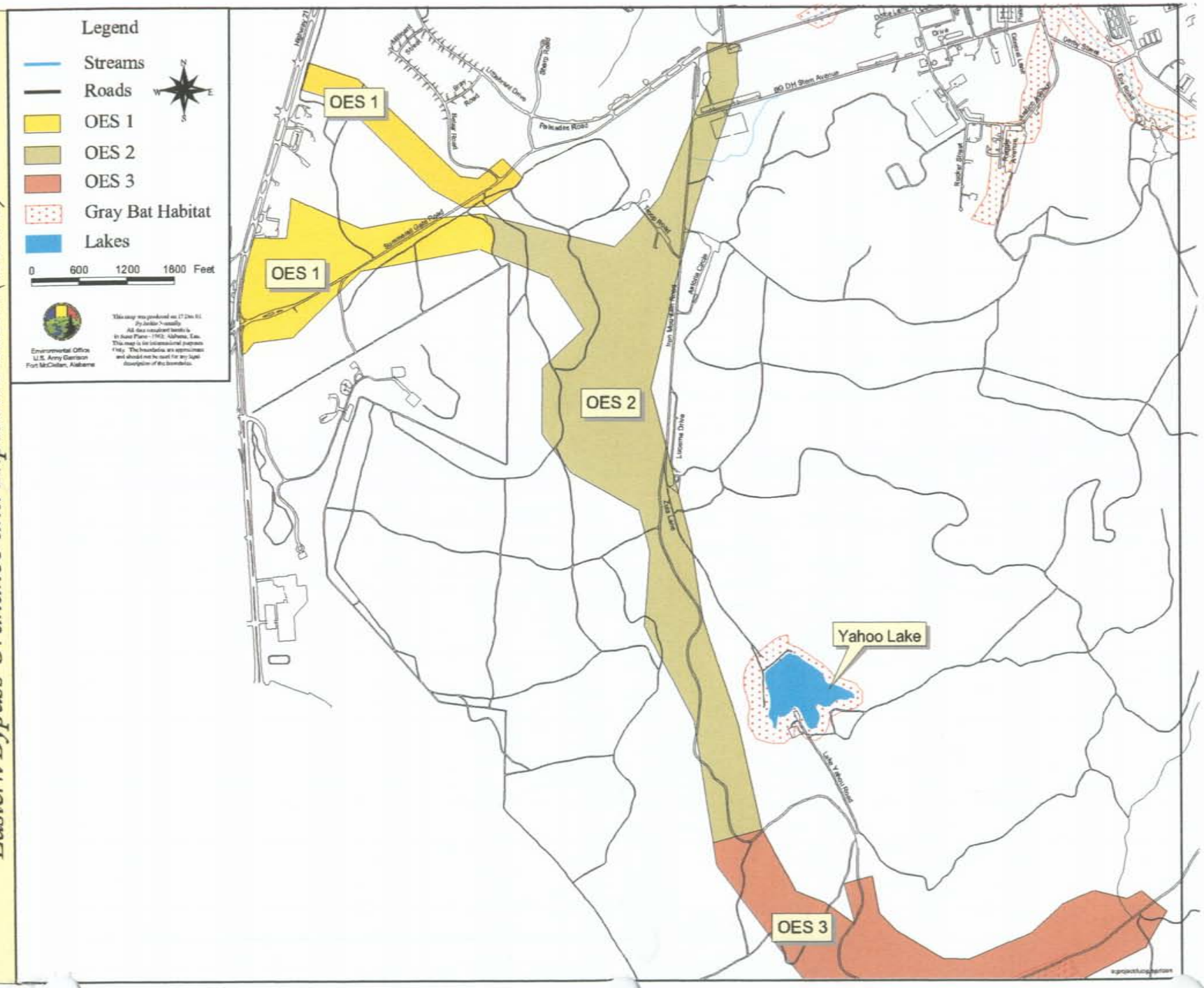
12. Point of Contact

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)