ENVIRONMENTAL IMPACT STATEMENT
FOR THE
DISPOSAL AND REUSE OF FORT McCLELLAN, ALABAMA

FINAL RECORD OF DECISION

DEPARTMENT OF THE ARMY
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1. DECISION

The approved recommendation of the 1995 Defense Base Closure and Realignment Commission (Commission) made in conformance with the provisions of the Defense Base Closure and Realignment Act of 1990, Public Law 101-510 as amended (PL 101-510), requires the closure of Fort McClellan (FMC), Alabama, and the relocation of the Chemical School and Military Police School to Fort Leonard Wood (FLW), Missouri, relocation of the Department of Defense Polygraph Institute to Fort Jackson, South Carolina, and establishment of a reserve component enclave and minimal essential facilities as required to provide auxiliary support to the chemical demilitarization operation at Anniston Army Depot, Alabama. In addition, the Commission recommended that the Chemical Defense Training Facility (CDTF) continue to operate at FMC until the capability to operate a replacement facility at FLW has been achieved.

In my capacity as the Assistant Secretary of the Army for Installations and Environment, I have considered the following:

- Final Environmental Impact Statement (FEIS) for the Base Realignment and Closure (BRAC) 95 Disposal and Reuse of Fort McClellan, Alabama, and the supplemental analysis contained in Appendix B attached hereto;
- Transcripts of the scoping meeting; the public meeting on the Draft EIS; and all written comments received during the DEIS 45-day public comment period and the FEIS 30-day post-filing period;
- Results of continued coordination with interested Federal, state and local agencies and public interest groups;
- Results of the real estate screening process for FMC excess property for possible use by other Federal agencies, state and local governments, and other public benefit uses;
- Alternatives and mitigation for the Army's proposed disposal of FMC property and the potential effects on the biological, physical, cultural, and socioeconomic environment.

After consideration of the FEIS and other information as described above, I have decided that the Army will proceed with the disposal of excess properties/facilities at FMC in accordance with the Army's preferred alternative described in the FEIS and consistent with the terms of this Record of Decision. The preferred alternative is encumbered disposal to ensure protection of human health and the environment, to protect the interests of the United States, and to facilitate community reuse of the surplus property. Moreover, if feasible and consistent with applicable law, regulation, and policy, the Army intends to dispose of the surplus property consistent with the community's reuse plan developed by the local reuse authority. Finally, I have determined that it is appropriate to transfer the CDTF to the Department of Justice (DOJ) for use by the Center for Domestic Preparedness (CDP).

The remainder of this Record of Decision (ROD) identifies and discusses the Army's proposed action and alternatives considered by the Army in making this decision, the relevant factors considered and how those factors entered into the final decision, the consideration of all practicable means to avoid or minimize environmental harm in taking the action selected by the Army, and a monitoring and enforcement program for such mitigation measures. This Record of Decision and the FEIS satisfy the requirements of the National Environmental Policy Act (NEPA) to examine the environmental impacts of disposal and, secondarily, reuse of FMC.

2. BACKGROUND

PL 101-510, as amended established the process for closure of military installations. PL 101-510 exempts the Commission's decision-making process from provisions of the NEPA. The law also relieves the Department of Defense (DOD) from the NEPA requirement to consider the need for closing, realigning or transferring functions, and from looking at alternative installations to close or realign. However, the Department of the Army is required to evaluate and document the environmental impacts of disposal and subsequent reuse of excess properties.

3. PROPOSED ACTION AND ALTERNATIVES

The Army's proposed action is the disposal of excess and surplus property at FMC resulting from implementing the BRAC 1995 decision to close FMC. The Army is required under applicable law, regulation and policy to dispose of excess and surplus property where feasible. A consequence of the Army's disposal action, is the community's reuse of the former installation. The Army is not responsible for and does not control the reuse of the property, although as a matter of policy the Army will attempt to dispose of the surplus property consistent with the reuse plan. Reuse planning was the responsibility of the FMDC and the Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA) is responsible for executing the final reuse plan. The Army's current plans are to complete the relocation of or discontinue active Army missions by September 30, 1999; thereby completing the closure of FMC as required by PL 101-510.

3.1 Property Subject to Disposal

FMC is located in Calhoun County, in northeastern Alabama, contiguous to the city of Anniston and approximately 65 miles east of Birmingham, Alabama. FMC consists of two main areas of government-owned land in the foothills of the Appalachian Mountains. These areas include the Main Post (approximately 18,929 acres, including 12,000 acres of undeveloped mountains) and Pelham Range (approximately 22,245 acres that will remain Army property, licensed to the Alabama National Guard). Additionally, the Choccolocco Corridor (approximately 4,488 acres leased from the State of Alabama) connects FMC with the Talladega National Forest, and was used by the Army for training. The lease will not be renewed when it expires on September 30, 1999.

The FEIS analyzed an FMC disposal area of approximately 18,520 acres (18,929 total Main Post acres less 409 acres to be maintained for a Reserve enclave). Subsequent to the completion of the FEIS, the size and location of the enclave was modified under a joint agreement by the Army and the JPA. Appendix B of this ROD includes a description of the changes in the enclave and an analysis of the impacts associated with the changes in the delineation of the enclave.

3.2 Alternatives

In accordance with NEPA and Council on Environmental Quality (CEQ) regulations, the Army has developed and evaluated three alternatives for the disposal action at FMC.

No Action Alternative Inclusion of the no action alternative is prescribed by the CEQ Regulations and serves as the benchmark against which all federal actions may be evaluated. Under the No Action Alternative, the Army would not dispose of the property but would maintain it in caretaker status. Although relocation of missions and closure of FMC have been

mandated, caretaker status could continue for an indefinite period. The No Action Alternative involves placing the property not sold or transferred after closure into a caretaker status. While considered for the reasons stated above, the No Action Alternative would preclude economic redevelopment of the former base, unnecessarily require the continued expenditure of Army funds for care and maintenance, and be contrary to federal policy to dispose of surplus property.

Disposal Alternatives

Encumbered Disposal (ED) The Army recognizes that certain natural and man-made conditions have the potential to cause environmental impacts upon the disposal. The Army may impose legal constraints to future reuse, usually in the form of deed restrictions or easements, to: protect or preserve environmental values; promote human health and safety; comply with federal law; reflect the results of environmental remedy selection decisions with regulatory agencies; or otherwise protect the interests of the United States. Encumbrances relevant to FMC include restrictions to protect threatened and endangered species, jurisdictional wetlands, regulatory floodplains, historic properties and sites, and archaeological sites. Additionally, easements for access for environmental remediation and UXO clearance and for utilities and rights- of- way will be necessary.

Unencumbered Disposal (UD) Unencumbered disposal is addressed to evaluate the environmental and socioeconomic effects of removing some or all encumbrances, thereby allowing the property to be disposed of with fewer Army-imposed restrictions to future use. The FEIS concludes that unencumbered disposal is not reasonable or practicable considering the applicable legal, regulatory, and policy requirements and constraints.

Army's Preferred Alternative The Army's preferred alternative is to transfer the excess and surplus property at Fort McClellan with appropriate encumbrances as needed to meet legal, regulatory, and policy requirements. Property will be retained in caretaker status until transfer can be accomplished in accordance with the Army's finding of suitability to transfer.

3.3 Reuse of Fort McClellan Excess Property

At FMC, redevelopment is expected to occur based upon the FMDC approved Comprehensive Reuse Plan. The Army fully supports community planned reuses of the facilities and recognizes that determining specific reuses is beyond the Army's direct responsibility or control.

The FMDC Comprehensive Reuse Plan focuses on the redevelopment of approximately 7,200 acres in the western part of the Main Post area which contains most of the supporting facilities The remaining approximately 11,000 acres of FMC are mountainous areas that comprise a passive recreation area in the FMDC Plan.

General FMDC Reuse Plan Elements

It is anticipated that the property conveyed to the JPA would be developed according to the FMDC Comprehensive Reuse Plan. The Plan includes the following:

- Residential Areas - approximately 823 acres;
- Training/Education Areas - approximately 202 acres;
- Office Uses - approximately 141 acres;
- Retail/Commercial Areas - approximately 228 acres;

- Industrial Development - approximately 924 acres;
- Active Recreational Areas - approximately 771 acres;
- Other Recreation/Open Space Areas - approximately 598 acres; and
- Passive Recreation/Development Reserve/Wildlife Refuge. - The remainder of the reuse area is proposed for passive recreational uses and open space. Included in this land use category are wetlands and the steep forested areas characterizing the eastern three-fifths of the disposal area. Large portions of this area are under consideration for a wildlife refuge.

Additionally, the FMDC Comprehensive Reuse Plan includes two major reuse elements involving Federal government activities that are important to the overall disposal and reuse of FMC. These activities are the U.S. Fish and Wildlife Service (USFWS) Mountain Longleaf National Wildlife Refuge (MLNWR) and the Department of Justice (DOJ) Center for Domestic Preparedness (CDP). The FEIS analyzes the impacts of these Federal transfers and this Record of Decision determines that said transfers are appropriate. The MLNWR is proposed by the USFWS, in partnership with the Alabama Department of Conservation and Natural Resources. The JPA has agreed to USFWS acquisition of approximately 7000 acres for a national wildlife refuge with the possibility to add more. USFWS will study a larger area of approximately 12,000 acres for possible inclusion in the wildlife refuge. Additions to the refuge will be determined after the Army completes environmental and ordnance explosive studies on potential remediation within passive recreation areas and JPA examines its redevelopment opportunities. The FEIS supports the establishment of the MLNWR. USFWS, as the Federal proponent for the MLNWR, is responsible for completing NEPA analysis for the project.

The FMDC Comprehensive Reuse Plan also includes the establishment, by the DOJ, of a CDP for training first responders to react to incidents of domestic terrorism. The focus of the training would be to prepare state and local first responders to deal with terrorist acts involving weapons of mass destruction. The DOJ is charged with directing and coordinating activities at the CDP. DOJ is working with the Army and JPA on the facilities that will be needed for the CDP, including the CDTF. The DOJ-CDP transfer is consistent with the FMDC Comprehensive Reuse Plan. The DOJ, as the Federal proponent for the CDP, is responsible for completing NEPA analysis for the operation of the center prior to conducting operations. DOJ has completed an Environmental Assessment (EA) for the conduct of training prior to closure and is preparing NEPA documentation for post-closure training.

Screening for real estate disposal resulted in requests for FMC property. There were no DOD or Federal requests for properties. Numerous formal state and local real estate expressions of interest have been received by the Federal sponsors (See Table 1, Appendix A). The Army would expect to honor those requests which are consistent with the FMDC Comprehensive Reuse Plan or determined to be consistent by the JPA and approved by the sponsoring Federal agency. Moreover negotiations to reach an agreement between the FMDC and the Homeless Alliance continue. The initial agreement was not approved by the Department of Housing and Urban Development (HUD). JPA is currently working with HUD on alternative provisions that accommodate homeless assistance needs in accordance with Base Closure Community Redevelopment and Homeless Assistance Act. Disposition of these requests has yet to be completed.

Reuse Alternatives. Although the Army is not responsible for community reuse of the FMC property, reuse is a reasonably foreseeable consequence of the Army's disposal action, which must be analyzed in the FEIS. Under Department of Defense policy, however, the Army

intends to transfer property consistent with the reuse plan to the extent feasible and consistent with applicable law, regulation, and policy. Three reuse alternative scenarios were developed and analyzed based upon the FMDC Comprehensive Reuse Plan.

The Medium High Intensity Reuse (MHIR) Alternative directly reflects the land use pattern and use intensity factors set forth in the FMDC Comprehensive Reuse Plan. The MHIR Alternative represents the highest intensity reuse concept that is foreseeable within the disposal area. Achieving MHIR under the FMDC Plan will require substantial economic incentives. The two additional reuse scenarios (Medium Intensity Reuse (MIR) Alternative and the Medium Low Intensity Reuse (MLIR) Alternative), analyzed in the EIS, reflect lower increments of development that reasonably could occur under the reuse plan.

4. ENVIRONMENTAL CONSEQUENCES

The FEIS evaluated the potential environmental impacts of disposal and reuse on the following fifteen resources areas: land use, air quality, noise, water resources, geology, infrastructure, ordnance and explosives, regulated substances, permits and regulatory authorizations, biological resources, cultural resources, economic development, socioeconomic environment, quality of life, and installation agreements. Direct and indirect impacts identified in the FEIS were either identified as short-term or long-term, minor or significant, and adverse or beneficial. Cumulative impacts were also identified.

4.1 Encumbered Disposal.

Direct and indirect impacts on resource areas of the encumbered disposal alternative include a variety of short-term and long-term beneficial and adverse impacts. For encumbered disposal(the preferred alternative), direct minor adverse impacts would occur to water resources, ordnance and explosives, biological resources, geology, and economic development. For the remaining resource areas, direct environmental and socioeconomic impacts are either beneficial or considered not significant. Indirect adverse impacts would occur to land use, air quality, noise, water resources, cultural resources, ordnance and explosives, biological resources, and economic development. Indirect environmental and socioeconomic impacts for the remaining resource areas are either beneficial or considered not significant.

4.2 Unencumbered Disposal.

Direct and indirect impacts on resource areas of the unencumbered disposal alternative include a variety of short-term and long-term beneficial and adverse impacts. Significant direct adverse impacts would occur to water resources, infrastructure, geology, ordnance and explosives, and biological resources. Significant indirect adverse impacts would occur to water resources, ordnance and explosives, and biological resources. Minor direct and indirect adverse impacts would occur to land use, air quality, noise, water resources, infrastructure, permits and regulatory authorizations, biological resources, cultural resources, socioeconomic environment, economic development, and installation agreements. Direct and indirect environmental and socioeconomic impacts for the remaining resource areas are either beneficial or considered not significant.

4.3 No Action / Caretaker Status.

Direct and indirect impacts on resource areas could result in caretaker status. Significant indirect adverse impacts would occur to the economic resource area. Minor adverse direct and indirect impacts could occur to land use, infrastructures, ordnance and explosives, biological resources, cultural resources, sociological environment, quality of life, and installation agreements. Significant direct beneficial impact would occur to air quality. Direct and indirect environmental and socioeconomic impacts for the remaining resource areas are either beneficial or considered not significant.

4.4 Reuse.

Direct and indirect impacts of reuse on resource areas would include a variety of long-term and short-term adverse and beneficial impacts. The FEIS indicates that at the medium-high intensity (the highest level of reasonable reuse identified), significant direct adverse impacts could occur to air quality and infrastructure. Minor direct or indirect adverse impacts would occur to all resource areas except toxic and hazardous materials, permits and regulatory authorizations, cultural resources, and installation agreements. The impacts on the remaining resource areas are considered not significant.

Medium intensity reuse would result in significant direct and indirect adverse impacts to air quality and infrastructure, and significant beneficial direct and indirect impacts to economic development. Land use, air quality, noise, water resources, geology, infrastructure, ordnance and explosives, biological resources, would have direct and indirect minor adverse impacts. The impacts to all remaining resource areas are not considered significant.

At the medium-low intensity level, significant direct and indirect adverse impacts could occur to air quality, infrastructure, and biological resources. Minor adverse and beneficial impacts would occur in noise, water resources, infrastructure, ordnance and explosives, biological resources, and economic development. The remaining categories will have insignificant impacts.

4.5 Cumulative Impacts.

Cumulative impacts are those resulting from the incremental impact of the proposed action when added to other past, present, and reasonable foreseeable future actions, regardless of the agency or entity undertaking such other actions. Other items, independent of FMC that affect the cumulative impacts are major traffic improvements in the surrounding community, construction of the Chemical Demilitarization Disposal Facility at the Anniston Army Depot, continuation of commercial and industrial development in surrounding areas, and the recreation uses of the Choccolocco Corridor and the Talladega National Forest. Disposal and reuse could result cumulatively in a variety of minor adverse and beneficial impacts on land use, air quality, noise, water resources, geology, infrastructure ordnance and explosives, biological resources, cultural resources, socioeconomic environment, economic development, and quality of life. The significant adverse impact to air quality could be mitigated by the improvements in the road system envisioned in the FMDC Comprehensive Reuse Plan. Adverse cumulative effects on the infrastructure and biological resources categories are expected as a result of caretaker status. All other resource areas will have no significant impacts. Under all three reuse intensity levels, cumulative impacts are expected to result in all resource categories except hazardous and toxic materials, permits and regulatory authorizations, cultural resources, and installation agreements.

5. IMPLEMENTATION

The Army will maintain and secure FMC excess property while it remains in caretaker status prior to disposal. In addition, the Army is committed to the environmental cleanup of FMC as required under applicable laws and regulations. Renewable leases and licenses may be granted, where appropriate, to permit temporary use of real property at FMC prior to disposal. These leases could help to ensure that FMC property is productively used and maintained within acceptable standards while pending transfer to new owners.

It is anticipated that conveyance of the property available to the JPA and others will, at some locations, be delayed by requirements to investigate and clean up environmental contamination and ordnance. Accordingly, transfer or conveyance is likely to occur in phases as parcels are determined to be suitable for transfer.

The Army will transfer or convey property in an encumbered status. Appropriate encumbrances will be determined on a parcel by parcel basis. Army policy is to transfer properties with as few encumbrances as is possible. Pursuant to this ROD, excess and surplus FMC property will be transferred or conveyed with appropriate notices, covenants, and restrictions in the following areas, as discussed in the FEIS:

Environmental Remediation

Environmental restoration activities at FMC will focus on mitigating identified hazardous contamination caused by past training and waste disposal practices. In compliance with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) requirements, FMC will undergo additional investigations and remediation.

In conjunction with remedial activities that may be required at FMC during any interim lease or upon conveyance, the Army will retain the right to conduct investigations and surveys; to conduct field activities; and to construct, operate, maintain, or undertake any other response or remedial actions as required. The remedial investigations/feasibility studies (RI/FS's) conducted under CERCLA may include the use of institutional controls (land use controls) as part of the remedy selected. Prior to Army transfer of property outside of the Federal government, the Army will complete a finding of suitability to transfer as evidence that CERCLA 120(h) and other environmental requirements have been met.

Ordnance and Explosives.

All land transfers involving potential UXO will be reviewed by the Department of Defense Explosive Safety Board (DDESB) as required by Department of Defense (DOD) 6055.9 Standard (DOD Ammunition and Explosive Safety Standards) and Army Regulation (AR) 385-64 (U.S. Army Explosives Safety Program). DDESB approval of UXO removal plans is required for all UXO response actions specifically undertaken to prepare a property for transfer.
It is anticipated that FMC excess and surplus property will be disposed of in phases as the property becomes environmentally suitable for transfer. Therefore, specific UXO investigations and removal actions will be accomplished over a period of several years based on relevant factors including but not limited to: public safety, planned community priorities, complexity of proposed removal actions, removal technology, funding availability/costs, and environmental impacts. Transfer documents will include UXO notice and restrictions as determined appropriate.

Cultural Resources.

FMC has three historic districts that contain buildings that are eligible for nomination to the National Register of Historic Places (NRHP). In accordance with Section 106 National Historic Preservation Act (NHPA), a site-specific Programmatic Agreement (PA) on the disposal of properties at FMC has been developed in association with the Advisory Council on Historic Preservation and the Alabama State Historic Preservation Officer (SHPO). The Army will ensure NHPA Section 106 compliance before transfer or sale of property. An encumbrance (preservation covenant) requiring protection of any properties found to be eligible for the NRHP will be made a condition of sale or transfer. The preservation covenant will include specific requirements of the PA to ensure protection of NRHP eligible properties.

Endangered Species.

The Biological Assessment prepared by the Army and subsequent additional protective measures described in the USACE July 1998 letter to the USFWS identify project design features (PDF's) to avoid adverse effects to the gray bat, a federally listed endangered species. The PDF's include deed restrictions that are intended to protect the gray bat and its habitat after conveyance.

Wetlands and Regulatory Floodplains.

In order to protect wetland and floodplain resources and ensure compliance with applicable laws, regulations, and Executive Orders, the Army will notify transferees of the responsibility to comply with applicable Federal and state regulations.

Lead-Based Paint.

The Residential Lead-Based Paint Hazard Reduction Act of 1992 (Public Law 102-550) applies to buildings constructed prior to 1978 and transferred for residential use. Residential structures built before 1978 are assumed to have lead-based paint (LBP) and LBP hazards (as defined by the Act). The results of LBP inspections by the Army are provided to prospective purchasers of the property, who are also encouraged to conduct their own inspections. The presence of unabated LBP or LBP hazards may preclude residential use of some portions of the excess and surplus property. For buildings constructed before 1978, the government or the new owner must abate LBP hazards prior to residential use (including use as a childcare facility, community center, dependent school, etc.). Upon transfer or conveyance, with respect to buildings constructed prior to 1978, the Army will provide the appropriate LBP notices, convenants, and restrictions.

Asbestos.

Information pertaining to asbestos and asbestos containing material (ACM) on the property will be provided to prospective purchasers or transferees, and where ACM is determined to be in such a condition as to pose a threat to human health at the time of transfer, the Army will ensure remediation by the Army or the future owner prior to occupancy. The Army will place appropriate notice, covenants and restrictions in the transfer documents to help ensure appropriate management of asbestos after conveyance. Transferees will be subject to applicable Federal, state, and local laws regulating asbestos.

Easements and Rights-of-Way.

Existing easements (e.g. utility easements) at FMC will continue after transfer or conveyance. Easements may also be imposed to provide access to the Reserve enclave, to provide future access for environmental remediation, or for the operation of utility systems.

Utility Systems.

The Army will dispose of utilities as whole systems wherever possible using the provisions of Title 10 U.S. Code 2688 or other appropriate conveyance authority, with the exception of the water/wastewater systems, which the Army intends to convey in accordance with a public benefit request. A condition of conveyance will be continued service to existing facilities on FMC.

6. MITIGATION COMMITMENTS

Until disposal occurs, the Army will continue to work with the JPA to avoid, reduce, or compensate for any adverse impacts that might occur as a result of disposal. Implementation of mitigation measures applicable to reuse are the responsibility of non-Army entities. The Army encourages future users of the property to adopt appropriate mechanisms for avoidance and mitigation of harmful environmental impacts that might result from reuse actions. The Army will play an important role by establishing encumbrances in the form of institutional controls, land use controls, or deed restrictions in transferring and conveying FMC property transfer. Mitigation commitments for Army's actions of No Action (caretaker status) and Encumbered Disposal are summarized in paragraphs 6.1 and 6.2. Additional details on impacts and their mitigation are contained in Appendix C, Tables 1 and 2.

6.1 No Action (Caretaker Status)

The longer FMC remains in caretaker status, the greater the potential for the predicted adverse impacts to affect various resources. Subject to the availability of funds, the Army would implement the following mitigation measures to reduce or avoid adverse impacts associated with caretaker status as they might occur:

- Conduct installation security and maintenance operations to the extent provided by Army policies and regulations for the duration of the caretaker period and transfer responsibilities for these functions to non-Army entities as soon as practicable to minimize disruption of service.

- Identify clean or remediated portions of the installation for disposal and reuse and prioritize restoration and cleanup activities to ensure timely disposal and reuse of remaining portions. Recycle solid wastes and debris where practicable.

- Utilize natural attenuation for environmental remediation at appropriate sites wherever there is no imminent threat to human health or the environment.

- Continue, at reduced levels, natural resources management programs including activities under the FMC endangered species management plan and integrated natural resources management plan, land management, pest control, forest management, and erosion control. Additionally, agreement with other agencies would be sought to maintain the Mountain Longleaf Pine (MLP) ecosystem through the continuation of prescribed burns and

other management procedures. Continue close coordination with other Federal agencies such as the USFWS and state agencies.

- Continue compliance with historic preservation laws and regulations.

- Support interim leasing arrangements, where environmental restoration efforts permit, to provide for job creation, maintenance of habitation and structures, and rapid reuse of the installation.

6.2 Encumbered Disposal

To mitigate the adverse impacts that might occur as a result of the disposal, the Army will:

- Transfer property with appropriate covenants, institutional controls, restrictions, or notices, as appropriate, with respect to residual environmental contamination, lead based paint, asbestos, UXO, historic and cultural resources, and protection of the gray bat.

- Continue the cleanup process and remedial actions as required by law and regulation.

- Complete the Engineering Evaluation/Cost Analysis (EE/CA) and any necessary UXO investigations to delineate the extent of UXO on excess and surplus FMC property. Conduct removal actions, provide notice and impose use restrictions as appropriate.

- Retain Federal ownership of property where clearance/removal of UXO would cause significant adverse and unacceptable ecological damage or is not feasible.

- Continue to work with the JPA to ensure that, to the maximum extent feasible, encumbered disposal transactions are consistent with the approved community reuse plan and implementation strategy.

- Prior to final disposal, conduct complete cultural resources surveys of FMC property to the maximum extent possible in order to avoid future adverse impacts.

- Until disposal, maintain installation buildings, infrastructure, and natural resources in caretaker status consistent with Army policy, applicable regulations, and the availability of appropriated funds.

6.3 Monitoring

The Army will monitor fulfillment of the mitigation commitments through BRAC procedural requirements that the Army has established and through the organizations responsible for caretaking functions, transfer and disposal, and environmental clean up and UXO clearance.

6.4 Mitigation of Reuse

The EIS identifies general mitigation actions that could be implemented by other parties for the mitigation of impacts resulting from reuse actions. Table 3, Appendix C, summarizes the potential mitigation actions. The Army will not be responsible for implementation of these measures since it does not control the reuse of the property. Potential mitigation actions are suggested for those resource areas most likely to be affected by adverse impacts as a result of reuse. The Army will continue to encourage responsible Federal, state, and local agencies and transferees to adopt these and other mitigation measures to mitigate the environmental impacts associated with reuse.

7. CONCLUSION

On behalf of the Department of the Army, I have decided to proceed with actions required to dispose of excess property at FMC. I have carefully considered the FEIS, supporting studies, all comments provided during formal comment and waiting periods throughout the EIS process. Based on this review, I have determined that the Army's preferred action (encumbered disposal) strikes the proper balance between the necessary protection of the environment and the subsequent redevelopment plans. Furthermore, I have determined that the Army has identified and adopted all practicable means to avoid or minimize harm to the environment that may be caused by implementation of the planned action.

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Mahlon Apgar, IV
Assistant Secretary of the Army
(Installations and Environment)

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Date

APPENDIX A

TABLE 1. EXPRESSIONS OF INTEREST FOR PUBLIC BENEFIT CONVEYANCE			
ACTIVITY	**SPONSOR**	**REQUEST**	**USES IN FMDC PLAN**
Stillman College	Department of Education	Request for non-specific surplus property for educational purposes.	YES
Anniston City Schools	Department of Education	Request for Fort McClellan Elementary School and contiguous supporting property.	YES
Calhoun County Soil & Water Conservation District	Department of Education	Requests Yahoo Lake as a natural resources education and conservation area.	NO
University of Alabama	Department of Education	Request for non-specific surplus property for educational purposes.	YES
Harry M. Ayers State Technical College	Department of Education	Request for approximately 250 acres around the Police School, Polygraph Institute, and Stout Dental Clinic to relocate part or all of its current campus programs and services.	YES
Calhoun County Schools	Department of Education	Requests property for administrative and educational resources purposes.	YES
Auburn University	Department of Education	Request for non-specific surplus property for educational purposes.	YES
Northeastern Alabama Economic Development Consortium	Department of Education	The consortium including Jacksonville State University, Gadsden State Community College, and Ayers State Technical College, requests Sibert Hall for a Higher Education Center and an additional 50,000 sq. ft. for a Domestic Preparedness Business Incubator.	YES
Calhoun County Commission, Engineering Dept.	Federal Highway Administration	Requests maintenance facility, offices and storage areas.	YES
Alabama Department of Transportation	Federal Highway Administration	Requests property for construction of a multi-lane highway from I-20 to US-431.	YES
Water Works and Sewer Board of the City of Anniston	Public Health Services	Requests the Fort McClellan Water and Sewer System including all necessary appurtenances.	YES
Opportunity Center Foundation of Northeast Alabama	USACE Mobile District	This non-profit agency requests non-specific buildings and property.	NO
Calhoun County Economic Development	USACE Mobile District	Requests 2,000 to 2,500 acres for development into a Regional Industrial Center.	YES

TABLE 1. EXPRESSIONS OF INTEREST FOR PUBLIC BENEFIT CONVEYANCE			
ACTIVITY	**SPONSOR**	**REQUEST**	**USES IN FMDC PLAN**
Council			
Calhoun County Sheriff's Office	Department of Justice	Multiple requests for real and personal property.	NO
State of Alabama, Department of Corrections	Department of Justice	Requests a facility capable of housing and caring for aged and infirmed offenders as well as facilities to house 1,000 medium/minimum security inmates.	NO
City of Weaver, Alabama	Department of Interior, Federal Lands-to-Parks Program	Requests the campground and associated lands surrounding Reilly Lake for development to support recreational and campground uses.	YES
City of Anniston, Alabama	Department of Interior, Federal Lands-to-Parks Program	Requests 18 separate parcels consisting of approximately 450 acres. Parcels include the Cane Creek Golf Course, Yahoo Recreation Area, and numerous athletic fields, gymnasiums, tennis courts and similar facilities.	YES

APPENDIX B

ANALYSIS OF CHANGES IN THE RESERVE COMPONENT ENCLAVE

1.0 INTRODUCTION

The FEIS for the closure and reuse of Fort McClellan (FMC) included, as part of the analysis, an area within the cantonment area of 409 acres to be retained by the Army for use principally as an enclave for the Alabama Army National Guard (ALARNG). After the publication of the FEIS (and after the 30-day FEIS waiting period), changes in the enclave size and location were proposed and agreed upon by the ALARNG and the Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA). The changes in the enclave will allow the ALARNG to better carry out its mission.

The following pages describe the changes in the enclave and analyze the impacts of these changes on the environment. Throughout the analysis, emphasis is given to highlighting those areas where the action or impacts differ from those described in the FEIS.

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 DISPOSAL AND REUSE AREA

Based upon the changes in the enclave, the FMC disposal area now comprises approximately 18,597 acres (18,929 total Main post acres less 332 acres to be maintained for the reserve enclave).

BRAC 95 recommendations included the retention of a Reserve Component Enclave. Accordingly, the Army will retain 332 acres of land within the Main Post, and the entire Pelham Range area for this purpose. The Main Post enclave area will include 7 discrete parcels as summarized in Table 1. For comparative purposes the table also presents the enclave area originally presented in the FEIS. Figure 1 illustrates the original enclave areas as presented in the FEIS, as well as identifies the enclave locations that have resulted from the recent changes.

2.2 COMMUNITY REUSE PLAN

Redevelopment of FMC excess property will be based upon the Fort McClellan Development Commission's (FMDC) final reuse plan. Redevelopment activities will be managed by the JPA. The changes in the enclave size and location will result in an increase in the disposal area of 77 acres. This increase in the total disposal area is compatible with the reuse plan and was approved by the JPA.

Table 1. Fort McClellan Main Post Property to be Retained by the Army. *

Map Location		Area Description	Size of Area (acres)		Disposition Of Property
FEIS	ROD		FEIS	ROD	
Property to be retained for the Alabama Army National Guard (ALARNG)					
1	1	1000 Area, Battalion HQ, Parking	24	40	ALARNG Enclave
2	2	2200 Area and Triangle	60	62	ALARNG Enclave
3	3	1200 / 1300 Area	5	190	ALARNG Enclave
4	4	Military Operations in Urbanized Terrain Training (MOUT) Site	8	8	ALARNG Enclave
-	11	Range 32 (Gas Chamber)	0	6	ALARNG Enclave
Property to be retained for the U.S. Army Reserve Command (USARC)					
8	8	US Army Reserve Enclave	18	18	Reserve Enclave
Property to be retained by the U.S. Army					
7	7	CSEPP Support Facilities including EOC, JIC and Egbert Hill**	2	8	CSEPP Support**
Property included in the ALARNG Enclave in the FEIS now considered Excess Property					
5	-	CDTF	27	0	Federal to Federal transfer to DOJ
6	-	1600 / 1700 / 1800 Area	258	0	Excess property to be disposed of by the Army.
9	9	Post Cemetery***	3	0	Excess property to be disposed of by the Army.
10	10	POW Cemetery***	4	0	Excess property to be disposed of by the Army.
FINAL ARMY MAIN POST ENCLAVE TOTAL					
1, 2, 3 ,4, 5, 6, & 11		ALARNG Enclave	382	306	
8		U.S. Army Reserve Enclave	18	18	
7		U.S. Army retained Property	9	8	
TOTAL			**409**	**332**	

FEIS: Data from Table 2.1 in the FEIS summarizing proposed enclave property (See Figure 1).
ROD: Final boundaries of enclave property (See Figure 1).

* Areas 1-11 are located within the Main Post as shown on Figure 1 of his appendix to the ROD and in figure 2-2 of the FEIS. In addition, the entire Fort McClellan Pelham Range will be maintained for Reserve Component activities.

** Properties to be disposed of upon completion of CSEPP mission and will be available for reuse.

*** Cemeteries are excess property and will be disposed of (Army would retain if unable to dispose of appropriately).

Figure - ROD 1 Source: US Army TRADOC

Map goes here

2.3 DISPOSAL PROCESS

Real estate disposal for Army BRAC properties is governed by the 1990 Base Closure Act, as amended; the Federal Property and Administrative Services Act of 1949, as amended; the Surplus Property Act of 1944 (50 U.S.C. 162); and Federal Property Management Regulations. In disposing of property the Army must also comply with the 1994 Defense Authorization Act; the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (24 CFR 581; 41 CFR 101-47; 45 CFR 12a); and other laws and regulations (including Title 10 of the U.S. Code and Army regulations) affecting the disposition of Federal real property. The Army's real estate disposal process, as it will be applied at FMC, was described in the FEIS

3.0 ALTERNATIVES

3.1 DISPOSAL ALTERNATIVES

The changes in the enclave have no influence on the definition of the primary Army action, which is the disposal of excess FMC property. The two disposal alternatives analyzed in the FEIS, encumbered disposal (ED) and unencumbered disposal (UD), remain unchanged from the FEIS and the selection of the ED alternative remains unchanged.

3.2 REUSE ALTERNATIVES

The increase in available acreage for reuse has a minor influence on the land available for disposal and reuse. The three reuse alternatives analyzed in the FEIS were all based upon the FMDC's final reuse plan. The Medium High Intensity Reuse (MHIR) Alternative is consistent with the final reuse plan. The Medium Intensity Reuse (MIR) Alternative and the Medium Low Intensity Reuse (MLIR) Alternative maintain the concepts of the final reuse plan but represent lower redevelopment scenarios.

Within the three reuse alternatives, there is an approximately 7,200-acre redevelopment area and an approximately 11,000-acre passive recreation area. The changes in the enclave size and location will have no influence on the passive recreation area in any of the reuse alternatives. Impacts, if any, associated with changes in the enclave area will occur within the redevelopment area and will be associated with the increase in available acreage of approximately 77 acres for redevelopment activities.

4.0 AFFECTED ENVIRONMENT

The affected environment at FMC was described in the FEIS and included the following resource areas:

- Land Use
- Air Quality
- Noise
- Water Resources
- Geology
- Infrastructure
- Ordnance and Explosives
- Hazardous and Toxic Materials
- Permits and Regulatory Authorizations
- Biological Resources
- Cultural Resources
- Sociological Environment
- Economic Environment
- Quality of Life
- Installation Agreements

The affected environment resource groups serve as a baseline for the evaluation of impacts resulting from the proposed action. The impacts to each of the resource areas resulting from changes in the enclave are presented in subsection 5.

5.0 ENVIRONMENTAL CONSEQUENCES

5.1 NO ACTION ALTERNATIVE

The changes to the enclave will have no impact on the no action alternative. The impacts associated with the No Action Alternative are discussed in the FEIS and remain unchanged as a result of the modifications to the enclave.

5.2 DISPOSAL ALTERNATIVES

The changes to the enclave will result in no changes to the impacts documented in the FEIS for the disposal alternatives. The two disposal alternatives analyzed in the FEIS, Encumbered Disposal (ED) and Unencumbered Disposal (UD), remain unchanged from the FEIS with the exception that the disposal area will increase by approximately 77 acres and the CDTF will be transferred to the DOJ via a Federal to Federal transfer.

5.3 REUSE ALTERNATIVES

The increase in the available acreage for reuse has a minor influence on the reuse alternatives. The changes in the enclave size and location will have no influence on the passive recreation area in any of the reuse alternatives. The impacts, if any, associated with changes in the enclave area will occur within the redevelopment area and will be associated with the increase in available acreage for redevelopment activities. Discussions of additional impacts to each resources area, associated with modifications to the enclave, are presented in the following paragraphs.

As documented in the FEIS, property remaining with the Army is not included in the NEPA analysis for the disposal and reuse of FMC. Furthermore, the Department of Justice (DOJ), as the Federal proponent for the Center for Domestic Preparedness (CDP), is responsible for completing the NEPA analysis for the DOJ Enclave (estimated to be approximately 159 acres).

5.3.1 Land Use. The modifications to the enclave will result in impacts similar to those documented in the FEIS. The increase in the disposal area may result in an approximately 1.8% increase in the planned development within the 7,200-acre redevelopment area (7,200 acres – 2880 recreation acres = 4320 acres of planned development) (77 acres / 4320 acres = 1.8%). This overall change in the disposal area includes small reductions in a variety of planned reuses including industrial, retail, passive recreation, and education/training areas as well as increases in others. These increases are principally associated with the addition of the 1600 / 1700 / 1800 area (258 acres) to the reuse area and could result in a shift of location of some reuse types. This large block of land may offer additional reuse opportunities for the community. Additionally, the reuse plan and reuse alternatives do not envision the complete development of the 7,200-acre redevelopment area, and consequently, the addition of 77 acres may or may not result in increased redevelopment within the 7,200-acre area.

5.3.2 Air Quality. The increase in the size of the disposal area may result in a minor increase in the traffic volume projected for the area. This would result in a minor increase in vehicle emissions compared to the calculated emissions presented in the FEIS. Overall, however, the

adverse impacts to air quality under all three reuse alternatives documented in the FEIS would remain unchanged.

5.3.3 Noise. The increase in the size of the disposal area may result in 1) a minor increase in the traffic volume projected for the area and 2) a minor increase in potential new construction. This would result in a minor increase in noise levels in the area compared to the levels discussed in the FEIS. Overall, however, the impacts to noise associated with reuse will remain the same as those documented in the FEIS.

5.3.4 Water Resources. The increase in the size of the disposal area may result in a minor increase in the amount of impervious surfaces within the disposal area. Impervious surfaces include buildings, roads, parking lots, etc.

5.3.4.1 Surface Water Resources. The increase in impervious surfaces may result in minor increases in the amount of stormwater runoff into local streams and lakes compared to the runoff discussed in the FEIS. Overall, however, the impacts to surface water resources associated with reuse will remain the same as those documented in the FEIS.

5.3.4.2 Floodplains. No changes to the impacts on floodplains from reuse are expected. The changes in the enclave do not include floodplain areas; consequently, the impacts will remain the same as those described in the FEIS.

5.3.4.3 Groundwater Resources. The increase in impervious surfaces may result in a minor decrease in the amount of groundwater recharge into local aquifers compared to the recharge discussed in the FEIS. Overall, however, the impacts to groundwater water resources associated with each reuse alternative will remain the same as those documented in the FEIS (adverse impact to groundwater recharge resulting from overall increases in impervious surfaces).

5.3.5 Geology and Soils. Changes in the disposal area may result in potential increases in soil erosion related to reuse. Much of the FMC area, particularly the portion outside of the cantonment area, contains steep slopes and highly erodible soils. The increase in the size of the disposal area could result in increased development within the disposal area. Any development in steep sloped and/or erodible soils area could result in additional erosion and increase the direct and indirect adverse impacts to soils in the area. Overall, the impacts to soils will remain similar (adverse impacts) to those described in the FEIS under all three reuse alternatives.

5.3.6 Utilities (Infrastructure). The changes in the enclave size and configuration will have no new impacts, either beneficial or adverse on the reuse of the utility systems at FMC. The impacts will remain the same as described in the FEIS.

5.3.7 Solid Waste (Infrastructure). The changes in the enclave size and configuration will have no new impacts, either beneficial or adverse on the generation of solid waste as no changes in overall effective population are expected. The impacts will remain the same as described in the FEIS.

5.3.8 Transportation (Infrastructure). The changes in the enclave size and configuration may result in a minor increase in traffic under each reuse alternative compared to the traffic volumes projected in the FEIS. This potential increase in traffic volume would be related to the increase in the amount of land available for reuse. Traffic volumes would still increase

substantially under each reuse alternative and significant adverse impacts are still anticipated, as presented in the FEIS.

5.3.9 Ordnance and Explosives. The changes in the enclave size and configuration may result in increased impacts under all three reuse alternatives. Previous studies have indicated that the area in the vicinity of the 1600 / 1700 / 1800 buildings may contain UXO. This 258-acre area was originally a part of the enclave as presented in the FEIS. This area is now part of the disposal area, consequently it may require some level of clearance activity prior to reuse. Depending on the extent of the required clearance activities, the degree of the adverse impacts discussed in the FEIS may increase.

5.3.10 Hazardous and Toxic Materials. The changes in the enclave size and configuration will have limited impacts on hazardous and toxic materials at FMC. The changes in the enclave have no association with landfills.

- **CDTF.** The Army will transfer the CDTF to DOJ, as an operational facility, for the same purpose for which it was intended (less agent manufacture). The DOJ will be responsible for any future investigation, remediation, or cleanup that might be necessary in the future as a result of DOJ's cessation of operations, facility disposal or transfer, or for any other reason.

- **Original NG Enclave.** Within the area of the original NG Enclave, two areas of Chemical Warfare Material concern remain under investigation. One is a formerly used chemical agent ID area, due east across 8th Street from Stout Dental Clinic, Bldg. 1929. The second is a formerly used decontamination equipment training area, which is west across 10th Avenue from Haynes Gym, Bldg. 1701. It sits astride the South Branch of Cane Creek adjacent to 23d Ave. The two areas may have to be remediated prior to reuse. Depending upon the extent of "response actions," the degree of adverse impacts as discussed in the FEIS may increase.

5.3.11 Permits and Regulatory Authorizations. The FEIS documented no direct or indirect impacts associated with reuse on permits or regulatory authorizations. The changes in the enclave size and configuration will have no new impacts, either beneficial or adverse, on this resource area at FMC. Consequently, the impacts associated with reuse will remain the same as described in the FEIS (no impacts). The CDTF air permit will be transferred to the DOJ with approval from the State of Alabama.

5.3.12 Biological Resources. As documented in the FEIS, impacts to biological resources from reuse will differ with the location within the disposal area. Within the redevelopment area, impacts are expected to be similar among the reuse alternatives since 1) much of this area is already developed (cantonment area) and 2) the general reuse type is the same under each reuse alternative, within the redevelopment area, with only the intensity of development changing.

The changes in the enclave size and configuration will have the following reuse impacts on biological resources at FMC:

- **Fish and Wildlife**. No new impacts, either beneficial or adverse, to fish and wildlife are expected since most of these natural resources are located within the passive reuse area and not within the redevelopment area. The impacts associated with reuse will remain the same as described in the FEIS.

- **Vegetation and Plant Resources**. No new impacts, either beneficial or adverse, to vegetation or plant resources (including the MLP ecosystem) are expected since most of these natural resources are located within the passive reuse area and not within the redevelopment area. The impacts associated with reuse will remain the same as described in the FEIS.

- **Wetlands**. No new impacts, either beneficial or adverse, to wetlands are expected since most of the wetland resources are located within the passive reuse area and not within the redevelopment area. The impacts associated with reuse will remain the same as described in the FEIS.

- **Federal Threatened and Endangered Species.** As documented in the FEIS, no direct or indirect effects to the gray bat, associated with reuse are anticipated based upon the implementation of the protective measures outlined in the Biological Assessment and in the USACE July 1998 letter to USFWS.

  Changes in the location and size of the enclave will result in the 1600 / 1700 / 1800 area being included in the disposal area. The streams and ponds near this area include low to moderate quality gray bat foraging habitat. Consequently the future landowner(s) will need to adhere to the protective covenants in the BA to ensure that the gray bat is not adversely impacted by reuse activities.

- **Other Species of Concern.** No new impacts, either beneficial or adverse, to species of concern are expected since the changes in the enclave area have no influence on known locations of sensitive species or habitats. The impacts associated with reuse will remain the same as described in the FEIS.

- **Integrated Natural Resources Management.** No new impacts, either beneficial or adverse, to natural resources management are expected since most of the natural resources management activities occur within the passive reuse area and not within the redevelopment area. The impacts associated with reuse will remain the same as described in the FEIS.

5.3.13 Cultural Resources. No new impacts, either beneficial or adverse, to cultural resources are expected since no NRHP eligible cultural resources are located within the portion of the enclave area that has changed. The impacts associated with reuse will remain the same as described in the FEIS (no impacts).

5.3.14 Sociological Resources. The modifications to the enclave will result in impacts similar to those documented in the FEIS. The overall increase in the disposal area may influence the overall amount of development that can occur within the disposal area compared to the development presented in the FEIS. This potential increased amount of development may result in 1.6% more jobs under each reuse alternative. These increases may be principally associated by the addition of the 1600 / 1700 / 1800 area (258 acres) to the reuse area. This large block of land may offer additional reuse opportunities for the community. However, the reuse plan and reuse alternatives do not entail the complete development of the 7,200-acre redevelopment area and consequently the addition of 77 acres may or may not result in increased redevelopment.

5.3.15 Economic Development. The modifications to the enclave will result in impacts similar to those documented in the FEIS (beneficial impacts). The overall increase in the disposal area may influence the overall amount of development that can occur within the disposal area compared to the development presented in the FEIS. This potential increased amount of development may result in an increase in jobs, employee population, and expenditures of approximately 1.6% under each reuse alternative. This increase may be principally associated with the addition of the 1600 / 1700 / 1800 area (258 acres) to the reuse area. This large block of land may offer additional reuse opportunities for the community. However, the reuse plan and reuse alternatives do not entail the complete development of the 7,200-acre redevelopment area, and consequently, the addition of 77 acres may or may not result in increase redevelopment within the 7,200-acre area

5.3.16 Quality of Life. No new impacts, either beneficial or adverse, to quality of life are expected under any of the reuse alternatives. The number of housing units, school enrollment, shopping areas, and service facilities are not expected to change substantially as a result of the changes in the enclave. The impacts associated with reuse will remain the same as described in the FEIS.

5.3.17 Installation Agreements. No new impacts, either beneficial or adverse to installation agreements are expected since the status of the installation agreements will not be influenced by the changes in the enclave. The impacts associated with reuse will remain the same as described in the FEIS (no impacts).

5.4 CUMULATIVE IMPACT

Changes in the enclave size and location are not expected to influence the cumulative impacts discussed in the FEIS. In general, the changes to the enclave are small with respect to the size of the disposal area and the overall size and activity within the Anniston area.

The FEIS analyzes the cumulative impacts of past, present and reasonably foreseeable actions within and around FMC. In general, the cumulative impacts are similar to those detailed under the encumbered reuse alternatives. Impacts of encumbered disposal and reuse may be significant on an individual resource category within the confines of the analysis area; however, these impacts may become less than significant on a regional cumulative impacts analysis basis (e.g. the impacts of the proposed action may be significant on the existing transportation system at several selected sites within the analysis, but these same impacts are not significant to the regional transportation network). The analysis includes an evaluation of the impacts associated with encumbered reuse in conjunction with foreseeable actions such as regional roadway improvements and forest management in the Talledega National Forest.

5.5 SUMMARY and CONCLUSIONS

The decrease in the size of the enclave by approximately 69 acres and the increase in the size of the disposal area by the same amount will have a very minor influence on the impacts described in the FEIS. This acreage accounts for approximately 1.6% of the acres planned for redevelopment at FMC. Although this increase in acreage may result in the potential for increased redevelopment, the reuse plan and reuse alternatives do not entail the complete development of the 7,200-acre redevelopment area, and consequently, the addition of 69 acres may not influence redevelopment within the 7,200-acre area.

The change in the location of some of the enclave components, compared to the enclave included in the FEIS, may also have a minor influence to the impacts associated with reuse described in the FEIS. These may include:

- The addition of the 1600 / 1700/ 1800 area (258 acres) within the disposal area may offer additional reuse opportunities for the community;

- The potential for UXO in the vicinity of the 1600 / 1700 / 1800 area will need to be evaluated and appropriate clearance activities completed prior to disposal and reuse;

- Future landowners in the vicinity of the 1600 area (which includes riparian locations designated as low to moderate quality gray bat foraging habitat) will need to adhere to the protective covenants associated with the BA to assure that the gray bat is not adversely impacted by reuse activities;

- Increase in the number of permanent structures available for reuse; and

- The CDTF is scheduled to be transferred from the Army to the DOJ via a Federal to Federal transfer. If for some unforeseeable reason this does not occur, the Army will re-evaluate the disposal of the CDTF.

Overall, the changes in the enclave area will have no impact or minor impacts on the resource areas evaluated in the FEIS. The changes in the enclave are consistent with the FMDC reuse plan and have been approved by the JPA.

APPENDIX C

Table 1. Caretaker (Army Action) Impacts and Mitigation Measures

Resource Area	Impact Rod Section 4.3	Mitigation Measure	Implementation Responsibility
Economic Development Land Use	Significant Indirect Adverse Minor Adverse	Support interim leasing arrangements, where environmental restoration efforts permit, to provide for job creation, habitation and maintenance of structures, and rapid reuse of the installation. Identify clean or remediated portions of the installation for disposal and reuse. Prioritize restoration and cleanup activities to ensure timely disposal and reuse of remaining portions.	Army
Land Use Utilities (Infrastructure) Community Services Installation Agreements	Minor Adverse	Conduct installation security and maintenance operations to the extent provided by Army policies and regulations for the duration of the caretaker period, and transfer responsibilities for these functions to non-Army entities as soon as practicable.	Army
Ordnance and explosives	Minor Adverse	Retain federal ownership of property where UXO clearance would cause significant adverse and unacceptable ecological damage.	Army
Hazardous and Toxic Materials	Not Significant	Prioritize restoration and cleanup activities to ensure timely disposal and reuse of remaining portions Utilize natural attenuation for environmental remediation at appropriate sites wherever there is no imminent threat to human health or the environment. Recycle solid wastes and debris where practicable.	Army
Biological Resources	Minor Adverse	Continue, at reduced levels, natural resources management programs including activities under the FMC endangered species management plan and integrated natural resources management plan, land management, pest control, forest management, and erosion control. Additionally, agreement with other Agencies would be sought to maintain the Mountain Longleaf Pine (MLP) ecosystem through the continuation of prescribed burns and other management procedures.	Army
Cultural Resources	Minor Adverse	Continue compliance with historic preservation laws and regulations. Complete FMC cultural surveys to the maximum extent possible and implement the Programmatic Agreement.	Army

Table 2. Disposal (Army Action) Impacts and Mitigation Measures

Resource Area	Impact ROD Section 4.1	Mitigation Measure	Implementation Responsibility
Land Use Economic Development	Minor Adverse	Transfer property with appropriate covenants, institutional controls, restrictions, or notices, as appropriate, with respect to residual environmental contamination, lead based paint, asbestos, UXO, historic and cultural resources, and protection of the gray bat.	Army
Ordnance and Explosives Air Quality Noise Geology	Minor Adverse	Complete the Engineering Evaluation/Cost Analysis (EE/CA) and any necessary UXO investigation to delineate the extent of UXO on excess and surplus FMC property. Conduct removal actions, provide notice and impose use restrictions as appropriate. Transfer property with appropriate covenants, institutional controls, restrictions, or notices, as appropriate for UXO. Retain federal ownership of property where clearance/removal of UXO would cause significant adverse and unacceptable ecological damage or is not feasible.	Army
Hazardous and Toxic Materials Air Quality	Minor Adverse	Continue the cleanup process and remedial actions as required by law and regulation. Transfer property with appropriate covenants, institutional controls, restrictions, or notices, as appropriate, with respect to residual environmental contamination, lead based paint, and asbestos.	Army
Biological Resources Water Resources	Minor Adverse	Transfer property with appropriate covenants, restrictions, or notices, as appropriate, for protection of the gray bat. Retain federal ownership of property where clearance/removal of UXO would cause significant adverse and unacceptable ecological damage or is not feasible.	Army
Cultural Resources	Minor Adverse	Prior to final disposal, conduct complete cultural resources surveys of FMC property to the maximum extent possible in order to avoid future adverse impacts. Historical properties and archeological sites eligible for the National Register will be transferred with protective deed covenants.	Army

Resource Area	Impact ROD Section 4.1	Mitigation Measure	Implementation Responsibility
Infrastructure	Minor Adverse	Until disposal, maintain installation buildings, infrastructure, and natural resources in caretaker status consistent with Army policy, applicable regulations, and the availability of appropriated funds.	Army
Land Use	Minor Adverse	Continue to work with the JPA to ensure that, to the maximum extent feasible, encumbered disposal transactions are consistent with the approved community reuse plan and implementation strategy.	Army

Table 3. Reuse Impacts and Potential Mitigation Measures (secondary actions by others [non-Army])

Resource Area	Impact ROD Section 4.4	Potential Mitigation Measure	Implementation Responsibility
Air Quality Transportation System (Infrastructure)	Significant Adverse	Adherence to the provisions of the CAA and State Regulations would prevent any significant impacts from industrial operations (long term). Control construction dust by applying water or dust suppressants and/or planting of plants or grass. Implement trip reduction plans, car pooling, using economical vehicles, improving highways, and revising work schedules will reduce impacts from mobile sources. Implement improvements in the road system envisioned in the Fort McClellan Comprehensive Reuse Plan.	Anniston-Calhoun County Fort McClellan Development Joint Powers Authority (JPA) All Reuse Entities
Land Use Utilities (Infrastructure)	Minor Adverse	Application of land development controls and planning/design standards by the appropriate governing jurisdiction (includes zoning and subdivision controls, site and grading plan review and building permit review and approval procedures). Reuse restrictions on the development of areas with steep slopes and/or highly erodible soils. Disposal area does not lend itself to construction without proper erosion management practices	JPA City of Anniston Calhoun County All Reuse Entities
Water Resources	Minor Adverse	Construction of storm water detention/retention systems will help reduce sediment loading to surface waters.	JPA All Reuse Entities
Geology	Minor Adverse	Avoid highly erodible soils, especially those associated with the steep slopes, wherever possible. Should the soil be disturbed, desilting basins, sediment traps, silt fences, straw barriers, and other erosion control measures could be constructed.	JPA All Reuse Entities
Ordnance and Explosives	Minor Adverse	Comply with deed covenants on land uses which implement the recommendations from the EE/CA and DDESB decisions, regarding UXO removal activities and land use restrictions.	JPA All Reuse Entities Army (from disposal actions)
Hazardous and Toxic Materials	Not Significant	Comply with applicable Federal, State, and Local regulations and permit requirements. Encourage redevelopment activities and industries that are environmentally friendly. Comply with deed covenants on land uses which implement institutional controls resulting from CERCLA remedy decisions.	JPA All Reuse Entities Army (from disposal actions)

Resource Area	Impact ROD Section 4.4	Potential Mitigation Measure	Implementation Responsibility
Biological Resources	Minor Adverse	Ensure consultation with natural resources experts and regulatory agencies prior to initiating actions and implementing best management practices in association with approved projects.	JPA All Reuse Entities USFWS (ESA)
	Minor Adverse	Implementation of a management plan which includes, the use of prescribed burns to assure the continued long-term viability of this ecosystem; direct forest management activities toward the reestablishment of MLP in historic locations; and the establishment of the Mountain Longleaf Wildlife Refuge at FMC.	
	Minor Adverse	Implement the reuse Project Design Features (PDFs) detailed in the Biological Assessment (BA) and the additional protective measures described in the July 1998 letter from the USACE to the USFWS.	
	Minor Adverse	Establish buffer areas around Special Interest Natural Areas (SINAs) and known populations	