

**Final  
Land Use Control Effectiveness Report  
McClellan  
Anniston, Alabama**

**Prepared for:**

**Anniston Calhoun County Fort McClellan Development  
Joint Powers Authority**



**Prepared by:**



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## 1.0 INTRODUCTION

This 2005 Annual Land Use Control Effectiveness Report (LUCER) has been prepared by Matrix Environmental Services, LLC, on behalf of the Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA) to document the effectiveness of land use controls (LUCs) on certain parcels at McClellan owned by the JPA and for which the JPA is responsible for LUC enforcement. This report is intended to satisfy the requirements stipulated in the Cleanup Agreement between the Alabama Department of Environmental Management (ADEM) and the JPA dated September 30, 2003, and the Environmental Services Cooperative Agreement (ESCA) between the United States Department of the Army (Army) and the JPA dated September 29, 2003.

The Cleanup Agreement (Section IV.C.) requires interim land use controls on certain parcels described in the Army's Finding of Suitability for Early Transfer (FOSET). These interim land use controls are further described in the Deed Notices that are attached to the Deed for the FOSET Parcels that have been transferred from the Army to the JPA (Early Transfer Quitclaim Deed, also known as "Deed 13"). The Cleanup Agreement requires that the JPA maintain and enforce the provisions of the Deed 13 notices until investigation and corrective measures required under the Cleanup Agreement have been completed, and final remedies implemented. This LUCER documents the enforcement of the LUCs and interim LUCs described in Deed 13, the Cleanup Agreement (CA), and the Land Use Control Implementation Plan (LUCIP). Table 1.1 presents a summary of LUCs by site/parcel.

The ESCA, Attachment E.1., Section 2.1.3 (6) requires the JPA to *"Implement, administer, and enforce LUCs. Such implementation and administration of land use controls may be evidenced by the filing by the JPA with ADEM and the Army of an annual compliance report. The report shall certify, after inspection, that all components of land use controls are in place, and reporting any apparent violations of the land use controls, and describing actions, if any taken in response to such violations."*

This report has been prepared to fulfill the requirements specified above. The following sections describe the LUCs established for each applicable parcel, a description of the status of the LUC, inspection summary, and any noted violations.

## 2.0 LAND USE CONTROLS

The following parcels currently have LUCs and/or interim LUCs for which the JPA is responsible for enforcing:

- Landfill 1 – Parcel 78(6)
- Landfill 2 – Parcel 79(6)
- Landfill 3 – Parcel 80(6)
- Landfill 4 – Parcel 081(5)
- Industrial Landfill – Parcel 175(5)
- Former Post Garbage Dump – Parcel 126(7)
- Fill Area North of Landfill 2 – Parcel 230(7)
- Fill Area East of Reilly – Parcel 227(7)
- Fill Area NW of Reilly – Parcel 229(7)
- Training Area T-38 Former Technical Reaction Area – Parcel 186(6)
- Training Area T-6 (Naylor Field) – Parcel 183(6)
- Cane Creek Training Area – Parcel 510(7)
- Small Weapons Repair Shop – Parcel 066(7)
- Motor Pool Area 1500 and Chemical Laundry – Parcel 094(7)
- Reilly Lake
- Alpha Area (Multiple Parcels)
- Dog Kennel Area

A parcel by parcel description of the LUC and/or interim LUC as specified in Deed 13, the CA, and LUCIP, along with an inspection summary, and any violations along with actions taken, follow.

### 2.1 *Landfill 1 (Parcel 78(6))*

LUCs at Landfill 1 include a restriction on digging or disturbance of soils without ADEM approval and the installation of signs and monuments around the landfill. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future. Signs and monuments will be installed after finalization of the Landfill EE/CA, which is pending approval by ADEM.

### 2.2 *Landfill 2 (Parcel 79(6))*

LUCs at Landfill 2 include a restriction on residential use, a restriction on digging or disturbance of soils without ADEM approval, and installation of signs and monuments around the landfill. Residential use includes housing, daycare facilities, playgrounds, and schools for persons under age 18. Landfill 2 was not used for residential purposes in FY05, nor is residential use anticipated in the future. In the event the parcel is sold to another party, the “Notice of Non-Residential Use” will be included in the transfer deed. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future. Signs and monuments will be installed after finalization of the Landfill EE/CA, which is pending approval by ADEM.



In the event the parcel is sold to another party, the “Notice of Non-residential Use” will be included in the transfer deed.

### **2.3     *Landfill 3 (Parcel 80(6))***

LUCs at Landfill 3 include a restriction on the consumptive or other use of groundwater and direct contact with groundwater below the parcel, unless proper safety and disposal measures as approved by ADEM are implemented. No consumptive or other use of groundwater occurred in FY05, and none is anticipated in the future. With the exception of groundwater sampling associated with the ongoing ADEM-approved environmental investigation, no direct contact with groundwater below the parcel occurred in FY05, and none is anticipated in the future.

LUCs also include a restriction on residential use of this parcel and a restriction on digging or disturbance of soils without ADEM approval. No residential use of the parcel occurred during FY05, and none is anticipated in the future. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future. This parcel is undergoing remedial investigation. It is anticipated that the interim LUCs specified herein will remain pending implementation of a groundwater remedy and final LUCs.

### **2.4     *Landfill 4 (Parcel 081(5))***

LUCs at Landfill 4 include a restriction on the consumptive or other use of groundwater and direct contact with groundwater below the parcel, unless proper safety and disposal measures as approved by ADEM are implemented and a restriction on digging or disturbance of soils without ADEM approval. No consumptive or other use of groundwater occurred in FY05, and none is anticipated in the future. With the exception of groundwater sampling associated with long-term operations and maintenance of this ADEM-approved closed landfill, no direct contact with groundwater below the parcel occurred in FY05, and none is anticipated in the future. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future.

### **2.5     *Industrial Landfill (Parcel 175(5))***

LUCs at the Industrial Landfill include a restriction on the consumptive or other use of groundwater and direct contact with groundwater below the parcel, unless proper safety and disposal measures as approved by ADEM are implemented, a restriction on digging or disturbance of soils without ADEM approval, and the installation of signs and monuments around the landfill. No consumptive or other use of groundwater occurred in FY05, and none is anticipated in the future. With the exception of groundwater sampling conducted to comply with ADEM landfill permit requirements, no direct contact with groundwater below the parcel occurred in FY05, and none is anticipated in the future. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future. Monuments and signs will be installed around the landfill once the landfill is closed and a final cap installed.



## **2.6    *Former Post Garbage Dump (Parcel 126(7))***

LUCs at the Former Post Garbage Dump include a restriction on digging or disturbance of soils along with access control. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future. The Former Post Garbage Dump is east of Reilly Lake and access is controlled by six locked gates that control vehicular access to Reilly Lake. These gates are checked daily and recorded on an inspection form that is signed and dated by the JPA security officer.

## **2.7    *Fill Area North of Landfill 2 (Parcel 230(7))***

LUCs at the Fill Area North of Landfill 2 include a restriction on digging or disturbance of soils along with access control and the installation of signs and monuments. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future. The fill area is within the Alpha Area boundary and access is controlled by locked gates which are checked daily and recorded on an inspection form that is signed and dated by the JPA security officer. UXO signs are posted along the perimeter of the Alpha Area which would include the Fill Area North of Landfill 2. Signs and monuments will be installed following finalization of the Landfill EE/CA, which is pending approval by ADEM.

## **2.8    *Fill Area East of Reilly (Parcel 227(7))***

LUCs at the Fill Area East of Reilly include a restriction on digging or disturbance of soils along with access control and the installation of signs and monuments. No digging or soil disturbance was performed in FY05 nor is any anticipated in the future. The Fill Area East of Reilly is east of Reilly Lake and access is controlled by six locked gates that control vehicular access to Reilly Lake. These gates are checked daily and recorded on an inspection form that is signed and dated by the JPA security officer. Signs and monuments will be installed following finalization of the Landfill EE/CA, which is pending approval by ADEM.

## **2.9    *Fill Area NW of Reilly (Parcel 229(7))***

LUCs at the Fill Area NW of Reilly include a restriction on digging or disturbance of soils and the installation of signs and monuments. No digging or soil disturbance was performed in FY05. An engineered landfill cap is planned for FY06, which will require soil disturbance. An engineered landfill cap is currently in the design phase for this area. Signs and monuments will be installed following the installation of the landfill cap, which is expected to be completed in FY06.

## **2.10   *Training Area T-38 Former Technical Reaction Area (Parcel 186(6))***

LUCs at the Training Area T-38 include no public access and no use of the property for any purpose pending completion of characterization and any required response action. There has been no evidence of public access to Training Area T-38 during FY05. A locked gate at the entrance to T-38 prevents public access. The gate is checked daily and recorded on an inspection form that is signed and dated by the JPA security officer.

### **2.11 Training Area T-6 (Naylor Field) (Parcel 183(6)) and Cane Creek Training Area (Parcel 510(7))**

LUCs at the Training Area T-6 and Cane Creek Training Area include no public access and no use of the property for any purpose pending completion of characterization and any required response action. There has been no evidence of public access to these training areas. These areas about the Bravo Area and the locked gate restricting access is checked by Transition Force security officers daily and recorded on an inspection form.

### **2.12 Small Weapons Repair Shop (Parcel 66(7))**

LUCs at the Small Weapons Repair Shop include a restriction on the consumptive or other use of groundwater and direct contact with groundwater below the parcel, unless proper safety and disposal measures as approved by ADEM are implemented. No consumptive or other use of groundwater occurred in FY05, and none is anticipated in the future. With the exception of groundwater sampling conducted in accordance with ongoing ADEM-approved environmental investigations at this parcel, no direct contact with groundwater below the parcel occurred in FY05, and none is anticipated in the future.

### **2.13 Motor Pool Area 1500 and Chemical Laundry (Parcel 094(7))**

LUCs at the Motor Pool Area 1500 and Chemical Laundry include a restriction on the consumptive or other use of groundwater and direct contact with groundwater below the parcel, unless proper safety and disposal measures as approved by ADEM are implemented. No consumptive or other use of groundwater occurred in FY05, and none is anticipated in the future. With the exception of groundwater sampling conducted in accordance with ongoing ADEM-approved environmental investigations at this parcel, no direct contact with groundwater below the parcel occurred in FY05, and none is anticipated in the future.

### **2.14 Reilly Lake**

LUCs at Reilly Lake as specified in Deed 13 include restrictions on:

- Swimming, wading, fishing, or harvesting aquatic animals in the lake wetlands, and streams
- Consumption of fish or other aquatic animals in the lake, streams, and wetlands.

During FY05, six locked gates restricting vehicular access to Reilly Lake were in place (see Figure 1). The gates are inspected on a daily basis by the JPA. The inspections are recorded on an inspection form that is dated and signed by the JPA security officer. The form is then filed in a notebook at the JPA offices.

Signs that specify the restricted activities noted above are posted around Reilly Lake. The signs and parcel are inspected weekly, and the inspections are recorded on the forms noted above. The weekly inspection forms are also filed in the LUC notebook and are retained at the JPA offices. Selected examples of these forms are included in Appendix A and all forms are available for

review upon request. Figure 2 shows a sign installed around Reilly Lake. Violations of the LUCs are discussed in Section 3.0.

### **2.15 Alpha Area**

LUCs for the Alpha Area pertained to unexploded ordnance, and are intended to minimize the risk to human health and the environment, and to promote human safety. This is achieved by:

- Controlling access to the Alpha Area
- Educating the public on the explosive hazards associated with munitions that may be present on the parcel, and actions they should take should a UXO item be encountered.

Eleven gates have been installed to restrict vehicular access to this area (Figure 3 shows the locations of the gates). Each gate is maintained under lock and key control. Signs are posted on the gates warning persons to keep out of the areas beyond the gates. Locked gates are inspected daily, and results of the inspection recorded on an inspection form. The inspection forms are filed in the JPA's offices.

UXO warning signs (Figure 4) are installed around the perimeter of the Alpha Area, and are inspected on a weekly basis. Missing or damaged signs are replaced.

The JPA is coordinating the community outreach program with the Army. A training video explaining the dangers of UXO is mandatory for anyone performing work on McClellan. The JPA and MES brief all contractors conducting work at McClellan on the possibility of encountering UXO, and describe emergency procedures to implement should UXO be encountered. Pamphlets explaining the dangers of UXO and what to do in the event a UXO item is found are available to the public at the JPA Building on McClellan. An example pamphlet is included in Appendix B.

### **2.16 Dog Kennel Area**

Except for the Dog Kennel Area, the Army has responsibility for maintaining and enforcing LUCs in the Bravo Area. Interim LUCs have been established at the Dog Kennel Area to facilitate temporary use of the site by Auburn University for use in their canine training program. The interim LUCs for the Dog Kennel Area pertain to unexploded ordnance, and are intended to minimize the risk to human health and the environment, and to promote human safety. This is achieved by:

- Use of the Dog Kennel Area property is restricted to surface use.
- The tenant's personnel, including employees or authorized visitors, on site at the Dog Kennel Area must receive ordnance familiarization training.
- No Trespassing signs.

The JPA has incorporated provisions in the lease document prohibiting intrusive activity on the property. Monthly inspections are performed by the JPA to ensure that the restrictions have not

been violated. The inspections are recorded on an inspection form that is dated and signed by the JPA security officer. The form is then filed in a notebook at the JPA offices. A training video explaining the dangers of UXO is mandatory for persons who enter and/or use the Dog Kennel Area. Documentation of training is maintained in a notebook at the JPA offices.

The JPA is currently renegotiating the lease for the Dog Kennel Area with Auburn University. Part of this renegotiation includes requesting from ADEM a continuation of the current LUCs.

### **3.0 LUC VIOLATIONS AND ACTIONS**

The most serious land use control violation is due to poachers. The poaching problem mainly occurs at night in the fall during the hunting season. Both Federal and State Game Wardens patrol the areas frequented by poachers and have chased and apprehended poachers. The total elimination of poaching would be difficult due to the large area of the base, remoteness of many areas, the number of egress points through the woods onto the base, and the use of ATVs by the poachers. Game Wardens will continue to patrol known areas of poaching.

#### **4.0 RECOMMENDATIONS**

It is recommended that daily and weekly inspections continue. Vigilance by JPA and MES employees in identifying areas where trespassing may be occurring should also continue, along with support for the Federal and State Game Wardens.

**Table 1.1 Land Use Control Summary**

<b>Site - Parcel</b>	<b>Land Use Control</b>
Landfill 1 - Parcel 78(6)	Restriction on digging or disturbance of soil (Deed 13, LUCIP) Monuments and signs (CA)
Landfill 2 - Parcel 79(6)	Restriction on residential use (Deed 13) Monuments and signs (Deed 13, CA) Restriction on digging or disturbance of soil (LUCIP)
Landfill 3 - Parcel 80(6)	Restriction on consumptive, other use or contact with groundwater (Deed 13, LUCIP) Restriction on digging or disturbance of soil (LUCIP) Restriction on residential use (Deed 13, LUCIP)
Landfill 4 - Parcel 81(5)	Restriction on consumptive, other use or contact with groundwater (Deed 13, LUCIP) Restriction on digging or disturbance of soil (LUCIP)
Industrial Landfill - Parcel 175(5)	Restriction on consumptive, other use or contact with groundwater (Deed 13, LUCIP) Monuments and signs (CA) Restriction on digging or disturbance of soil (LUCIP)
Former Post Garbage Dump - Parcel 126(7)	Restriction on digging or disturbance of soil (Deed 13, LUCIP) Monuments and signs (CA)
Fill Area North of Landfill 2 - Parcel 230(7)	Restriction on digging or disturbance of soil (Deed 13, LUCIP) Monuments and signs (CA)
Fill Area East of Reilly - Parcel 227(7)	Restriction on digging or disturbance of soil (Deed 13, LUCIP) Monuments and signs (CA)
Fill Area NW of Reilly - Parcel 229(7)	Restriction on digging or disturbance of soil (Deed 13, LUCIP) Monuments and signs (CA)
Training Area T-38 Former Technical Reaction Area - Parcel 186(6)	Restriction on public access (Deed 13) No use of property pending completion of characterization and an required response action (LUCIP)
Training Area T-6 (Naylor Field) - Parcel 183(6)	Restriction on public access (Deed 13) No use of property pending completion of characterization and an required response action (LUCIP)
Cane Creek Training Area - Parcel 510(7)	Restriction on public access (Deed 13) No use of property pending completion of characterization and an required response action (LUCIP)
Small Weapons Repair Shop - Parcel 66(7)	Restriction on consumptive, other use or contact with groundwater (Deed 13, LUCIP)
Motor Pool Area 1500 and Chemical Laundry - Parcel 94(7)	Restriction on consumptive, other use or contact with groundwater (Deed 13, LUCIP)
Reilly Lake	Restriction on swimming, wading, fishing, or harvesting and consumption of aquatic animals (Deed 13, LUCIP)
Alpha Area (Multiple Parcels)	Restriction on public access (Deed 13) No use of property pending completion of characterization and an required response action (LUCIP)
Dog Kennel Area	Restricted to surface use only Ordnance familiarization training No trespassing signs

CA - Cleanup Agreement

LUCIP - Land Use Control Implementation Plan



The map displays the Reilly Airfield and surrounding areas. A red outline indicates the LUC (Land Use Change) Area. Various wetlands are shown, including Reilly Lake (blue) and other wetlands (hatched). Roads are marked with solid lines, and contours are shown as dashed lines. Elevation points are marked with values such as 670,433.08, 1,182,004.08, 673,981.48, 1,181,963.53, 673,985.18, 1,181,083.01, 673,385.52, 1,180,784.75, 669,857.68, and 1,180,873.81. The map also shows the Reilly Airfield, Gobler Road, Falcon Road, and other roads. A legend in the bottom right corner defines the symbols used: Gates (red line), Roads (solid line), Contours (dashed line), Intermittent Streams (dotted line), Other Wetlands (hatched), Jurisdictional Wetlands (blue), Reilly Lake (blue), Landfills (Not Included In LUC) (yellow), LUC Area (red outline), and Seep (red dot). A north arrow and a scale bar (0 to 900 feet) are also present.

### Figure 1

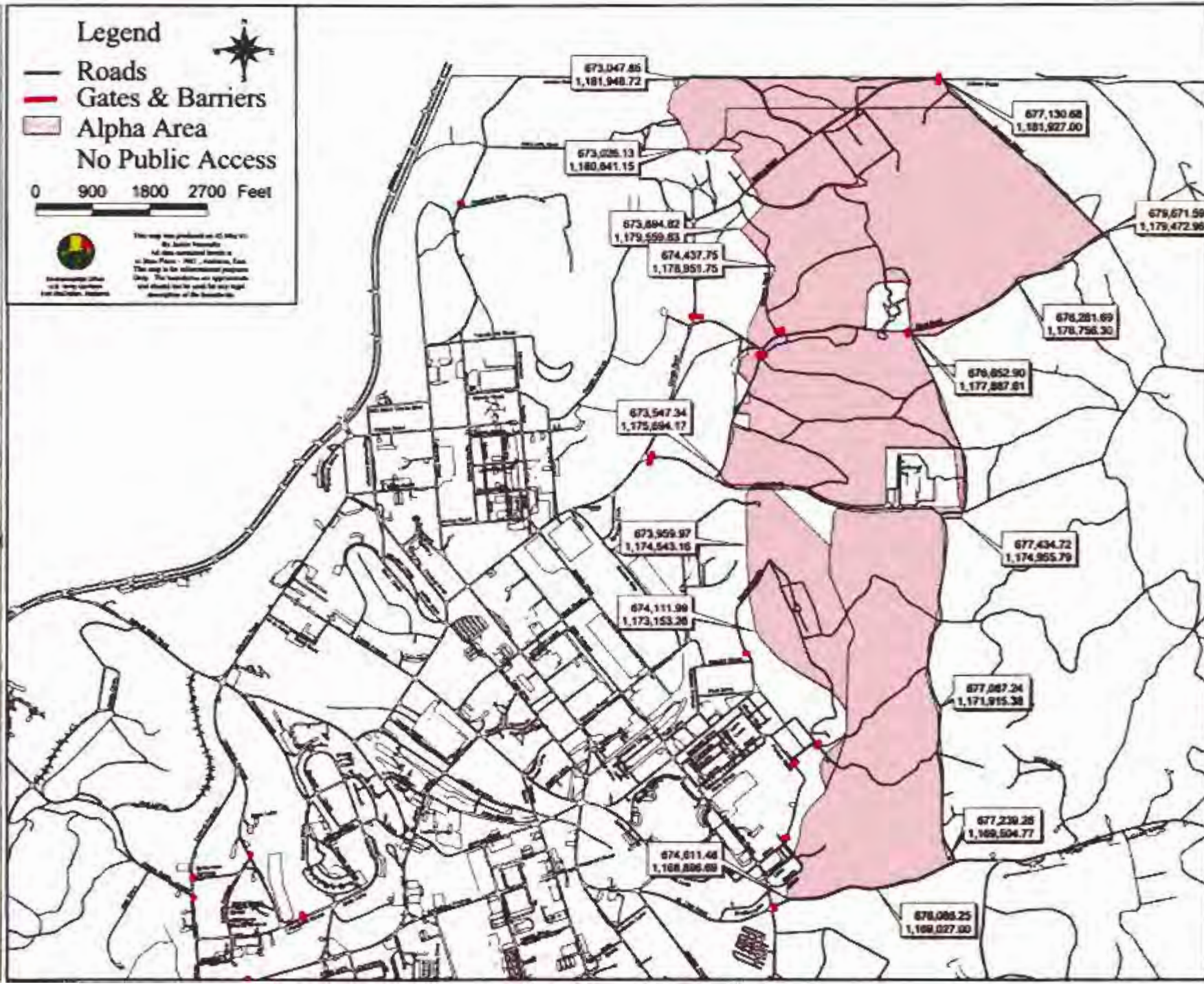


# **WARNING**

NO SWIMMING, WADING, OR  
HARVESTING AQUATIC ANIMALS IN  
THE LAKE, WETLANDS, AND STREAMS.  
NO CONSUMPTION OF FISH OR OTHER  
AQUATIC ANIMALS IN THE LAKE,  
STREAMS AND WETLANDS.

CONTACT JPA 256-236-20<sup>11</sup>





**DANGER**

**IMPACT AREA  
KEEP OUT**





# Daily and Monthly Security Checklist

Patrolman: CAPT. S. AKRIDGE

Date: 12-30-05

AREA	PARCEL/ LOCATION	TIME	BARRIER CONDITION	GATE CONDITION	LOCK OPEN/ LOCKED/ OPERATES	TRESPASS EVIDENCE	REMARKS/ COMMENTS
UXO	DAILY Gates						
	Alpha UXO						
Garcia & Coosa	Gate 1	1558	OK	OK	YES	NO	
Lauren	Gate 2	1600		BENT			
Ruskin Road	Gate 3	1601		OK			
Regent Road	Gate 4 / T-38	1603					
Magazine Gate	No Gate #	1605					
Goode Road	Gate 5	1609					
MOUT Road	Gate 12	1642					
Main Gate	Gate 12	* 1610					
MOUT Road	Gate 6	1643					
Goode Road/ Main Gate	Gate 7	1612					
Riley Lake Gate @ DAM	Gate 9	1623					
Landfill Gate	Gate 8	1627					
Ranger Ave - A	Gate 10	1632					
Ranger Ave - B	Gate 11	1634	↓	↓	↓	↓	
	MONTHLY						
	ALPHA UXO						
	BOUNDRY & INT.						

## OTHER COMMENTS:

\* 1610 - AS WE STARTED ENTRY TO GATE 12 - WE OBSERVED A WHITE BRONCO BACKING OUT OF WOODED AREA JUST BEHIND GATE 7 - IT WENT DOWN ROAD AWAY FROM GATE 7 - WE PURSUED - IDENTIFIED PERSON AS SCOTT BRADSHAW  
WE CAME BACK TO CHECK GATE 12 at 1642 AND GATE 6 at 1643

SIGNATURE: 



# Daily and Monthly Security Checklist

Patrolman: CAPT. S. ARIDGE

Date: 12-31-05

AREA	PARCEL/ LOCATION	TIME	BARRIER CONDITION	GATE CONDITION	LOCK OPEN/ LOCKED/ OPERATES	TRESPASS EVIDENCE	REMARKS/ COMMENTS
UXO	DAILY Gates						
	Alpha UXO						
Garcia & Coosa	Gate 1	1230	OK	OK	YES	NO	
Lauren	Gate 2	1232		BENT			
Ruskin Road	Gate 3	1233		OK			
Regent Road	Gate 4 / T-38	1236					
Magazine Gate	No Gate #	1238					
Goode Road	Gate 5	1241					
MOUT Road Main Gate	Gate 12	1243					
MOUT Road	Gate 6	1245					
Goode Road/ Main Gate	Gate 7	1249					
Riley Lake Gate @ DAM	Gate 9	1254					
Landfill Gate	Gate 8	1257					
Ranger Ave - A	Gate 10	1302					
Ranger Ave - B	Gate 11	1305	↓	↓	↓	↓	
	MONTHLY ALPHA UXO BOUNDARY & INT.						
OTHER COMMENTS:							

SIGNATURE: Capt. S. Aridge



## Report

Call 911

If you encounter something  
that could be UXO call 911

## Remember What To Do If You Find UXO...

- Recognize
- Retreat
- Report

911

## Be Safe

- UXO can kill you.
- If you encounter UXO, don't touch it.
- Leave the area.
- Try to keep others out of the area and call 911 to report you may have encountered UXO.
- Keep yourself and your friends safe.

# UXO

# AWARENESS



180 Headquarters Rd. Bldg 61  
Anniston AL 36205

Phone: 256-947-0780  
Fax: 256-947-0905  
E-mail: Richard\_gaskin@matrixdesigngroup.com





# UXO AWARENESS

## UXO Can Be Deadly

### Learn What To Do If You Encounter UXO!



## Don't Be Fooled

- No matter if it is a full munitions item or a small piece,
- No matter if it includes markings that say "simulator" or "practice,"
- By any name, UXO can hurt you!

## Learn What To Do...

So that you or a friend are not hurt by UXO.

- Recognize
- Retreat! (leave the area the way you entered)
- Report



## What Is UXO?

UXO stands for Unexploded Ordnance. UXO's are military munitions that failed to function properly when fired.

Military munitions include:  
bombs, bombs, rockets and simulators,  
grenades, blasting caps, shells and fuses

UXO's are munitions that:  
haven't exploded  
could explode  
look new or old...shiny or rusty...clean or dirty

## Some UXO's Are Hard To Recognize

UXO comes in many shapes, sizes, and types.

- Size doesn't matter. Even small items can kill or injure.
- Age doesn't matter. Even old rusty items can kill or injure.
- UXO may not look harmful, but all UXO can be dangerous!



## UXO Photos



## UXO's Are Dangerous

UXO's have seriously hurt and even killed people.

- Do not touch anything that could be UXO.
- Do not enter areas with "Danger" signs.



## Retreat

- Don't touch it.
- Don't go near it.
- Leave the area using the same path you used to enter it.