

**Land Use Control Effectiveness Report - 2023**  
**McClellan, Anniston, Alabama**

**Prepared for:**



**MCCLELLAN**  
DEVELOPMENT AUTHORITY

**McClellan Development Authority**  
**McClellan, Anniston, Alabama**

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## **LIST OF ACRONYMS AND ABBREVIATIONS**

ADEM	Alabama Department of Environmental Management
ALDOT	Alabama Department of Transportation
Army	United States Department of the Army
BMP	Best Management Practice
CA	Cleanup Agreement AL4 210 020 562
CMIP	Corrective Measures Implementation Plan
Deed 13	Early Transfer Quitclaim Deed 13
EOD	Explosive Ordnance Disposal
ESCA	Environmental Services Cooperative Agreement
FOSET	Finding of Suitability for Early Transfer
GSA	General Services Administration
HTRW	Hazardous Toxic Radiologic Waste
LUC	Land Use Control
LUCER	Land Use Control Effectiveness Report
LUCIP	Land Use Control Implementation Plan
Matrix	Matrix Environmental Services, LLC
MDA	McClellan Development Authority
MEC	Munitions and Explosives of Concern
MES	Matrix Environmental Services, LLC
MRA	Munitions Response Area
MRS	Munitions Response Site
NPDES	National Pollutant Discharge Elimination System
RCRA	Resource Conservation and Recovery Act
RFI	Resource Conservation and Recovery Act Facility Investigation

UXO                      Unexploded Ordnance

## **1.0 INTRODUCTION**

This 2023 Annual Land Use Control Effectiveness Report (LUCER) has been prepared by Matrix Environmental Services, LLC (Matrix) on behalf of the McClellan Development Authority (MDA) to document the effectiveness of land use controls (LUCs) on certain parcels at McClellan owned by the MDA and for which the MDA is responsible for LUC enforcement. This report is intended to satisfy the requirements stipulated in the Cleanup Agreement No. AL4 210 020 562 (CA), amended most recently in July 2019, between the Alabama Department of Environmental Management (ADEM) and the MDA (ADEM, 2019); and the Environmental Services Cooperative Agreement (ESCA) between the United States Department of the Army (Army) and the MDA.

The CA (Section IV.C.) requires land use controls on certain parcels described in the Army's Finding of Suitability for Early Transfer (FOSET) or in Environmental Covenants. 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 MDA (Early Transfer Quitclaim Deed, also known as "Deed 13"). The CA requires that the MDA maintain and enforce the provisions of the Deed 13 notices until investigation and corrective measures required under the CA have been completed, and final remedies implemented. This LUCER documents the enforcement of the LUCs described in Deed 13, the CA, and Environmental Covenants filed in Calhoun County Probate. Table 1 presents a summary of LUCs by site/parcel.

The ESCA, Attachment E.1., Section 2.1.3 (6) requires the MDA to *"Implement, administer, and enforce LUCs. Such implementation and administration of land use controls may be evidenced by the filing by the MDA 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 LUCs, inspection summaries, and any noted violations.

## **2.0 LAND USE CONTROLS**

The MDA has assumed responsibility for conducting site-wide security patrols in the Main Cantonment Area, Alpha Munitions Response Area (MRA), and Bravo MRA. Matrix personnel performed the role of Matrix Security officer through 2023. Inspections were conducted on a semi-weekly basis. Incidents or concerns were noted on an Incident Report Form. The inspection forms are filed in the LUC notebook and are retained in the Matrix Anniston office. Examples of these forms are included in Appendix A. The inspection forms are available for review upon request. In addition to site-wide security, the MDA is responsible for enforcement of LUCs and interim LUCs at the following sites:

- Landfill 1, Parcel 78(6) (Landfill 1)
- Landfill 2, Parcel 79(6) (Landfill 2)
- Landfill 3, Parcel 80(6) (Landfill 3)
- Landfill 4, Parcel 81(5) (Landfill 4)
- Industrial Landfill, Parcel 175(5) (Industrial Landfill)
- Former Post Garbage Dump, Parcel 126(7) (Garbage Dump)
- Fill Area North of Landfill 2, Parcel 230(7) (Fill Area North of Landfill 2)
- Fill Area East of Reilly, Parcel 227(7) (Fill Area East of Reilly)
- Fill Area Northwest of Reilly Airfield, Parcel 229(7) (Fill Area Northwest of Reilly)
- Training Area T-38 Former Technical Reaction Area, Parcel 186(6) (Training Area T-38)
- Range 31: Former Defendum Field Firing Range No. 2, Parcel 215Q
- Antitank Range, Parcel 230Q-X and Antitank Range: Former Rifle Range, Parcel 149Q
- Munitions Response Site (MRS) 13
- Training Area T-6 (Naylor Field), Parcel 183(6) (Training Area T-6)
- Cane Creek Training Area, Parcel 510(7) (Cane Creek Training Area)
- Small Weapons Repair Shop, Parcel 066(7) (Small Weapons Repair Shop)
- Chemical Laundry and Motor Pool Area 1500, Parcel 94(7) (Chemical Laundry)
- Former Motor Pool Area 3100, Parcels 24(7), 25(7), 73(7), 212(7), and 146(7) (Motor Pool Area 3100)
- Former Washrack, Building 1740, Soldier's Chapel, Parcel 127(7) (Soldier's Chapel)
- Reilly Lake
- General Services Administration (GSA) Warehouse Area, Parcels 151(4), 2(4), 3(4), 4(4), 67(4), 69(4), 91(4), 111(4), 128(4), 129(4), and 238(4) (GSA Warehouse Area)
- Alpha MRA and Bravo MRA (Multiple Parcels)
- Dog Kennel Area, Parcel 516(7)
- Blacktop Training Area, Parcel 511(7) and Fenced Yard in Blacktop Training Area, Parcel 512(7) (Blacktop Training Area), part of the Training Area T-5 Sites
- M1.01, M3 Miscellaneous Property and Eastern Bypass "Y" Area Junction (Golden Triangle and Y Area)
- Iron Mountain Road Ranges, Parcels 069Q, 070Q, 071Q, 075Q, 221-Q-X, 222Q-X (Iron Mountain Road Ranges)
- Training Area T-31, Parcels 184(7) and 185(7)
- Training Area T-24A Parcels 112Q, 213Q and 214Q
- Baby Bains Gap Road Ranges: Range 23, Parcel 79Q

- Baby Bains Gap Road Ranges: Range 25, Parcels 83Q, 118Q-X
- Pistol Range, Parcel OA-03
- Impact Area South of Prisoner-of-War (IASPOW) Training Facility Former Rifle/Machine Gun Ranges, Parcels 100Q and 101Q

The following sections include a parcel-by-parcel description of LUCs as specified in Deed 13, the CA, and Environmental Covenants. Also included are summaries of the inspections performed during 2023 and violations with associated corrective actions taken, as well as summaries of the landfill cap inspections performed in 2023.

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

The MDA submitted Environmental Covenant, Number FY-12-02.00 associated with Landfill 1 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on October 17, 2012.

LUCs at Landfill 1 specify a restriction on residential use. Residential use includes housing, daycare facilities, playgrounds, and schools for persons under age 18. A property use restriction of surface use only; a prohibition on digging or excavation of soils; and, installation of wells for uses other than monitoring is not allowed. In addition, the installation of signs and monuments is required.

Landfill 1 was not used for residential purposes in 2023, nor is residential use anticipated in the future. Monuments were installed in January 2007 and signs were installed in January 2011 to mark the boundary of the landfill and prohibit digging. All monuments were in good condition; seven no digging signs were replaced because they were either missing or deteriorated. No digging was performed during 2023 nor is any anticipated in the future. A cap inspection was conducted at Landfill 1 on November 28, 2023. The cap and vegetative cover appeared to be in good condition. No signs of subsidence, erosion, or disturbances were observed. Finally, no monitoring wells are located at Landfill 1 and none were installed. The Landfill Cap Inspection Checklist Items report for the cap inspection is provided in Appendix B.

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

The MDA submitted Environmental Covenant, Number FY-12-05.00 associated with Landfill 2 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on October 17, 2012.

LUCs at Landfill 2 specify a restriction on residential use (defined in Section 2.1). A property use restriction of surface use only; a prohibition on digging or excavation of soils; and, installation of wells for uses other than monitoring is not allowed. In addition, the installation of signs and monuments is required.

Landfill 2 was not used for residential purposes in 2023, nor is residential use anticipated in the future. Monuments were installed in July 2008 and signs were installed in January 2011 to mark the boundary of the landfill and prohibit digging. All monuments and no digging signs were in good condition during the inspection. No digging was performed during 2023 nor is any anticipated in the future. A cap inspection was conducted at Landfill 2 on November 29, 2023. The cap appeared to be in good condition. Vegetative cover across Landfill 2 was observed to be in good condition. No signs of subsidence, erosion, or disturbances were observed. Finally, no monitoring wells are located at Landfill 2 and none were installed. The Landfill Cap Inspection Checklist Items report for the cap inspection is provided in Appendix B.

### **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 unless proper safety and disposal measures as approved by ADEM are implemented and the prohibition of residential use of the site. No consumptive or other use of groundwater occurred in 2023, and none is anticipated in the future. No direct contact with groundwater occurred in 2023, and none is anticipated in the future with the exception of remediation activities.

LUCs also include a restriction on residential use of this parcel and a restriction on digging or disturbance of soils without ADEM approval. Boundary markers were placed in 2007, and LUCs applicable to the cap have been implemented.

No residential use of the parcel occurred during 2023, and none is anticipated in the future. No digging was performed in Parcel 80(6) in 2023 nor is any anticipated in the future. One monument was chipped, but still in working order. All other monuments were observed to be in good condition. Four no digging signs were damaged or deteriorated and were replaced at the time of inspection. Pursuant to the CA and the Post-Closure Care Program for Landfill 3 (as modified by the 2012 LUCER), cap inspection and repair work information is documented in the *2022 Annual Closure System Report, Landfill 3, Parcel 80(6) and Fill Area Northwest of Reilly Airfield, Parcel 229(7) (2022 Landfill 3 Closure System Report)*, which is provided in Appendix C of this report. The inspection occurred on November 28, 2023 and a summary of these cap inspections performed and copy of the cap inspection reports are also included in the *2023 Landfill 3 Closure System Report* in Appendix C.

### **2.4     *Landfill 4, Parcel 81(5)***

LUCs at Landfill 4 include a restriction on use of groundwater for consumption or bathing pending completion of ADEM-required groundwater monitoring. In addition, there is a restriction on digging or disturbance of soils without ADEM approval and a requirement for the installation of signs and monuments around the landfill. Monuments and signs have been installed around the landfill to mark the boundary of the landfill and prohibit digging.

Monuments and signs at Landfill 4 were in good condition. Fencing encloses much of the perimeter of the landfill and is in good condition. No consumptive or other use of groundwater occurred in 2023, and none is anticipated in the future. Groundwater sampling associated with

long-term operations and maintenance of this ADEM-approved closed landfill was conducted in accordance with Landfill Solid Waste Disposal Permit #08-02. No other direct contact with groundwater occurred in 2023, and none is anticipated in the future. No digging or soil disturbance occurred in 2023, nor is any anticipated in the future. A cap inspection was conducted at Landfill 4 on November 28, 2023. Monuments were in good condition. One no digging sign was missing and was replaced during the cap inspection. The cap surface was maintained and mowed in September 2023 prior to the cap inspection. Cap and closure activities were completed in February 2022 and areas of subsidence have been repaired. The MDA/Matrix Environmental Services, LLC (MES) submitted the Landfill Closure Certification to ADEM on March 25, 2022. ADEM performed an engineer's inspection of the landfill for final closure certification on August 29, 2022. The Landfill Cap Inspection Checklist Items report for the cap inspection is provided in Appendix B.

## **2.5 *Butler Green Industrial Landfill, Parcel 175(5)***

The Butler Green Industrial Landfill is a cell within Landfill 4. LUCs at the Butler Green Industrial Landfill include a restriction on use of groundwater for consumption or bathing pending completion of ADEM-required groundwater monitoring. In addition, digging or disturbance of soils without ADEM approval is prohibited. Signs and monuments have been installed around Landfill 4, which encompasses the Butler Green Industrial Landfill, and appear to be in good condition as noted in Section 2.4 above. Fencing encloses a portion of the perimeter of the landfill and is in good condition.

No consumptive or other use of groundwater occurred in 2023, and none is anticipated in the future. Operations are conducted under Landfill Solid Waste Disposal Permit #08-02 and National Pollution Discharge Elimination System (NPDES) Permit AL0055999. Groundwater sampling associated with long-term operations and maintenance of this ADEM-approved closed landfill was conducted in accordance with Landfill Solid Waste Disposal Permit #08-02. No other direct contact with groundwater below the parcel occurred in 2023, and none is anticipated in the future.

The Butler Green Industrial Landfill was a permitted landfill used by the MDA for disposal of construction debris from redevelopment activities at McClellan. Waste disposal was conducted in accordance with an ADEM-approved Landfill Solid Waste Disposal Permit #08-02, which expired in January 2021 and was not renewed. Monuments and signs at the Butler Green Industrial Landfill were installed in conjunction with the monuments and signs placed around Landfill 4. A cap inspection was conducted at Landfill 4 (including the last active cell, the Butler Green Industrial Landfill) on November 28, 2023. Monuments were in good condition. One no digging sign was missing and replaced during the inspection. The cap surface was maintained and mowed in September 2023 prior to the cap inspection. Vegetative cover appeared to be well developed and in good condition. Cap and closure activities were completed in February 2022 and areas of subsidence have been repaired. The MDA/MES submitted the Landfill Closure Certification to ADEM on March 25, 2022. ADEM performed an engineer's inspection of the landfill for final closure certification on August 29, 2022. The Final Cap installation was approved by ADEM in a letter dated August 30, 2022. An Environmental Covenant was requested by ADEM to document the use restrictions for the Butler Green Industrial Landfill. A



draft of this covenant has been submitted to ADEM and is under review. The Landfill Cap Inspection Checklist Items report for the Landfill 4 cap inspection is provided in Appendix B.

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

The MDA submitted Environmental Covenant, Number FY-11-01.00 associated with the Former Post Garbage Dump, Fill Area East of Reilly Airfield, and the Fill Area Northwest of Reilly Airfield to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 23, 2011.

LUCs at the Former Post Garbage Dump include a restriction on residential use, a restriction of use of the property to surface use, a restriction on digging or disturbance of soils, and the prohibition of installing new monitoring wells or the consumptive or other use of groundwater.

The Former Post Garbage Dump was not used for residential purposes in 2023, nor is residential use anticipated in the future. Monuments were installed in January 2007 and signs were installed in January 2011 to mark the boundary of the landfill and prohibit digging. Monuments at the Former Post Garbage Dump were in good condition. Five no digging signs were missing or damaged and replaced during the inspection. The Former Post Garbage Dump is east of Reilly Lake and access is controlled by locked gates that control vehicular access to Reilly Lake. These gates are checked semi-weekly and recorded on an inspection form that is signed and dated by the Matrix personnel. No digging was performed in 2023 nor is any anticipated in the future. A cap inspection was conducted at Garbage Dump on November 29, 2023. The cap and vegetative cover appeared to be in good condition. No signs of subsidence, erosion, or exposed debris were observed. Finally, no monitoring wells are located at Former Post Garbage Dump and none were installed. The Landfill Cap Inspection Checklist Items report for the cap inspection is provided in Appendix B.

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

The MDA submitted Environmental Covenant, Number FY-13-01.00 associated with the Fill Area North of Landfill 2 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on April 18, 2014.

LUCs for the Fill Area North of Landfill 2 specify a restriction on residential use. A property use restriction of surface use only; a prohibition on digging or excavation of soils; and, installation of wells for uses other than monitoring is not allowed. In addition, access control and the installation of signs and monuments is required.

A portion of the Fill Area is within the Alpha MRA boundary and access is controlled by locked gates which are checked semi-weekly and recorded on an inspection form that is signed and dated by the Matrix personnel. Munitions and Explosives of Concern (MEC) warning signs are posted along the perimeter of the Alpha MRA which includes the Fill Area North of Landfill 2. The Fill Area North of Landfill 2 was not used for residential purposes in 2023, nor is residential use anticipated in the future. Monuments were installed on October 8 and 9, 2012 and signs



were installed in November 2012 to mark the boundary of the landfill and prohibit digging. No digging or soil disturbance occurred in 2023 nor is any anticipated in the future.

A cap inspection was conducted for the Fill Area North of Landfill 2 on November 29, 2023. Monuments were in good condition. Two no digging signs were replaced during the inspection. The cap and vegetative cover appeared to be in good condition during the inspection. No bare areas were observed. No exposed debris was observed. There are some areas that show signs of subsidence near monument 3 and monument 4. The areas of subsidence near monument 3 and monument 4 have adequate vegetation and no standing water was observed at the time of inspection. MES plans to continue to monitor areas of subsidence to see if they progress. No monitoring wells are located at the Fill Area North of Landfill 2 and none were installed. The Landfill Cap Inspection Checklist Items report for the cap inspection is provided in Appendix B.

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

The MDA submitted Environmental Covenant, Number FY-11-01.00 associated with the Former Post Garbage Dump, Fill Area East of Reilly Airfield, and the Fill Area Northwest of Reilly Airfield to ADEM for review and approval. ADEM granted approval of the LUCs and the Covenant was filed in Probate on September 23, 2011.

LUCs at the Fill Area East of Reilly Airfield include a restriction on residential use, a restriction of the use of the property to surface use, a restriction on digging or disturbance of soils, and the prohibition of installing new monitoring wells or the consumptive or other use of groundwater.

The Fill Area East of Reilly Airfield was not used for residential purposes in 2023, nor is residential use anticipated in the future. Monuments were installed in January 2007 and signs were installed in January 2011 to mark the boundary of the landfill and prohibit digging. Monuments were in good condition. Five no digging signs were missing and replaced during the inspection. No digging was performed in 2023 nor is any anticipated in the future. The Fill Area is east of Reilly Lake and access is controlled by locked gates that control vehicular access to Reilly Lake. These gates are checked semi-weekly and recorded on an inspection form that is signed and dated by the Matrix personnel. A cap inspection was conducted at the Fill Area East of Reilly on November 29, 2023. The cap and vegetative cover appeared to be in good condition. No signs of subsidence, erosion, or exposed debris were observed. The Landfill Cap Inspection Checklist Items report for the cap inspection is provided in Appendix B.

## **2.9     *Fill Area Northwest of Reilly Airfield, Parcel 229(7)***

The MDA submitted Environmental Covenant, Number FY-11-01.00 associated with the Former Post Garbage Dump, Fill Area East of Reilly Airfield, and the Fill Area Northwest of Reilly Airfield to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 23, 2011.

LUCs at the Fill Area Northwest of Reilly Airfield include the prohibition of residential use of the property, restriction of use of the property to surface use, prohibiting digging or intrusive activities, and the prohibition of disturbing existing monitoring wells or installing new

monitoring wells or the consumptive or other use of groundwater. The Fill Area Northwest of Reilly Airfield was not used for residential purposes in 2023, nor is residential use anticipated in the future. Boundary markers were placed in 2007 and signs were installed in January 2011 to mark the boundary of the landfill and prohibit digging.

No digging was performed in 2023 nor is any anticipated in the future. A cap inspection was conducted for the Fill Area Northwest of Reilly Airfield on November 28, 2023. The cap and vegetative cover appeared to be in good condition. Monuments were in good condition. Five no digging signs were missing and replaced during the inspection. No signs of subsidence, erosion, or exposed debris were observed. Pursuant to the CA and the Post-Closure Care Program (as modified by the 2012 LUCER) for Landfill 3 and the Fill Area Northwest of Reilly, cap inspection and repair work information is documented in the *2023 Landfill 3 Closure System Report*, which is provided in Appendix C of this report. A summary of the cap inspections performed and copy of the cap inspection reports are also included in the *2023 Landfill 3 Closure System Report* in Appendix C.

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

The MDA submitted Environmental Covenant Number FY-12-01.00 associated with Training Area T-38, Former Technical Escort Reaction Area, Range 31: Former Defendum Field Firing Range No.2, Antitank Range, Antitank Range: Former Rifle Range and MRS 13, Tracts 13A and 13B to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 21, 2012. The MDA submitted Environmental Covenant Number FY-12-01.01 to ADEM for review to repeal and replace Environmental Covenant Number FY-12-01.00. ADEM concurred with the LUCs and the Covenant was filed in Probate on February 9, 2018.

LUCs at the Training Area T-38 include a restriction on the consumptive or other use of groundwater except for monitoring purposes, a restriction on public access and use of the property for any purpose is not allowed pending completion of the remedy. A locked gate at the entrance to T-38 prevents public access. The gate is checked semi-weekly and recorded on an inspection form that is signed and dated by Matrix personnel. There was no evidence of public access to Training Area T-38 during 2023.

## **2.11    *Range 31: Former Defendum Field Firing Range No. 2, Parcel 215Q***

The MDA submitted Environmental Covenant Number FY-12-01.00 associated with Training Area T-38, Former Technical Escort Reaction Area, Range 31: Former Defendum Field Firing Range No.2, Antitank Range, Antitank Range: Former Rifle Range and MRS 13, Tracts 13A and 13B to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 21, 2012.

ADEM approved no further action for hazardous, toxic, and radioactive waste (HTRW) issues at Range 31: Former Defendum Field Firing Range No. 2 on July 31, 2013. The MDA submitted Environmental Covenant Number FY-12-01.01 that eliminated restrictions on Range 31 to ADEM for review on October 25, 2017. ADEM concurred with the revised LUCs and the Covenant was filed in Probate on February 9, 2018.

## **2.12    *Antitank Range, Parcel 230Q-X and Antitank Range : Former Rifle Range, Parcel 149Q***

The MDA submitted Environmental Covenant Number FY-12-01.00 associated with Training Area T-38, Former Technical Escort Reaction Area, Range 31: Former Defendum Field Firing Range No.2, Antitank Range, Antitank Range: Former Rifle Range and MRS 13, Tracts 13A and 13B to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 21, 2012. The MDA submitted Environmental Covenant Number FY-12-01.01 to ADEM for review to repeal and replace Environmental Covenant Number FY-12-01.00. ADEM concurred with the LUCs and the Covenant was filed in Probate on February 9, 2018.

LUCs at the Antitank Range and Antitank Range: Former Rifle Range include a restriction on the consumptive or other use of groundwater except for monitoring purposes, restricted public access and use of the property for any purpose is not allowed pending completion of the remedy. Multiple locked gates prevent public access to this area. The gates are checked semi-weekly and recorded on an inspection form that is signed and dated by the Matrix personnel. There was no evidence of public access to Antitank Range or the Antitank Range: Former Rifle Range during 2023.

## **2.13    *MRS 13***

Prior to completing the MEC remediation in MRS-13, the MDA submitted Environmental Covenant Number FY-12-01.00 associated with Training Area T-38, Former Technical Escort Reaction Area, Range 31: Former Defendum Field Firing Range No.2, Antitank Range, Antitank Range: Former Rifle Range and MRS 13 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 21, 2012.

Following completion and ADEM approval of the MRS-13 MEC remediation, the MDA submitted Environmental Covenant Number FY-12-01.01 to ADEM for review to repeal and replace Environmental Covenant Number FY-12-01.00. ADEM concurred with the LUCs and the Covenant was filed in Probate on February 9, 2018.

LUCs at MRS-13 include a restriction on the consumptive or other use of groundwater except for monitoring purposes and a prohibition on intrusive activities without explosive ordnance disposal (EOD) personnel or Unexploded Ordnance (UXO)-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary.

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

The MDA submitted Environmental Covenant Number FY-12-06.00 associated with Training Area T-6 (Naylor Field), Parcel 183(6) and Cane Creek Training Area, Parcel 510(7) to ADEM

for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on March 7, 2013.

LUCs at the Training Area T-6 and Cane Creek Training Area include a restriction on public access and use of the property for any purpose pending completion of the remedy, prohibition on consumptive use or direct contact with groundwater, prohibition on installation of any well for extraction of groundwater for purposes of consumptive or other uses, and prohibition on disturbing groundwater monitoring wells. There was no evidence of unauthorized public access to Training Area T-6 during 2023. These areas abut the Bravo MRA and locked gates restricting access are checked by Matrix personnel semi-weekly and recorded on an inspection form.

### **2.15 *Small Weapons Repair Shop, Parcel 66(7)***

The MDA submitted Environmental Covenant Number FY-12-07.00 associated with Former Small Weapons Repair Shop, Parcel 66(7) to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on March 7, 2013.

LUCs at the Small Weapons Repair Shop include restriction on consumptive use or direct contact with groundwater, prohibition on installation of any well for extraction of groundwater for consumptive or other uses, and prohibition on disturbing groundwater monitoring wells. No consumptive or other use of groundwater occurred in 2023, and none is anticipated in the future.

### **2.16 *Chemical Laundry and Motor Pool Area 1500, Parcel 94(7)***

The MDA submitted Environmental Covenant Number FY-12-08.00 associated with the Chemical Laundry to ADEM. ADEM provided concurrence of the LUCs and the Covenant was filed in Probate on August 13, 2014.

LUCs at the Chemical Laundry include a restriction on the consumptive use or other use of groundwater as well as direct contact with groundwater within the confines of the Covenant Boundary. Site groundwater for potable, irrigation, industrial, and agricultural uses is not allowed. In addition, installation of monitoring wells for uses other than groundwater monitoring is not allowed. Existing monitoring wells are required to remain in place and undisturbed. No consumptive or other use of groundwater occurred in 2023, nor was direct contact made. No contact or consumptive use of groundwater is anticipated in the future. Existing monitoring wells appear to be intact and undisturbed.

LUCs also specify if and when property is developed in accordance with the planned use, (1) intrusive activities may require appropriate precautions in accordance with local, state and federal regulations; and (2) if and when a building is constructed in accordance with the planned use, an evaluation of the potential for vapor intrusion will be performed at that time in accordance with local, state and federal regulations to determine if vapor mitigation measures are required. No intrusive activities took place at this parcel during 2023.

### **2.17 *Former Motor Pool Area 3100, Parcels 24(7), 25(7), 73(7), 212(7), and 146(7)***

The MDA submitted Environmental Covenant Number FY-12-03.00 associated with the Motor Pool Area 3100 and the Soldier's Chapel (discussed in Section 2.18) to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 21, 2012.

LUCs at the Motor Pool Area 3100 include a restriction on the use of groundwater for potable water, irrigation, industrial and agricultural applications, and prohibition on installation of any well for extraction of groundwater for purposes of consumptive or other uses. No potable, irrigation, industrial or agricultural use of groundwater occurred in 2023, and none is anticipated in the future. In 2009, the MDA entered into a lease agreement with Auburn University. The lease includes a clause that restricts Auburn University's use of Motor Pool Area 3100 to surface use only.

### **2.18    *Former Washrack, Building 1740, Soldier's Chapel, Parcel 127(7)***

The MDA submitted Environmental Covenant Number FY-12-03.00 associated with the Soldier's Chapel and the Former Motor Pool 3100 (discussed in Section 2.17) to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on September 21, 2012.

LUCs at the Soldier's Chapel include a restriction on the consumptive use or direct contact with groundwater and prohibition on installation of any well for extraction of groundwater for purposes of consumptive or other uses. No direct contact, and no consumptive or other use of groundwater occurred in 2023, and none is anticipated in the future.

### **2.19    *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. In addition, Deed 13 restricts consumption of fish or other aquatic animals in the lake, streams, and wetlands. However, during a Resource Conservation and Recovery Act Facility Investigation (RFI) it was determined that constituents detected in surface water and fish tissue do not pose an unacceptable risk to human health and the environment; thereby finding the lake, wetlands, and stream suitable for swimming, wading, fishing, harvesting, and consuming aquatic animals.

The Draft Final Resource Conservation Recovery Act (RCRA) Facility Investigation (RFI) (MES, January 2005), recommended LUCs for the Former Post Garbage Dump (Parcel 126(7)) and Fill Area East of Reilly (Parcel 227(7)) (Sections 2.6 and 2.8), however, LUCs for the Reilly Lake area were not recommended. On April 17, 2006, ADEM concurred with this recommendation and the RFI was subsequently finalized and dated May 2006. Upon selling or conveyance of the property, the transfer deed will rescind the deed restrictions in accordance with the RFI recommendations.

### **2.20    *GSA Warehouse Area, Parcels 151(4), 2(4), 3(4), 4(4), 67(4), 69(4), 91(4), 111(4), 128(4), 129(4), and 238(4)***



The MDA submitted Environmental Covenant Number FY-12-04.00 associated with the GSA Warehouse Area to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on February 25, 2013. The MDA submitted FY-12-04.01 to ADEM for review on December 20, 2021. The covenant was signed by ADEM on March 9, 2022 and issued to MDA on March 10, 2022. The revised covenant was filed in Probate on March 16, 2022. ADEM concurred with the Request for Removal of Environmental Covenants on September 15, 2022.

LUCs on the GSA Warehouse Area include a restriction on consumptive or other use of groundwater and direct contact with groundwater, prohibition on installation of any well for extraction of groundwater for purposes of consumptive or other use, and restriction on the property to industrial and commercial reuse only. The property was used for industrial / commercial purposes in 2023 with the specific exception of the surveyed area of the McClellan Industrial Village LLC Redivision of a Revision of the Historic Warehouse District Minor Subdivision II which is approved for residential use. No consumptive or other use of groundwater occurred in 2023, and none is anticipated in the future. No direct contact with groundwater occurred in 2023, and none is anticipated in the future.

## **2.21 *Alpha and Bravo Munitions Response Areas***

The MDA submitted Environmental Covenant Number FY-15-01.00 associated with the MRS-1 and portions of the Baby Bains Gap Road Ranges (Parcels 83Q and 118Q-X) and Covenant Number FY-15.02.00 associated with Southern Alpha to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on October 5, 2015. LUCs at MRS-1 and Southern Alpha include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of an area three feet either side and including the area underneath both the Industrial Access Road and Bains Gap Road, and a prohibition on intrusive activities within the Cemetery Boundary in Southern Alpha. MRS-1 LUCs also include a restriction on residential use within the area of the MRS-1 boundary consisting of the entire Parcel 118Q-X and portions of Parcel 83Q as identified on the MRS-1 boundary map in the Covenant. Revisions to Environmental Covenant FY-15-01.00 are currently being prepared in response to ADEM comments.

The MDA submitted Environmental Covenant Number FY-17-01.00 associated with the MRS-2 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on August 24, 2017. LUCs at MRS-2 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. A revised Environmental Covenant FY-17-01.01 associated with the MRS-2 and portions of the Baby Bains Gap Road Ranges and Range 29 was submitted to ADEM on December 31, 2023 in response to ADEM comments.

The MDA submitted Environmental Covenant Number FY-18-01.00 associated with the MRS-3 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on December 28, 2017. LUCs at MRS-3 include a prohibition on intrusive activities without

EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. A revised Environmental Covenant FY-18-01.01 associated with the MRS-3 and portions of the Iron Mountain Road Ranges including a groundwater and residential use prohibition and a prohibition on residential, commercial, and industrial use in Range 12 (Parcel 70Q) was submitted to ADEM on December 31, 2023 in response to ADEM comments.

The MDA submitted Environmental Covenant Number FY-17-04.00 associated with the MRS-4 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on August 31, 2017. LUCs at MRS-4 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. The MDA submitted Environmental Covenant Number FY-17-04.01 associated with the MRS-4 and portions of the Baby Bains Gap Road Ranges and Range 29 to ADEM on December 20, 2021. Revisions will add residential use and groundwater use prohibition in parcels 83Q, 223Q, 86Q, 224Q, 226Q, 79Q, 227Q, 84Q-X, 110Q, 239Q-X, 87Q-X, and 111Q. A revised Environmental Covenant FY-17-04.01 including a groundwater and residential use prohibition was submitted to ADEM on December 31, 2023 in response to ADEM comments.

The MDA submitted Environmental Covenant Number FY-16-01.00 associated with the MRS-5 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on March 22, 2016. LUCs at MRS-5 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary.

The MDA submitted Environmental Covenant Number FY-16-02.00 associated with the MRS-6 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on March 22, 2016. LUCs at MRS-6 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary.

The MDA submitted Environmental Covenant Number FY-18-02.00 associated with the MRS-8 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on December 28, 2017. LUCs at MRS-8 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. The MDA submitted Environmental Covenant Number FY-18-02.01 associated with the MRS-8 and a portion of Range 18 (Parcel 74Q) which is part of the Baby Bains Gap Road Ranges to ADEM for review on December 20, 2021. Revisions to Environmental Covenant FY-18-02.01 are currently being prepared in response to ADEM comments.

The MDA submitted Environmental Covenant Number FY-18-03.00 associated with the MRS-9 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on December 28, 2017. LUCs at MRS-9 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. The MDA submitted Environmental Covenant Number FY-18-03.01 associated with the MRS-9 and portions of Range 18 (Parcel 74Q), which is part of the Baby Bains Gap Road Ranges to ADEM for review on December 20, 2021. Revisions will add a groundwater use prohibition and add Calhoun County as a co-holder of the covenant. A revised Environmental Covenant FY-18-03.01 including a groundwater and residential use prohibition was submitted to ADEM on December 31, 2023 in response to ADEM comments.

The MDA submitted Environmental Covenant Number FY-17-02.00 associated with the MRS-10 and MRS-11 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on August 31, 2017. LUCs at MRS-10 and MRS-11 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. The MDA submitted Environmental Covenant Number FY-17-02.01 associated with the MRS-10, MRS-11 and a portion of Range 13 (Parcel 71Q) to ADEM for review on December 20, 2021. Revisions added Calhoun County as a co-holder of the covenant. A revised Environmental Covenant FY-17-02.01 including a groundwater and residential use prohibition was submitted to ADEM on December 31, 2023 in response to ADEM comments.

The MDA submitted Environmental Covenant Number FY-16-03.00 associated with the MRS-12 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on March 22, 2016. LUCs at MRS-12 include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. A revised Environmental Covenant FY-16-03.01 associated with the MRS-12, Range 30 Impact Area (Parcels 88Q and 103Q) and Impact Area South of Prisoner-of-War Training Facility (IASPOW) Former Rifle/Machine Gun Ranges (Parcels 100Q and 101Q) including a groundwater and residential use prohibition was submitted to ADEM on December 31, 2023 in response to ADEM comments.

LUCs for the Alpha MRA and Bravo MRA pertain to MEC and are intended to minimize the risk to human health and the environment, and to promote public safety. The LUCs generally require prohibitions on intrusive activities without “Construction Support” as well as public education on the explosive hazards associated with munitions that may be present on the parcel and actions they should take should a MEC item be encountered. Gates previously installed to restrict vehicular access to these areas (Figure 1), remain in place; and each gate is maintained under lock and key control. As a public safety precaution, signs are posted on the gates warning persons to keep out of the areas beyond the gates. Locked gates are inspected semi-weekly by



Matrix and results of the inspection recorded on an inspection form. The inspection forms are filed in the MES' offices and are available upon request.

MEC warning signs (Figures 2 and 3) have been generated and placed as shown in Figure 1 to inform the public of the possible presence of residual MEC hazards throughout the Alpha MRA and Bravo MRA and are inspected by Matrix on a semi-weekly basis. Large informational signs (Figure 2) have been established at locations proximal to areas where the public may congregate. Small MEC hazard awareness signs (Figure 3) have been placed at roads, trails, and former access to the one-foot clearance area. Missing or damaged signs are replaced as necessary. The MDA coordinates the community outreach program with the Army. A training video explaining the dangers of MEC is mandatory for anyone performing work on McClellan. The MDA and Matrix brief all contractors conducting work in these areas at McClellan on the possibility of encountering MEC and describe procedures to implement should MEC happen to be encountered.

## **2.22 *Dog Kennel Area, Parcel 516(7)***

LUCs have been established at the Dog Kennel Area to facilitate use of the site by Auburn University for use in their canine training program. The 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 public safety. Therefore, 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. Additionally, "No Trespassing" signs are posted.

The MDA has incorporated provisions in the lease document prohibiting intrusive activity on the property. A training video explaining the dangers of MEC is mandatory for persons who enter and/or use the Dog Kennel Area. In 2009, MEC clearance activities associated with MRS-3 were conducted in the Dog Kennel Area.

## **2.23 *Blacktop Training Area, Parcel 511(7) and Fenced Yard in Blacktop Training Area, Parcel 512(7)***

LUCs at the Training Area T-5 Sites include a restriction on public access and a restriction barring use of the property for any purpose pending completion of characterization and any required response action. LUCs have been established at the Blacktop Training Area (part of the Training Area T-5 Sites) to facilitate use of the site by Auburn University for use in their canine training program. Use of the Blacktop Training Area property is restricted to surface use. There was no evidence of unauthorized public access to the Training Area T-5 Sites during 2023.

## **2.24 *Golden Triangle and Y Area: M1.01, M3 Miscellaneous Property and Eastern Bypass "Y" Area Junction***

LUCs at the Golden Triangle and Y Area, located in the northern portion of the Bravo Area, include a deed notice in the property transfer documents that informs future property owners of

the historical military use and provides notification procedures in the event a MEC item is discovered. Construction support for MEC avoidance is required for the M1.01 Parcel, M3 Miscellaneous Property, and Eastern Bypass “Y” Area Junction.

The MDA submitted Environmental Covenant Number FY-17-03.00 associated with the M1.01, M3 Miscellaneous Property and Eastern Bypass “Y” Area Junction to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on July 11, 2018. LUCs at M1.01, M3 Miscellaneous Property and Eastern Bypass “Y” Area Junction include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary.

## **2.25    *Iron Mountain Road Ranges, Parcels 069Q, 070Q, 071Q, 075Q, 221-Q-X, 222Q-X***

LUCs at the Iron Mountain Road Ranges include a restriction on public access and a restriction barring use of the property for any purpose pending completion of characterization and any required response action. The Alabama Department of Transportation (ALDOT) completed construction of a four-lane bypass road (Veterans Memorial Parkway) adjacent to the sites in December 2015. Public access is controlled through the installation of a security fence on both sides of the new road. The gate used to control access to Iron Mountain Road Ranges is controlled and locked.

On September 27, 2012, the MDA submitted to ADEM a revised inspection and maintenance plan to address the erosion control requirements for the slope of Range 12 in Parcel 70Q. As stated in the *Range 12 (Parcel 70Q): Iron Mountain Road Ranges Maintenance and Inspection Plan* dated September 27, 2012, the MDA will perform annual inspections and routine maintenance as needed to the Best Management Practices (BMPs) already installed at the slope of Range 12 to ensure BMP effectiveness until the slope is stabilized. The annual inspection occurred on December 4, 2023. The deficiency in BMPs repaired in March 2015 was observed to be functioning properly. The t-posts were still in place and helping to stabilize the slope. No damage to the BMPs was observed during the inspection. The slope of Range 12 (Parcel 70Q) does not show signs of erosion. Although the slope is very steep, soil conditions are stable due to natural vegetation growth on the slope. The existing BMPs helped to stabilize the area of erosion and limit soil migration downhill. Slope conditions are stable and consist of a healthy growth of young saplings and mature trees. No sediment was observed leaving the site and no sediment was observed having migrated to the base of the slope during the inspection. Vehicular access to Range 12 has been eliminated due to storm water mitigation measures implemented during remediation of Iron Mountain Road Ranges which was completed in July 2020 and Highway 431 right-of-way fencing. The Highway 431 right-of-way fencing has also created an additional BMP consisting of the entrapment of leaves and other debris. Native vegetation has taken root and is helping to stabilize the slope. Due to the stable conditions on the slope and the difficulty accessing the site, it is proposed that this be the final inspection of BMPs and slope conditions at Range 12 (Parcel 70Q). Inspection documentation is included in Appendix B. Environmental Covenants associated with the Iron Mountain Road Ranges are discussed in Section 2.21.

## **2.26    *Training Area T-31, Parcels 184(7) and 185(7)***

LUCs at Training Area T-31 specify that public access is not allowed and use of the property for any purpose is not allowed pending completion of the remedy. There was no evidence of unauthorized public access to the Training Area T-31 during 2023.

## **2.27    *Training Area T-24A Parcels 112Q, 213Q and 214Q***

LUCs at the Training Area T-24A specify that public access is not allowed and use of the property for any purpose is not allowed pending completion of the remedy. There was no evidence of unauthorized public access or use of the Training Area T-24A during 2023. We note these are non-ESCA sites and are not on MDA property.

## **2.28    *Baby Bains Gap Road Ranges: Range 23, Parcel 79Q***

Soil remediation for metals contamination was limited in depth in a portion of Range 23, Parcel 79Q that is partially located within the boundary of MRS-4 that was cleared for munitions to a depth of one foot. The MDA submitted Environmental Covenant Number FY-17-04.00 associated with Baby Bains Gap Road Ranges: Range 23, Parcel 79Q to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on August 31, 2017. LUCs at Range 23, Parcel 79Q include a prohibition on intrusive activities without EOD personnel or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary. The MDA submitted Environmental Covenant Number FY-17-04.01 to ADEM on December 20, 2021. Revisions will add residential use and groundwater use prohibition in parcels 83Q, 223Q, 86Q, 224Q, 226Q, 79Q, 227Q, 84Q-X, 110Q, 239Q-X, 87Q-X, and 111Q. Revised Environmental Covenants FY-17-01.01 and FY-17-04.01 including a groundwater and residential use prohibition was submitted to ADEM on December 31, 2023 in response to ADEM comments.

## **2.29    *Baby Bains Gap Road Ranges: Range 25, Parcels 83Q, 118Q-X***

The MDA submitted Environmental Covenant Number FY-15-01.00 associated with Baby Bains Gap Road Ranges: Range 25, Parcels 83Q and 118Q-X and MRS-1 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on October 5, 2015. LUCs at Baby Bains Gap Road Ranges: Range 25, Parcels 83Q and 118Q-X include a restriction on residential use in entire Parcel 118Q-X and portions of Parcel 83Q as identified on the MRS-1 boundary map in the Covenant. Revisions to Environmental Covenant FY-15-01.00 are currently being prepared in response to ADEM comments.

## **2.30    *Pistol Range, Parcel OA-03***

ADEM approved no further action with land use controls that includes a restriction on residential use at Pistol Range, Parcel OA-03 on January 26, 2017. The MDA submitted Environmental Covenant Number FY-12-01.01 that includes a restriction on residential use in entire Parcel OA-03 to ADEM for review. ADEM concurred with the LUCs and the Covenant was filed in Probate on February 9, 2018. LUCs at Parcel OA-03 include a prohibition of residential use

within the area identified on Exhibit A of Covenant Number FY-12-01.01. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.

**2.31 *Impact Area South of Prisoner-of-War (IASPOW) Training Facility Former Rifle/Machine Gun Ranges, Parcels 100Q and 101Q***

LUCs at the Impact Area South of Prisoner-of-War (IASPOW) Training Facility Former Rifle/Machine Gun Ranges specify that public access is not allowed and use of the property for any purpose is not allowed pending completion of the investigation and remedy. An RFI was approved by ADEM on November 21, 2023. A RCRA Corrective Measures Implementation Plan (CMIP) that proposed no further action with land use controls was submitted to ADEM. ADEM accepted the proposed land use controls but requested a revised CMIP document and environmental covenant. The revised CMIP was submitted in October 2023. Environmental Covenant FY-16-03.01 including a groundwater and residential use prohibition was submitted to ADEM on December 31, 2023 in response to ADEM comments. A deed notice that informs future property owners of the historical military use and provides notification procedures in the event a MEC item is discovered is included in Deed 13. There was no evidence of unauthorized public access or use of the Impact Area South of Prisoner-of-War (IASPOW) Training Facility Former Rifle/Machine Gun Ranges during 2023.

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

LUC violations that occurred in 2023 are listed in Table 2. The security checks performed by Matrix include checking for trespassers of any kind. The most common trespassers are poachers, walkers, and joggers. Both Federal and State Game Wardens occasionally patrol the areas frequented by poachers and have chased and apprehended poachers during sting operations. The Federal and State Game Wardens patrol throughout the site; including the Alpha and Bravo MRAs. The Wardens are trained in MEC awareness and patrol only on roadways and trails. 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 all-terrain vehicles by the poachers. The Matrix security personnel and Federal and State Game Wardens will continue to patrol known areas of poaching and trespassing.

Another LUC violation is warning sign theft. Warning signs are inspected by Matrix on a semi-weekly basis. Missing or damaged signs are replaced.

#### **4.0 RECOMMENDATIONS**

It is recommended that regular inspections continue. It is also recommended that the MDA and Matrix employees remain vigilant in identifying areas where trespassing may be occurring, as well as support for the Federal and State Game Wardens.

# TABLES

**Table 1: Land Use Control Summary**  
**Land Use Control Effectiveness Report**

Site - Parcel	Land Use Control
Landfill 1 - Parcel 78(6)	Restriction on digging or disturbance of soil (Covenant FY-12-02.00) Restriction on residential use (Covenant FY-12-02.00) Restrictions on groundwater monitoring well installation and groundwater use (Covenant FY-12-02.00) Monuments and signs (CA, Covenant FY-12-02.00)
Landfill 2 - Parcel 79(6)	Restriction on digging or disturbance of soil (Covenant FY-12-05.00) Restriction on residential use (Covenant FY-12-05.00) Restrictions on groundwater monitoring well installation and groundwater use (Covenant FY-12-05.00) Monuments and signs (CA, Covenant FY-12-05.00)
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 use of groundwater for consumption or bathing pending completion of ADEM-required groundwater monitoring (Deed 13, LUCIP) Monuments and signs (Deed 13) Restriction on digging or disturbance of soil (LUCIP)
Industrial Landfill - Parcel 175(5)	Restriction on use of groundwater for consumption or bathing pending completion of ADEM-required groundwater monitoring (Deed 13, LUCIP) Monuments and signs (Deed 13) Restriction on digging or disturbance of soil (LUCIP)
Former Post Garbage Dump - Parcel 126(7)	Restriction on digging or disturbance of soil (Covenant FY-11-01.00) Property use is restricted to surface use (Covenant FY-11-01.00) Restriction on digging or disturbance of soils (Covenant FY-11-01.00) Restrictions on groundwater monitoring well installation and groundwater use (Covenant FY-11-01.00)
Fill Area North of Landfill 2 - Parcel 230(7)	Restriction on digging or disturbance of soil (Covenant FY-13-01.00) Restriction on residential use (Covenant FY-13-01.00) Restrictions on groundwater monitoring well installation and groundwater use (Covenant FY-13-01.00) Monuments and signs (Covenant FY-13-01.00)
Fill Area East of Reilly - Parcel 227(7)	Restriction on digging or disturbance of soil (Covenant FY-11-01.00) Property use is restricted to surface use (Covenant FY-11-01.00) Restriction on digging or disturbance of soils (Covenant FY-11-01.00) Restrictions on groundwater monitoring well installation and groundwater use (Covenant FY-11-01.00)



**Table 1: Land Use Control Summary**  
**Land Use Control Effectiveness Report**

Site - Parcel	Land Use Control
Fill Area NW of Reilly - Parcel 229(7)	<p>Restriction on digging or disturbance of soil (Covenant FY-11-01.00)</p> <p>Property use is restricted to surface use (Covenant FY-11-01.00)</p> <p>Restriction on digging or disturbance of soils (Covenant FY-11-01.00)</p> <p>Restriction on groundwater monitoring well installation and groundwater use (Covenant FY-11-01.00)</p>
Training Area T-38 Former Technical Reaction Area - Parcel 186(6)	<p>Restriction on consumptive use of groundwater except for monitoring purposes (Covenant FY-12-01.00) (Superceded by FY-12-01.01)</p> <p>No use of property pending completion of remedy (Covenant FY-12-01.00) (Superceded by FY-12-01.01)</p>
Antitank Range - Parcel 230Q-X, Antitank Range: Former Rifle Range - Parcel 149Q	<p>Restriction on public access and use of the property for any purpose is not allowed pending completion of the remedy (Covenant FY-12-01.00) (Superceded by FY-12-01.01)</p> <p>Restriction on consumptive use of groundwater except for monitoring purposes (Covenant FY-12-01.00) (Superceded by FY-12-01.01)</p>
MRS-13	<p>Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of the Covenant Boundary.(Covenant FY-12-01.00) (Superceded by FY-12-01.01)</p> <p>Restriction on consumptive use of groundwater except for monitoring purposes (Covenant FY-12-01.00) (Superceded by FY-12-01.01)</p>
Training Area T-6 (Naylor Field) - Parcel 183(6) and Cane Creek Training Area - Parcel 510(7)	<p>Restriction on public access and use of the property for any purpose is not allowed pending completion of the remedy (Covenant FY-12-06.00)</p> <p>Restriction on consumptive, other use or contact with groundwater and direct contact with groundwater (Covenant FY-12-06.00)</p> <p>Restriction on consumptive use of groundwater except for monitoring purposes (Covenant FY-12-06.00)</p> <p>Groundwater monitoring wells on and/or around the Property shall not be disturbed (Covenant FY-12-06.00)</p>
Small Weapons Repair Shop - Parcel 66(7)	<p>Restriction on consumptive use or direct contact with groundwater (Covenant FY-12-07.00)</p> <p>Restrictions on installation of any well for extraction of groundwater for purposes of consumptive or other uses except for groundwater monitoring (Covenant FY-12-07.00)</p>
Motor Pool Area 1500 and Chemical Laundry - Parcel 94(7)	<p>Restriction on consumptive, other use or contact with groundwater and direct contact with groundwater (Covenant FY-12-08.00).</p> <p>Restriction of use of site groundwater for potable water, irrigation, industrial and agricultural applications (Covenant FY-12-08.00).</p>

**Table 1: Land Use Control Summary**  
**Land Use Control Effectiveness Report**

Site - Parcel	Land Use Control
	<p>If and when property is developed in accordance with the planned use, intrusive activities may require appropriate precautions in accordance with local, state and federal regulations (Covenant FY-12-08-00).</p> <p>If and when a building is constructed in accordance with the planned use, an evaluation of the potential for vapor intrusion will be performed at that time in accordance with local, state and federal regulations to determine if vapor mitigation measures are required (Covenant FY-12-08-00).</p> <p>The installation of any well for extraction of groundwater for purposes of consumptive or other uses (unless said wells are intended to be utilized by the Holder or ADEM for groundwater monitoring) is prohibited within the Covenant Boundary (Covenant FY-12-08-00).</p> <p>If groundwater monitoring wells or a remediation system remain on and/or around the Property (CERFA Parcel and/or Covenant Boundary) these areas shall not be disturbed (Covenant FY-12-08-00).</p>
Former Motor Pool Area 3100 – Parcels 24(7), 25(7), 73(7), 212(7), and 146(7)	<p>Restriction on the use of groundwater for potable water, irrigation, industrial and agricultural applications (Covenant FY-12-03.00)</p> <p>Restriction on groundwater monitoring well installation and groundwater use (Covenant FY-12-03.00)</p>
Former Washrack, Building 1740, Soldier’s Chapel – Parcel 127(7)	<p>Restriction on the consumptive use or direct contact with groundwater (Covenant FY-12-03.00)</p> <p>Restriction on groundwater monitoring well installation and groundwater use (Covenant FY-12-03.00)</p>
MRS-1, Baby Bains Gap Road Ranges: Range 25 Parcel 83Q, 118Q-X	<p>Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the confines of an area three feet either side and including the area underneath both the Industrial Access Road and Bains Gap Road of the Covenant Boundary (FY-15-01.00)</p> <p>Restriction on residential use in entire Parcel 118Q-X and portions of Parcel 83Q as identified on the MRS-1 boundary map (FY-15-01.00)</p>
Southern Alpha	<p>Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction within the confines of the Cemetery Boundary or within the confines of an area three feet either side and including the area underneath Bains Gap Road of the Covenant Boundary (FY-15-02.00)</p>
MRS-2	<p>Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-17-01.00)</p>

**Table 1: Land Use Control Summary**  
**Land Use Control Effectiveness Report**

Site - Parcel	Land Use Control
MRS-3	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-18-01.00)
MRS-4	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-17-04.00)
MRS-5	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-16-01.00)
MRS-6	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-16-02.00)
MRS-8	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-18-02.00)
MRS-9	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-18-03.00)
MRS-11	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-17-02.00)
MRS-12	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-16-03.00)
Dog Kennel Area	Restricted to surface use only (LUCIP) Ordinance familiarization training (LUCIP) No trespassing signs (LUCIP)
Blacktop Training Area, Parcel 511(7) and Fenced Yard in Blacktop Training Area, Parcel 512(7) (part of Training Area T-5 Sites)	Restriction on public access (Deed 13) Restricted to surface use only (LUCIP) No use of property pending completion of characterization and a required response action (LUCIP)

**Table 1: Land Use Control Summary**  
**Land Use Control Effectiveness Report**

Site - Parcel	Land Use Control
Golden Triangle and Y Area: M1.01, M3 Miscellaneous Property and Eastern Bypass “Y” Area Junction	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-17-03.00)
Iron Mountain Road Ranges, Parcels 069Q, 070Q, 071Q, 075Q, 221Q-X, and 222Q-X	Restriction on public access (CA) No use of property pending completion of the remedy (CA)
Training Area T-31, Parcels 184(7) and 185(7)	Restriction on public access (CA) No use of property pending completion of the remedy (CA)
Training Area T-24A Parcels 112Q, 213Q and 214Q	Restriction on public access (CA) No use of property pending completion of the remedy (CA)
Baby Bains Gap Road Ranges: Range 23, Parcel 79Q	Prohibition on intrusive activities without EOD or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed “on-call” to assist if suspected UXO are encountered during construction activities within the Covenant Boundary (FY-17-04.00)
Pistol Range, Parcel OA-03	Restriction on residential use in entire Parcel OA-03 (FY-12-01.01)
Former Rifle/Machine Gun Range (Impact Area), Parcels 100Q and 101Q	Restriction on public access (CA) No use of property pending completion of the remedy (CA)
GSA Warehouse Area, Parcels 151(4), 2(4), 3(4), 4(4), 67(4), 69(4), 91(4), 111(4), 128(4), 129(4), and 238(4)	Restriction on consumptive or other use of groundwater and direct contact with groundwater (Covenant FY-12-04.01) Restriction on groundwater monitoring well installation and groundwater use (Covenant FY-12-04.01)  Restricted to commercial and industrial reuse (Covenant FY-12-04.01) with the specific exception of the surveyed area of the McClellan Industrial Village LLC Redivision of a Revision of the Historic Warehouse District Minor Subdivision II which is approved for residential use.

CA - Cleanup Agreement

LUCIP - Land Use Control Implementation Plan

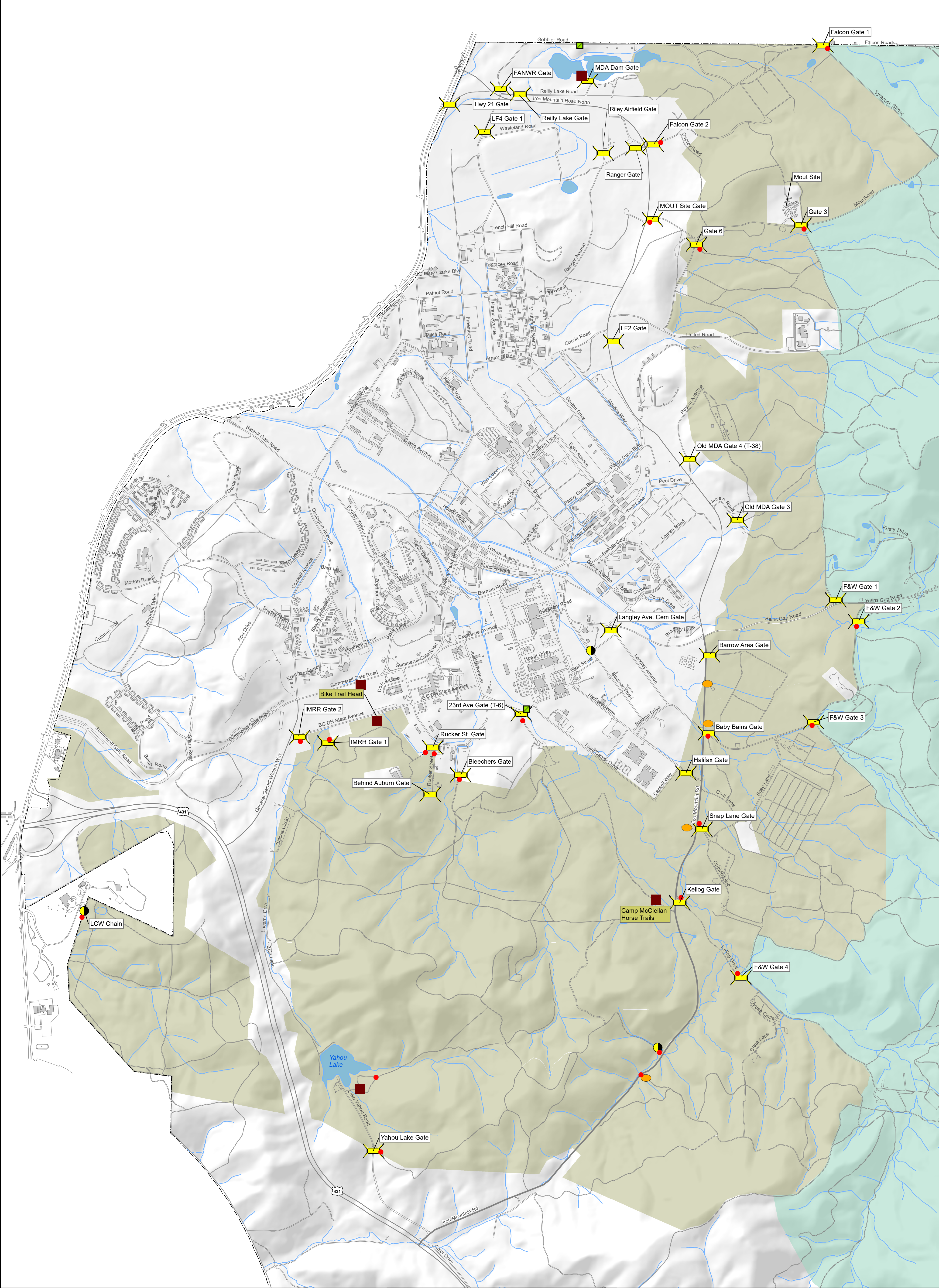
**Table 2: Incident Summary Table**  
**Land Use Control Effectiveness Report**

No.	Date of Incident	Time of Incident	Summary of Incident
*	N/A	N/A	N/A

\* No Violations occurred in 2023.

## FIGURES





**Legend**

Gate

Chain

Dirt Berm

Jersey Barrier

**Proposed Signage**

Large Info Sign

Small 2-Color Sign

McClellan Boundary

Charlie

Building

Lake

Road

Stream

Alabama

Calhoun County

**FIGURE 1**  
**LAND USE CONTROLS**  
October 2023  
McClellan  
Anniston, Alabama

P:\E:\G:\gms\proj\McClellan\03\_04\_07\map\map\MDC\CEPRA\_LandControls\_2023\_10\_12.mxd, 10/11/2023, msa, nml



# CAUTION: SAFETY ADVISORY

This area was part of the former Fort McClellan which closed in 1999. Cleanups of military munitions from the former range and training areas have been completed per U.S. Army and State of Alabama standards. However, no cleanup can be guaranteed to be 100% effective. Land use controls which prohibit digging without unexploded ordnance (UXO) construction support have been implemented for most of the greenspace / recreational areas. For your safety, do not dig in the ground or handle unknown items. Stay within designated recreational areas and trails. Follow the “3 Rs of munitions safety.”



**RECOGNIZE** when you may have encountered a munition item

Do not touch or disturb it, and **RETREAT** from the area

Call 9-1-1 and **REPORT** the location of the suspect item

For additional information, contact the Alabama Department of Environmental Management at (334) 271-7700 or [www.adem.alabama.gov](http://www.adem.alabama.gov).

## Example munitions from Fort McClellan



2.36-inch Rocket



3-inch Mortar



Hand Grenades



Figure 2 – Alpha and Bravo Munitions Response Areas Large Warning Sign



Figure 3 – Alpha and Bravo Munitions Response Areas Small Warning Sign



# **APPENDIX A**

## **Security Checklists**

## Daily Security Checklist

Security Officer: \_\_\_\_\_

Date: \_\_\_\_\_

Gate Number	Parcel/ Location	Times Checked				Barrier Condition	Gate Condition	Locked/Open Lock Operates	Evidence of Tresspass	Buddy Locks/ Permitted
Bravo Area										
Soccer Road Gate	Soccer Park									UXO
Rucker Street Gate	Behind Matrix Office									UXO
Behind Auburn Gate	Near Dog Kennels									UXO
Auburn Bleachers Gate	Bleachers (Auburn)									UXO
T6-23rd Ave Gate	Fox Road									UXO
ASP Annex Gate	Outside ASP									UXO
ASP Gate/ASP Walk-in	ASP									UXO
Langley Ave/Cemetary	Langley Avenue									UXO
Baby Bains Gate	Baby Bains									UXO
Snap Lane Gate	Snap Lane									UXO
Kellogg Road Gate	Kellogg Road									UXO
Last Lock on Right	Yahoo Short-cut									UXO
Fish & Wildlife Gate 2	Baby Bains									UXO
Fish & Wildlife Gate 1	Bains Gap Road									UXO
OLD MDA Gate 3	Lauren Road									UXO
T-38 Gate, Old MDA 4	Entrance to T-38									UXO
LF2 Gate	Goode Road									UXO
Mout Site Gate	Mout Site Entrance									UXO
Old MDA Gate 6	Mout Road									UXO
Mout Site Gate 3	Behind Mout Site									UXO
Falcon Road Gate	Falcon Road									UXO
Falcon Road #2	Falcon Road									UXO
Back of LF4	Butler Green Road									UXO
Landfill 4 Gate	Gobbler Road									UXO
HWY 21 Gate	Hwy 21									UXO
Museum Gate	Southern Boundary									UXO
Iron Mtn Bypass Gate	Yahou Lake	Lake Yahou Park open to public.								UXO
Mudpuddle Road Gate	Off Irn Mtn Road	Horse trails.								UXO
Goode Road Main Gate	Goode Road	ALDOT moved gate. Now located at Falcon Road #2.								UXO
Old MDA Gate 1	Pardee Road	No access road to gate.								UXO
Halifax Road Gate	Halifax/Iron Mtn Road	Extreme Concepts								UXO
Snake Road Gate	Off Irn Mtn Road	Gate was decomissioned and is now a ditch.								UXO

COMMENTS

SIGNATURE \_\_\_\_\_

MATRIX ENVIRONMENTAL SERVICES, LLC.  
283 RUCKER STREET ANNISTON, AL 36205  
256.847.0780

INCIDENT REPORT

CLIENT: \_\_\_\_\_ PHONE: (    ) \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

WHO WAS INVOLVED?	<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>

WHAT HAPPENED?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

WHEN Incident Occurred: \_\_\_\_\_

WHERE Incident Occurred: \_\_\_\_\_

WHY Incident Occurred : \_\_\_\_\_

How Incident Occurred: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Client Notified: \_\_\_\_\_

Time Notified: \_\_\_\_\_ Date: \_\_\_\_\_

S/O Reporting: \_\_\_\_\_ S/O Signature: \_\_\_\_\_

Time of Report: \_\_\_\_\_ Date of Report: \_\_\_\_\_

Matrix Supervisor Notified: \_\_\_\_\_ Time: \_\_\_\_\_

Supervisor Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **APPENDIX B**

**Landfill Cap Inspection Checklist Items for Landfill 1, Landfill 2, Landfill 4, Garbage Dump and Fill Area East of Reilly, Fill Area North of Landfill 2, and Range 12: Iron Mountain Road Ranges**

## LANDFILL COVER INSPECTION CHECKLIST ITEMS

Specific Site Identification: McClellan Landfill 1, Parcel 78(6) Date: 11/28/2023

### Landfill Cover Survey

1. Observe any areas on the cover that indicate signs of subsidence (e.g., obvious visible low spots on the cover surface where significant amounts of standing water can accumulate in puddles during significant precipitation events).

No evidence of subsidence was observed during the cap inspection.

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2. Observe any signs of erosion on the landfill cover (e.g., during windy conditions observe any evidence of dust blowing off of the cover, check for any erosion caused by stormwater runoff). Any exposed debris?

No signs of erosion or exposed debris was observed during the inspection.

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3. Check the condition of the vegetative cover. (e.g. check for bare spots in the vegetative cover; Note whether no vegetation has grown or whether the vegetation has died and has not been re-established, check for abnormal growth of weeds that may crowd out natural vegetation}.

The vegetative cover was observed to be in good condition during the inspection. No bare areas were observed.

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### **Landfill Monument Benchmark Survey**

1. Check the condition of the brass benchmark implanted on the concrete monuments; make sure that the concrete has not deteriorated around the monument foundation and that the etched mark is still visible.

☒ Monument 1, Comments: Good condition, no damage. No digging sign was missing and replaced.

☒ Monument 2, Comments: Good condition, no damage. No digging sign was missing and replaced.

☒ Monument 3, Comments: Good condition, no damage. No digging sign was replaced due to deterioration.

☒ Monument 4, Comments: Good condition, no damage. No digging sign was replaced due to deterioration.

☒ Monument 5, Comments: Good condition, no damage. No digging sign was replaced due to deterioration.

☒ Monument 6, Comments: Good condition, no damage. No digging sign was replaced due to deterioration.

☒ Monument 7, Comments: Good condition, no damage. No digging sign was missing and replaced.

☒ Monument 8, Comments: Good condition, no damage. No digging sign was attached.

Notes: Southeastern boundary of the fill area consists of heavily wooded areas. The areas around the fill area monuments were cleared of small to medium sized saplings to improve visibility.

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**Inspected by:** David Abernathy

**Signature**  **Date:** 11/28/2023

## McClellan Landfill 1, Parcel 78(6) Landfill Cap Inspection Photos



The #2 boundary monument sign was missing at time of inspection and replaced.



The cap was recently mowed. No erosion was observed



Monuments on the southeastern boundary were cleared around and signage replaced to improve visibility.



## LANDFILL COVER INSPECTION CHECKLIST ITEMS

Specific Site Identification: McClellan Landfill 2, Parcel 79(6) Date: 11/29/2023

### Landfill Cover Survey

1. Observe any areas on the cover that indicate signs of subsidence (e.g., obvious visible low spots on the cover surface where significant amounts of standing water can accumulate in puddles during significant precipitation events).

No low spots were observed during the cap inspection. There were no indications of subsidence observed during the inspection.

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2. Observe any signs of erosion on the landfill cover (e.g., during windy conditions observe any evidence of dust blowing off the cover, check for any erosion caused by stormwater runoff). Any exposed debris?

No signs of erosion and no signs of exposed debris were observed during the cap inspection.

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3. Check the condition of the vegetative cover. (e.g. check for bare spots in the vegetative cover; Note whether no vegetation has grown or whether the vegetation has died and has not been re-established, check for abnormal growth of weeds that may crowd out natural vegetation}.

The vegetative cover was observed to be in good condition during the inspection. No bare areas were observed. Deadfall was observed near monument 7 on the edge of the cap and was removed during the inspection.

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**Landfill Monument Benchmark Survey**

1. Check the condition of the brass benchmark implanted on the concrete monuments; make sure that the concrete has not deteriorated around the monument foundation and that the etched mark is still visible.

☒ Monument 1, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 2, Comments: Good condition, no damage. No digging sign was attached

☒ Monument 3, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 4, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 5, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 6, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 7, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 8, Comments: Good condition, no damage. No digging sign was attached.

Notes: Monuments 1 and 3 remain highly visible through the Homeland Security perimeter fence.

Inspected by: David Abernathy

Signature  Date: 11/29/2023

McClellan Landfill 2  
Landfill Cap Inspection Photos



The vegetation across the cap appeared to be in good condition during the inspection.



Fill Area boundary monument 3 remains highly visible through the Homeland Security perimeter fence.



Small deadfall on the edge of the cap near monument number 7 was removed during the cap inspection.

## LANDFILL COVER INSPECTION CHECKLIST ITEMS

Specific Site Identification: McClellan Landfill 4, Parcel 81(5) Date: 11/28/2023

### Landfill Cover Survey

1. Observe any areas on the cover that indicate signs of subsidence (e.g., obvious visible low spots on the cover surface where significant amounts of standing water can accumulate in puddles during significant precipitation events).

No areas of subsidence were observed during the inspections. There were no areas of standing water present. Previously noted areas of subsidence were repaired during the Butler Green Industrial Landfill Closure. These areas will continue to be monitored.

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2. Observe any signs of erosion on the landfill cover (e.g., during windy conditions observe any evidence of dust blowing off the cover, check for any erosion caused by stormwater runoff). Any exposed debris?

No evidence of erosion, rutting, or channeling was observed at the time of the inspection. No exposed debris was observed.

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3. Check the condition of the vegetative cover. (e.g. check for bare spots in the vegetative cover; Note whether no vegetation has grown or whether the vegetation has died and has not been re-established, check for abnormal growth of weeds that may crowd out natural vegetation}.

The landfill vegetative cover was mowed prior to inspection. Vegetation cover is in excellent condition. No bare spots were observed, and no woody plants were observed growing on the landfill cover system.

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4. Check the condition of the boundary fence. (e.g. check for holes in the fence, any areas requiring repair, and that the fence is sufficient to prevent unauthorized entry.)

The boundary fence was in good condition. No holes were observed and the chain and lock on the gate were intact.

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**Landfill Monument Benchmark Survey**

1. Check the condition of the brass benchmark implanted on the concrete monuments; make sure that the concrete has not deteriorated around the monument foundation and that the etched mark is still visible.

☒ Monument 1, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 2, Comments: Good condition, no damage. No digging signs was attached.

☒ Monument 3, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 4, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 5, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 6, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 7, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 8, Comments: Good condition, no damage. No digging sign was missing and was replaced during the inspection.

☒ Monument 9, Comments: Good condition, no damage. No digging sign was attached.

Notes: \_\_\_\_\_  
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\_\_\_\_\_

Inspected by: David Abernathy

Signature:  Date: 11/28/2023



McClellan Landfill 4, Parcel 81(5)  
Landfill Cap Inspection Photos



LF4-01: Recent mowing shows that the landfill cap has sufficient vegetative cover and the



LF4-02: All areas of vegetation new and old have completely covered the landfill cap.



LF4-03: One monument sign was missing during the inspection and replaced.

## LANDFILL COVER INSPECTION CHECKLIST ITEMS

Specific Site Identification: McClellan Former Post Garbage Dump, Parcel 126(7) Date: 11/29/2023  
McClellan Fill Area East Reilly Airfield, Parcel 227(7)

### Landfill Cover Survey

1. Observe any areas on the cover that indicate signs of subsidence (e.g., obvious visible low spots on the cover surface where significant amounts of standing water can accumulate in puddles during significant precipitation events).

No evidence of subsidence was observed during the cap inspection.

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2. Observe any signs of erosion on the landfill cover (e.g., during windy conditions observe any evidence of dust blowing off the cover, check for any erosion caused by stormwater runoff). Any exposed debris?

No signs of erosion or exposed debris was observed during the inspection.

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3. Check the condition of the vegetative cover. (e.g., check for bare spots in the vegetative cover; Note whether no vegetation has grown or whether the vegetation has died and has not been re-established, check for abnormal growth of weeds that may crowd out natural vegetation}.

The vegetative cover was observed to be in good condition during the inspection. No bare areas were observed.

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**Landfill Monument Benchmark Survey**

1. Check the condition of the brass benchmark implanted on the concrete monuments; make sure that the concrete has not deteriorated around the monument foundation and that the etched mark is still visible.

☒ Monument 1, Comments: Good condition, no damage. No digging sign was damaged and was replaced during the inspection.

☒ Monument 2, Comments: Good condition, no damage. No digging sign was missing and was replaced during the inspection.

☒ Monument 3, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 4, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 5, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 6, Comments: Good condition, no damage. No digging sign was missing and was replaced during the inspection.

☒ Monument 7, Comments: Good condition, no damage. No digging sign was missing and was replaced during the inspection.

☒ Monument 8, Comments: Good condition, no damage. No digging sign was missing and was replaced during the inspection.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspected by: David Abernathy

Signature:  Date: 11/29/2023

McClellan Former Post Garbage Dump and Fill Area East of Reilly Airfield  
Landfill Cap Inspection Photos



GD-01: No bare areas or damage to the cap were observed during the inspection.



GD-02: The vegetation across the landfill cap was observed to be in good condition during the inspection.



GD-03: Five No digging signs were missing or damaged and were replaced at the time of inspection.

## LANDFILL COVER INSPECTION CHECKLIST ITEMS

**Specific Site Identification:** McClellan Fill Area North of Landfill 2, Parcel 230(7) **Date:** 11/29/2023

### Landfill Cover Survey

1. Observe any areas on the cover that indicate signs of subsidence (e.g., obvious visible low spots on the cover surface where significant amounts of standing water can accumulate in puddles during significant precipitation events).

There are several areas that show signs of subsidence near monument three and monument four. No standing water on the cap surface.

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2. Observe any signs of erosion on the landfill cover (e.g., during windy conditions observe any evidence of dust blowing off the cover, check for any erosion caused by stormwater runoff). Any exposed debris?

No signs of erosion or signs of exposed debris were observed during the cap inspection. Dusty conditions are not likely to occur as there are no bare spots in the caps vegetative cover.

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3. Check the condition of the vegetative cover. (e.g., check for bare spots in the vegetative cover; Note whether no vegetation has grown or whether the vegetation has died and has not been re-established, check for abnormal growth of weeds that may crowd out natural vegetation).

The vegetative cover was in good condition during the inspection. The area of subsidence near monuments 3 and 4 has adequate vegetation. Several small limbs were on the cap surface and were removed during the inspection.

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## Landfill Monument Benchmark Survey

1. Check the condition of the brass benchmark implanted on the concrete monuments; make sure that the concrete has not deteriorated around the monument foundation and that the etched mark is still visible.

☒ Monument 1, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 2, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 3, Comments: Good condition, no damage. No digging sign was replaced due to deterioration.

☒ Monument 4, Comments: Good condition, no damage. No digging sign was missing and replaced.

☒ Monument 5, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 6, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 7, Comments: Good condition, no damage. No digging sign was attached.

☒ Monument 8, Comments: Good condition, no damage. No digging sign was attached.

Notes: \_\_\_\_\_  
\_\_\_\_\_

Inspected by: David Abernathy

Signature  \_\_\_\_\_ Date: 11/29/2023



McClellan Fill Area North of Landfill 2, Parcel 230(7)  
Landfill Cap Inspection Photos



The vegetation across the cap appeared to be in good condition during the inspection.



No digging sign on fill area boundary marker four was missing.



No digging sign on fill area boundary marker four replaced.


## IRON MOUNTAIN ROAD RANGES BMP EROSION CONTROL INSPECTION

Specific Site Identification: Range 12 (Parcel 70Q) Date: December 4, 2023

### BMP Inspection

1. Observe any damage to the best management practices (BMPs) or any areas that require repair or replacement.  
All BMPs were inspected, and none were found to be damaged or in need of replacement.  
\_\_\_\_\_  
\_\_\_\_\_
2. Observe any signs of erosion (e.g., during windy conditions observe any evidence of dust blowing, check for any erosion caused by stormwater runoff).  
The slope of Range 12 (Parcel 70Q) does not show any signs of erosion. Although the slope is very steep, soil conditions are stable due to natural vegetation growth on slope. The existing BMPs helped to stabilize the area of erosion and limit any soil migration downhill. Slope conditions are stable and consists of healthy growth of young saplings and mature trees.  
\_\_\_\_\_
3. Check the condition of the vegetative cover. (e.g., check for bare spots in the vegetative cover; Note whether no vegetation has grown or whether the vegetation has died and has not been re-established,).  
The ground surface is covered with deadfall leaves and pine needles. The area is very rocky, and the vegetation growth is limited to small saplings, medium sized trees and mature trees that have taken root on the steep slope.  
\_\_\_\_\_
4. General Comments  
  
Despite the steepness of the slope, the BMPs are still in place and functioning as intended. Slope conditions are stable and consist of a healthy growth of young saplings and mature trees. The trees and other vegetation help to mitigate potential runoff leaving the site. Vehicular access to Range 12 has been eliminated due to storm water mitigation at Iron Mountain Road Ranges and Hwy 431 right-of-way fencing. Hwy 431 right-of-way fencing has created an additional BMP consisting of leaves and other debris.  
\_\_\_\_\_

Inspected by: David Abernathy

Signature:  Date: December 4, 2023



Iron Mountain Road Ranges  
Range 12 Annual BMP Inspection- December 4, 2023



The BMPs repaired in March of 2015 were observed to be in place and in good condition.



Stable vegetation and leaves have created a covered surface to help mitigate future erosion.



Vegetation on the slope of Range 12 is limited to small pine trees and other small woody stemmed plants.



No erosion on the face of the slope was observed during the inspection. No soils were observed to have migrated offsite.



## **APPENDIX C**

**Annual Closure System Report, Landfill 3, Parcel 80(6) and Fill Area Northwest of Reilly  
Airfield, Parcel 229(7)**

**2023 Annual Closure System Report  
Landfill 3, Parcel 80(6) and  
Fill Area Northwest of Reilly Airfield, Parcel 229(7)**

**McClellan, Anniston, Alabama**

**Prepared for:**



**MCCLELLAN**  
DEVELOPMENT AUTHORITY

**McClellan Development Authority  
McClellan, Anniston, Alabama**

**Prepared by:**



**Matrix Environmental Services, LLC  
283 Rucker St.  
Anniston, Alabama 36205**

**January 2024**

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## **LIST OF ATTACHMENTS**

Attachment C1      On-Site Inspection and Maintenance Forms

**LIST OF ABBREVIATIONS AND ACRONYMS**

ADEM	Alabama Department of Environmental Management
CA	Cleanup Agreement AL4210020562
FANWR	Fill Area Northwest of Reilly Airfield, Parcel 229(7)
Geosyntec	Geosyntec Consultants
Landfill 3	Landfill 3, Parcel 80(6)
McClellan	Former Fort McClellan
MDA	McClellan Development Authority
MES	Matrix Environmental Services, LLC

## **1.0 INTRODUCTION**

This Annual Closure System Report has been prepared by Matrix Environmental Services, LLC (MES) on behalf of the McClellan Development Authority (MDA) to summarize the results of the post-remediation activities, including closure system inspections and maintenance performed from January 2023 through December 2023 at Landfill 3, Parcel 80(6) (Landfill 3) and Fill Area Northwest of Reilly Airfield, Parcel 229(7) (FANWR) at the former Fort McClellan (McClellan) located in Anniston, Alabama. The closure system inspections and maintenance discussed herein were performed to document compliance with the post closure care program requirements outlined in Section 4.5 and Appendix E of the *Certified for Construction Documents: Final Design Report, Landfill Cover Systems, Landfill 3 and Fill Area Northwest of Reilly Airfield (Final Design Report)* (Geosyntec Consultants [Geosyntec], 2007).

The responsible project contacts for the Landfill 3 and FANWR work discussed herein are:

**Primary**

Gerald Hardy  
Matrix Environmental Services, LLC  
283 Rucker Street, Bldg. 3165  
Anniston, AL 36205  
(256) 847-0780

**Alternate**

Jason Odom  
McClellan Development Authority  
4975 Bains Gap Road  
Anniston, AL 36205  
(256) 236-2011

## **2.0 SUMMARY OF INSPECTIONS AND MAINTENANCE ACTIVITIES**

In accordance with the requirements of the CA (ADEM, 2019) and the Post Closure Care Plan (Geosyntec, 2007), inspections were conducted. The 5-year post-closure care period at Landfill 3 and the Fill Area Northwest of Reilly (FANWR) December 2007 through December 2012 has ended. Inspections had been performed quarterly during that period. The cover systems stabilized, and an abbreviated inspection and maintenance program was presented and approved by ADEM. Landfill cover system inspections are conducted on an annual basis.

### **2.1 Narrative Summary of Inspections**

The site was inspected on November 28, 2023, by David Abernathy (MES). Overall, the landfill cover systems appeared to be in good, stable condition. No evidence of subsidence or erosion was observed. The vegetation across the caps for Landfill 3 and FANWR was in good condition, and no bare spots were noted. The boundary markers were in good condition. Five no digging signs were damaged or missing from the boundary markers and were reattached during the inspection. The access roads to Landfill 3 and FANWR were in good condition. Copies of the Inspection and Maintenance Forms are included in Attachment C1.

### **2.2 Narrative Summary of Maintenance Activities**

Maintenance activities performed by MES at Landfill 3 and FANWR during 2023 included the following:

- The cap surfaces for Landfill 3 and FANWR and the detention basin at FANWR were mowed in September 2023
- The detached or missing signs were replaced when maintenance was performed in November 2023.

### **2.3 Ongoing Activities**

Inspection and maintenance of cap features and erosion and sediment control measures are currently ongoing at Landfill 3 and FANWR.

### **2.4 Unresolved 2023 Inspection and Maintenance Issues**

There were no unresolved inspection and maintenance issues during the time of the inspection.

### **2.5 Planned Activities**

The inspection and maintenance program, consisting of annual mowing with inspection of cover system conditions, will be continued. If maintenance issues are observed during the annual cap inspections, then repair activities will be performed.

### **3.0 REFERENCES**

- ADEM. 2019. In the Matter of: Anniston-Calhoun County Fort McClellan Development Joint Power Authority Facility, Cleanup Agreement No. AL4 210 020 562, Modification 5. July 19.
- Geosyntec. 2007. *Certified for Construction Documents: Final Design Report, Volume II of IV, Landfill Cover Systems, Landfill 3 and Fill Area Northwest of Reilly Airfield.* February.
- Geosyntec. 2008. *Final Corrective Measures Implementation Report, Landfill Cover Systems, Landfill 3, Parcel 80(6) and Fill Area Northwest of Reilly Airfield, Parcel 229(7).* April.
- Matrix Environmental Services (MES), 2012. *2011 Annual Closure System Report, Landfill 3, Parcel 80(6) and Fill Area Northwest of Reilly Airfield, Parcel 229(7), McClellan, Anniston, Alabama.* March.
- MES, 2006. *Final (Revision 1) Corrective Measures Implementation Plan Landfill 3 and the Fill Area Northwest of Reilly Airfield Parcels 80(6) and 229(7).* October.

ON-SITE INSPECTION AND MAINTENANCE FORM

McCLELLAN SITE  
ANNISTON, ALABAMA

LANDFILL 3 and FILL AREA NORTHWEST OF REILLY AIRFIELD

Activity Type: Inspection ☒ Maintenance ☐ Incident ☐

Date of Activity: 11/28/2023

Time of Activity 16:00


On-Site Personnel: David Abernathy-Matrix Environmental Services

Weather Conditions: Sunny, Low 36°F High 55°F

General Comments: Cap was mowed prior to inspection.

Summary/Action Items: N/A

Inspected by:  Date: 11/28/2023

Reviewed by:  Date: 12/12/2023



ON-SITE INSPECTION AND MAINTENANCE FORM  
McCLELLAN SITE  
ANNISTON, ALABAMA

LANDFILL 3

Evidence or repair of subsidence, settlement, slippage, or heaving of cap system: No evidence of subsidence, settlement, slippage or heaving was observed during the inspection.

Evidence or repair of erosion, rutting, or channeling on cap system: No evidence erosion, rutting, or channeling observed during the inspection.

Condition or repair of vegetated surfaces (bare spots, stressed, dead): The vegetation appeared to be in good condition at the time of the inspection.

Evidence of trespassing, vandalism, or damage: No evidence of trespassing, vandalism, or damage was observed during the inspection.

Evidence of overflowing, flooding, or inundation: No evidence of flooding was observed during the inspection.

Overall appearance/condition of closure (stability, erosion, inundation, trespassing): The cap was observed to be in good overall condition.

Condition or repair of Permanent Markers: Boundary monuments were in good condition. Four No Digging signs were damaged or missing and were replaced at the time of inspection.

Additional Comments: None.

ON-SITE INSPECTION AND MAINTENANCE FORM  
McCLELLAN SITE  
ANNISTON, ALABAMA

FILL AREA NORTHWEST REILLY AIRFIELD

Evidence or repair of subsidence, settlement, slippage, or heaving of cap system: No evidence of subsidence, settlement, slippage, or heaving of the cap was observed during the inspection.

Evidence or repair of erosion, rutting, or channeling on cap system: No evidence of erosion, rutting, or channeling was observed during the cap inspection.

Condition or repair of vegetated surfaces (bare spots, stressed, dead): The vegetation appeared to be healthy and in good condition at the time of the inspection.

Evidence of trespassing, vandalism, or damage: No evidence of trespassing, vandalism, or damage was observed at the time of the inspection.

Evidence of overflowing, flooding, or inundation: No evidence of overflowing, flooding, or inundation was observed during the inspection.

Overall appearance/condition of closure (stability, erosion, inundation, trespassing): The cap appeared to be in good condition at the time of the inspection.

Condition or repair of Permanent Markers: The boundary monuments were observed to be in good condition with no damage. Five No Digging signs were damaged or missing and were replaced at the time of inspection.

Additional Comments: None.

ON-SITE INSPECTION AND MAINTENANCE FORM  
McCLELLAN SITE  
ANNISTON, ALABAMA

FANWR

SURFACE WATER/SEDIMENT DETENTION POND

Evidence or repair of subsidence, settlement, slippage: No evidence of subsidence, settlement, or slippage was observed during the inspection.

Evidence or repair of erosion, rutting, or channeling: No evidence of erosion, rutting, or channeling was observed at the time of the cap inspection.

Condition or repair of vegetated surfaces (bare spots, stressed, dead): No problems were observed at the time of inspection

Condition of surrounding vegetated surfaces (bare spots, settlement, water ponding): No bare areas or settlement areas were observed on the surrounding vegetation.

Sediment accumulation or removal (cleanout markers): No sediment accumulation was observed at the time of the inspection.

Outfall structures and emergency spillway (debris, erosion, damage): The emergency spillway and outfall structures were observed to be in good condition and showed no signs of damage at the time of the inspection.

Evidence of trespassing, vandalism, or damage: No evidence of trespassing, vandalism, or damage was observed during the inspection.

Additional Comments: None.

ON-SITE INSPECTION AND MAINTENANCE FORM  
McCLELLAN SITE  
ANNISTON, ALABAMA

ACCESS ROADS AND PARKING AREA

Evidence or repair of subsidence, settlement, or heaving: No evidence was observed during the inspection.

Evidence or repair of erosion, rutting, or washout: No evidence was observed during the inspection.

Condition or repair of culvert crossing and drainage features: The culvert and drainage ditch were in good condition. No sediment accumulation was observed during the inspection.

Evidence of trespassing, vandalism, or damage: No evidence of trespassing, vandalism, or damage was observed during the inspection.

Condition or repair of roads (thin gravel, potholes): The gravel was observed to be in good condition. No potholes or low areas were observed along the road or parking areas during the inspection.

Additional Comments: None.

ON-SITE INSPECTION AND MAINTENANCE FORM  
 McCLELLAN SITE  
 ANNISTON, ALABAMA  
 Landfill 3/FANWR Landfill Cap Inspection



LF3: Vegetation was stable and in good condition. No standing water was observed at the time of inspection.



LF3: Four signs were damaged or missing and were replaced at the time of inspection.



LF3: Vegetation was in good condition at the time of inspection and drainage ditches were free of standing water.



ON-SITE INSPECTION AND MAINTENANCE FORM  
McCLELLAN SITE  
ANNISTON, ALABAMA  
Landfill 3/FANWR Landfill Cap Inspection



FANWR: Complete vegetative cover was present. Recent Landfill mowing showed no signs of subsidence or erosion.



FANWR: All boundary monuments were in good condition. Five No Digging Signs were replaced at the time of inspection.



FANWR: Vegetation was removed around monuments to increase visibility.