



REPLY TO  
ATTENTION OF

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

March 12, 2014

Office of the Site Manager

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

Dear Mr. Cobb:

This letter transmits the annual report, required by the Land Use Control Assurance Plan (LUCAP), reflecting the status of land use controls (LUCs) established for properties on the former Fort McClellan. The LUCAP Appendix A, listing sites on the former Fort McClellan where LUCs constitute either a part of or the entire interim or final remedy, is updated and included at Enclosure 1. The LUCAP Appendix D, listing agency points of contact, is updated and included at Enclosure 2.

This letter affirms that LUCs for which the Army remains responsible for have been effective in protecting human health and safety. Daily monitoring is performed. Warning signs are replaced when found to be damaged or missing.

The Calhoun County McClellan Development Authority (MDA) has responsibility for LUCs at many of the sites as shown on Appendix A. The MDA submitted to ADEM the Land Use Control Effectiveness Report (LUCER), dated February 2014, which addresses those sites. In a letter dated April 9, 2007, ADEM concurred with the *Army's Response to ADEM Comments Regarding Draft Final Site Specific Final Report for the Eastern Bypass "Y" Area Junction* (Enclosure 3). Construction support for the Eastern Bypass "Y" Area as required by ADEM should be included in the next iteration of the LUCER.

The Alabama Department of Transportation (ALDOT) has responsibility for LUCs at the Eastern Bypass OES2. The ALDOT annual report for OES2 was submitted to ADEM and the Army on April 24, 2013.

Copies of this correspondence with enclosures were provided to Mrs. Leigh Lattimore, EPA Region 4; Mr. Robin Scott, MDA; Mr. Gerald Hardy, Matrix Environmental Services; and Mrs. Sarah Clardy, U.S. Fish and Wildlife Service.

For additional information, please contact Ms. Lisa Holstein, [lisa.holstein@us.army.mil](mailto:lisa.holstein@us.army.mil), 256-848-7455.

Sincerely,

Scott J. Bolton  
Site Manager

Enclosures

**APPENDIX D**  
AGENCY POINTS OF CONTACT 2014

**U.S. Department of the Army**

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**U.S. Environmental Protection Agency**

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**ADEM**

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**MDA**

Mr. Robin Scott  
Calhoun County McClellan Development Authority  
4975 Bains Gap Road  
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FAX: 256-236-2020  
E-mail: [robinscott@ccmda.org](mailto:robinscott@ccmda.org)

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

Mrs. Sarah Clardy  
Mountain Longleaf National Wildlife Refuge  
407 Baby Bains Gap Road  
Anniston, AL 36205  
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Enclosure 2

LAND USE CONTROL ASSURANCE PLAN APPENDIX A  
FORT MCCLELLAN, ALABAMA  
March 2014

Site Name	EBS Parcel Lable	Site Location Reference	Reference for Source Document(s) or Decision Document	LUCIP/Covenant Status	Site Owner	Implementing Agency	Remarks
Charlie Area, Mountain Longleaf National Wildlife Refuge	82Q-X, 88(6), 108(7), 112Q, 113Q-X, 187(7), 213Q, 214Q, 87Q-X, 111Q, 76Q-X, 84Q-X, 223Q, 77Q, 78Q, 80Q, 85Q, 109Q-X, 89Q-X, 215Q, 137Q-X, 82(7)	ECOP LUCIP Enclosures 1 thru 8 Figures	ECOP LUCIP January 2007	Interim	DOI	Army and DOI	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP was submitted in Sep03 as an attachment to the ECOP in Apr03. This area includes the Stump Dump, Parcel 82(7), and Training Area T-24A, Parcel 187(7), which were stand alone sites in Appendix A in 2001 and 2002. The ECOP LUCIP was revised in 2007 to allow public access in portions of Bains Gap Road. ADEM concurred with the Bains Gap Road MEC Removal Action Report in a letter dated 1Sep06.
Eastern Bypass OES2	N/A	Eastern Bypass OES2 LUCIP Figure	Action Memorandum August 2001	Final	ALDOT	ALDOT	The Action Memorandum for the Eastern Bypass was signed in Aug01 and the site was added to Appendix A in Dec01. The initial interim LUCIP was submitted in Mar04. The final LUCIP was submitted as Enclosure 13 of the FOST for the Eastern Bypass - Eastern Portion of Tract No. 3, October 2008, and is included in Appendix C.
GSA Warehouse Area	151(7), 2(7), 3(7), 4(7), 67(7), 69(7), 91(7), 111(7), 128(7), 129(7), 238(7)	FOSET LUCIP Figures	Decision Document dtd - August 2003 Signed - October 8, 2003	MDA Environmental Covenant Number FY-12-04.00 Recorded in Deed Book 3156 Page 333 on February 25, 2013	MDA	MDA	The site was added to Appendix A in Mar03 and the Decision Document was signed in Oct03. The Final LUCIP was submitted 29Mar04 and is included in Appendix C.
Alpha Area	184(7), 185(7), 126(7), 227(7), 230(7), 186(7), 88Q and 103Q, 89Q-X and 215Q, 100Q and 101Q, 132Q-X, 230Q-X and 149Q, Area North of MOUT	FOSET LUCIP Enclosure 1 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP was submitted in Sep03 as an attachment to the FOSET.
Former Small Weapons Repair Shop	66(7)	FOSET LUCIP Enclosure 2 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-12-07.00 Recorded in Deed Book 3156 Page 827 on March 7, 2013	MDA	MDA	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04.
Former Chemical Laundry/ Motor Pool Area 1500	94(7)	FOSET LUCIP Enclosure 2 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04.
Landfill # 1	78(6)	FOSET LUCIP Enclosure 3 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-12-02.00 Recorded in Deed Book 3151 Page 708 on October 17,2012	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Landfill # 2	79(6)	FOSET LUCIP Enclosure 4 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-12-05.00 Recorded in Deed Book 3151 Page 718 on October 17,2012	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.

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Site Name	EBS Parcel Label	Site Location Reference	Reference for Source Document(s) or Decision Document	LUCIP/Covenant Status	Site Owner	Implementing Agency	Remarks
Landfill # 3	80(6)	FOSET LUCIP Enclosure 5 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Landfill # 4	81(5)	FOSET LUCIP Enclosure 6 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Industrial Landfill	175(5)	FOSET LUCIP Enclosure 6 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Former Post Garbage Dump	126(7)	FOSET LUCIP Enclosure 7 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-11-01.00 Recorded in Deed Book 3140 Page 261 on September 23, 2011	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Fill Area East of Reilly Air Field	227(7)	FOSET LUCIP Enclosure 7 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-11-01.00 Recorded in Deed Book 3140 Page 261 on September 23, 2011	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Fill Area Northwest of Reilly Air Field	229(7)	FOSET LUCIP Enclosure 8 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-11-01.00 Recorded in Deed Book 3140 Page 261 on September 23, 2011	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Fill Area North of Landfill No. 2	230(7)	FOSET LUCIP Enclosure 9 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 21Mar02, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Bravo Area	180(7), 182(7), 511(7), 512(7), 513(7), 514(7), 516(7), 69Q, 70Q, 71Q, 75Q, 221Q, 222Q-X, 72Q-X, 150Q, 74Q, 79Q, 83Q, 84Q, 86Q, 118Q-X, 223Q, 224Q, 226Q, 227Q, 87Q-X, 110Q, 111Q, 239Q- X, 112Q, 213Q, 214Q, 114Q-X, 130Q-X, 73Q-X, 91Q-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 181(7), 200Q, 201Q, 228Q, 231Q, 232Q-X, Washington Tank Range, 1950 Rocket Launcher Range	FOSET LUCIP Enclosure 11 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP was submitted in Sep03 as an attachment to the FOSET.



LAND USE CONTROL ASSURANCE PLAN APPENDIX A  
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March 2014

Site Name	EBS Parcel Label	Site Location Reference	Reference for Source Document(s) or Decision Document	LUCIP/Covenant Status	Site Owner	Implementing Agency	Remarks
Bravo Area - Dog Kennel Area	N/A	FOSET LUCIP Encl 11-1 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site is within the Bravo Area which was included in the initial Mar01 Appendix A. The initial interim LUCIP for the Bravo Area was submitted in Sep03 as an attachment to the FOSET. The FOSET LUCIP was revised in October 2004 by adding Enclosure 11-1 that allowed temporary occupancy of the Dog Kennel Area until July 1, 2005. Enclosure 11-1 was revised in March 2006 to allow occupancy to continue until August 30, 2007, at which time the lease would expire. The lease continues to be renewed and the MDA incorporated provisions into the lease prohibiting intrusive activity on the property.
Training Area T-38	186(6)	FOSET LUCIP Enclosure 12 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-12-01.00 Recorded in Deed Book 3150 Page 643 on September 21, 2012	MDA	MDA	The site was included in the initial Mar01 Appendix A. The initial interim LUCIP, submitted 18May01, was removed from Appendix B and replaced with the FOSET LUCIP in Sep03.
Range 31: Former Defendum Field Firing Range No. 2	215Q	MDA Environmental Covenant	MDA Environmental Covenant	MDA Environmental Covenant Number FY-12-01.00 Recorded in Deed Book 3150 Page 643 on September 21, 2012	MDA	MDA	ADEM concurred with NFA in letter dated 11Feb13. This site was added to Appendix A in Mar13.
Former 37mm Antitank Range and Former Rifle Range	230Q-X and 149Q	MDA Environmental Covenant	MDA Environmental Covenant	MDA Environmental Covenant Number FY-12-01.00 Recorded in Deed Book 3150 Page 643 on September 21, 2012	MDA	MDA	This site was added to Appendix A in Mar13.
MRS 13, Tract A	N/A	MDA Environmental Covenant	MDA Environmental Covenant	MDA Environmental Covenant Number FY-12-01.00 Recorded in Deed Book 3150 Page 643 on September 21, 2012	MDA	MDA	This site was added to Appendix A in Mar13.
MRS 13, Tract B	N/A	MDA Environmental Covenant	MDA Environmental Covenant	MDA Environmental Covenant Number FY-12-01.00 Recorded in Deed Book 3150 Page 643 on September 21, 2012	MDA	MDA	This site was added to Appendix A in Mar13.
Training Area T-6	183(6)	FOSET LUCIP Enclosure 12 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-12-06.00 Recorded in Deed Book 3156 Page 817 on March 7, 2013	MDA	MDA	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04.
Cane Creek Training Area	510(7)	FOSET LUCIP Enclosure 12 Figure	FOSET LUCIP September 2003	MDA Environmental Covenant Number FY-12-06.00 Recorded in Deed Book 3156 Page 817 on March 7, 2013	MDA	MDA	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04.
Black Top Training Area	511(7)	FOSET LUCIP Enclosure 12 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04.

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Site Name	EBS Parcel Lable	Site Location Reference	Reference for Source Document(s) or Decision Document	LUCIP/Covenant Status	Site Owner	Implementing Agency	Remarks
Fenced Yard in Black Top Area	512(7)	FOSET LUCIP Enclosure 12 Figure	FOSET LUCIP September 2003	Interim	MDA	MDA	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04.
Motor Pool Area 3100	24(7), 25(7), 73(7), 212(7), and 146(7)	MDA Environmental Covenant	Decision Document dtd - July 2005 Signed - August 8, 2005	MDA Environmental Covenant Number FY-12-03.00 Recorded in Deed Book 3150 Page 660 on September 21, 2012	MDA	MDA	The site was added to Appendix A in Apr07. ADEM required LUCs restricting groundwater usage in a letter dated 7Jul04. The Army notified the JPA in Mar05 that LUCs would be necessary for the site. The site was inadvertently omitted from Appendix A in Mar05 and Mar06. The site was leased to Auburn University in 2009. The lease includes a clause that restricts use of the proerty to surface use only.
Washrack Soldier's Chapel	127(7)	MDA Environmental Covenant	Decision Document dtd - July 2005 Signed - August 8, 2005	MDA Environmental Covenant Number FY-12-03.00 Recorded in Deed Book 3150 Page 660 on September 21, 2012	MDA	MDA	The site was added to Appendix A in Apr07. ADEM required LUCs restricting groundwater usage in a letter dated 10Jul05. The Army notified the JPA in Mar05 that LUCs would be necessary for the site. The site was inadvertently omitted from Appendix A in Mar05 and Mar06.
M1.01 Area and M3 Miscellaneous Property	N/A	Requires Environmental Covenant	Final Letter Report November 2006	Requires Environmental Covenant	MDA	MDA	The site was included in the initial Mar01 Appendix A. A clearance to 1-foot was performed in 2002 and the site was removed from Appendix A in Mar03. ADEM would not concur with the removal report until the Army agreed to provide construction support for the site. ADEM concurred with the removal report in a letter dated 19Jan07. The site was inadvertently omitted from Appendix A in Apr07, and was added back to Appendix A in Mar08.
Eastern Bypass "Y" Area Junction	N/A	Requires Environmental Covenant	Final Report May 2007	Requires Environmental Covenant	MDA	MDA	This site was previously addressed as part of the Bravo Area, and was added to Appendix A as a stand alone site in Mar08. ADEM concurred with the removal report requiring construction support in a letter dated 28Jun07.
Iron Mountain Road Ranges	69Q, 70Q, 71Q, 75Q, 221Q-X, 222Q-X	FOSET LUCIP Enclosure 11 Figure	ADEM Letter October 16, 2009	Interim	MDA	MDA	This site falls within the Bravo Area. The September 2003 Interim FOSET LUCIP remains in effect for this site. A maintenance and inspection plan for erosion control was required by ADEM as detailed in ADEM letter dated October 16, 2009. The MDA submitted a maintenance and inspection plan to ADEM on 23Mar10, As documented in the Land Use Control Effectiveness Report - 2010, dated March 2011.



LAND USE CONTROL ASSURANCE PLAN APPENDIX A  
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March 2014

Site Name	EBS Parcel Lable	Site Location Reference	Reference for Source Document(s) or Decision Document	LUCIP/Covenant Status	Site Owner	Implementing Agency	Remarks
Base Service Station	21(7) and 22(7)	EBS - X,Y Map Coordinates (17,30) (17,31)	Revised Amendment to the Final Groundwater Sampling Report, June 2006 and ADEM Letter October 12, 2011	Removed	MDA	MDA	This site was added to Appendix A in Mar11. The site was removed from Appendix A in Mar12. Reference: Revised Amendment to the Final Groundwater Sampling Report, June 2006 and Request for No Further Action without Land Use Controls, Former Base Service Station, Building 2109, Parcels 21(7) and 22(7), October 6, 2011. ADEM Review and Concurrence October 12, 2011.
Probable Fill Area at Range 30	231(7)	EBS - X,Y Map Coordinates (25,47)	Decision Document dtd - October 2006 Signed - December 26, 2006	Removed	JPA	Army	The site was included in the initial Mar01 Appendix A, and the initial interim LUCIP was submitted 21Mar02. The site was removed from Appendix A and B in Mar04 and the NFA DD was signed 26Dec06. ADEM and EPA concurred with the SI report in letters dated 23Feb06 and 12Oct06 respectively.
Fill Area West of Range 19	233(7)	EBS - X,Y Map Coordinates (10,26)	Decision Document dtd - July 2005 Signed - July 26, 2005	Removed	JPA	Army	The site was included in the initial Mar01 Appendix A, and the initial interim LUCIP was submitted 21Mar02. The site was removed from Appendix A and B in Mar04 and the NFA DD was signed 26Jul05. ADEM and EPA concurred with the SI report in letters dated 6May05 and 27Sep04 respectively.
Former Weapons Demonstration Area, South Gate Toxic Gas Yard, Ranges West of Iron Mountain Road (Areas are located outside of Bravo Area)	194(7), 518(7), and Ranges West of Iron Mountain Road	FOSET LUCIP Enclosure 12 Figure	Decision Document dtd - August 2005 Signed - August 26, 2005	Removed	JPA	Army	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04. The site was removed in Mar06 after the NFA DD was signed on 26Aug05. ADEM concurred with the SI report in a letter dated 25May05. The Army submitted responses to EPA 7Oct03 comments in a letter dated 11Aug05.
Waste Chemical Storage Area	87(4)	Waste Chemical Storage Area LUCIP Figure	Removal Action Report November 2005	Removed	Army	Army	The Decision Document was signed in Dec01 and the site was included in Appendix A in Dec01. The initial LUCIP was submitted in Mar04. Arsenic contaminated soil was removed in 2005. EPA and ADEM concurred with the Removal Action Report in letters dated 25Nov05 and 10Mar06 respectively. The Final LUCIP was removed from Appendix A and C in Mar06.
Reilly Lake	N/A	FOSET LUCIP Enclosure 10 Figure	RCRA Facility Investigation May 2006	Removed	JPA	JPA	The site was included in the Sep03 FOSET LUCIP and added to Appendix A in Mar04. The RFI for the Fill Area East of Reilly, Parcel 227(7) and Former Post Garbage Dump, Parcel 126(7), determined that constituents in surface water and fish tissue did not pose an unacceptable risk. ADEM concurred with the RFI in a letter dated 28Jul06 and the site was removed from Appendix A in Apr07. Upon selling or conveyance of the property. The transfer deed will recind the deed restrictions.



LAND USE CONTROL ASSURANCE PLAN APPENDIX A  
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March 2014

Site Name	EBS Parcel Lable	Site Location Reference	Reference for Source Document(s) or Decision Document	LUCIP/Covenant Status	Site Owner	Implementing Agency	Remarks
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Acronyms

ADEM - Alabama  
Department of Environmental  
Management

MDA - Calhoun County McClellan  
Development Authority

ALDOT - Alabama  
Department of Transportation

MEC - Munitions and Explosives of  
Concern

DD - Decision Document

NFA - No Further Action

DOI - Department of Interior

OES - Ordnance and Explosive Site

ECOP - Environmental  
Condition of Property

RCRA - Resource Conservation and  
Recovery Act

EPA - Environmental  
Protection Agency

RFI - RCRA Facility Investigation

EBS - Environmental  
Baseline Survey, Final,  
January 1998.

SI - Site Investigation

FOSET - Finding of Suitability  
for Early Tranfer

FOST - Finding of Suitability  
for Transfer

GSA - General Services  
Administration

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

LUC - Land Use Control

LUCER - Land Use Control  
Effectiveness Report

LUCIP - Land Use Control  
Implementation Plan



## ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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ONIS "TREY" GLENN, III, P.E.

DIRECTOR

April 9, 2007

Mr. Scott J. Bolton

Site Manager

US Army Transition Force

P.O. Box 5022

Fort McClellan, Alabama 36205

BOB RILEY

GOVERNOR

Facsimiles: (334)

Administration: 271-7950

General Counsel: 394-4332

Communication: 394-4383

Air: 279-3044

Land: 279-3050

Water: 279-3051

Groundwater: 270-5631

Field Operations: 272-8131

Laboratory: 277-6718

Mining: 394-4326

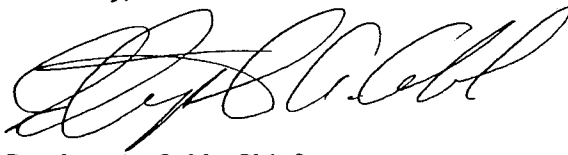
**RE: ADEM Review and Concurrence: Army's Response to ADEM Comments Regarding Draft Final Site Specific Final Report for the Eastern Bypass "Y" Area Junction;** dated October 12, 2005  
Fort McClellan, Calhoun County, Alabama  
Facility I.D. No. AL4 210 020 562

Dear Mr. Bolton:

The Alabama Department of Environmental Management (ADEM or the Department) has completed its review of the Army's letter dated October 12, 2005 responding to comments concerning the *Draft Final Site Specific Final Report for the Eastern Bypass "Y" Area Junction*. The letter states that the Army has made funds available to the Joint Powers Authority (JPA) in an Environmental Services Cooperative Agreement (ESCA) to provide required construction support for any ordnance found during construction activities in the "Y" area. ADEM concurs with this response and considers all comments resolved. The Department requests that the Army revise the Site Specific Report to include this information and that the revised version be submitted for review.

For any questions or concerns regarding this matter please contact Ms. Julie Ange at 334-270-5646 or via email at [jange@adem.state.al.us](mailto:jange@adem.state.al.us).

Sincerely,



Stephen A. Cobb, Chief  
Governmental Hazardous Waste Branch  
Land Division

SAC/TPS/JLA/mal

cc: Mr. Doyle Brittain/EPA Region 4  
Mr. Lee Coker/USA COE, Mobile District  
Mrs. Tracy P. Strickland/ADEM  
Ms. Miki Schneider/JPA  
Mrs. Brandi Little/ADEM

Enclosure 3

