

## Finding of Suitability for Early Transfer Property Interim Land Use Control Implementation Plan

1. Alpha Area
2. Parcels 66(7) & 94(7)
3. Parcel 78(6)
4. Parcel 79(6)
5. Parcel 80(6)
6. Parcels 81 (5) & 175(5)
7. Parcels 227(7) & 125(7)
8. Parcel 229(7)
9. Parcel 230(7)
10. Reilly Lake
11. Bravo Area
- 11-1. **Bravo Area – Dog Kennel Area**
12. Parcels 194(7), 518(7), Parcel 183(6), Parcel 510(7), Parcels 511(7) & 512(7)  
Ranges West of Iron Mountain Road (outside Bravo Area),

## **INTERIM RESTRICTIONS:**

The LUCIP provided in this attachment shall be deemed incorporated into the deed via the Deed Notices listed in Attachment 2 of this FOSET. The LUCIP documents the interim restrictions necessary for the protection of human health and the environment that are in place during the characterization and any potential cleanup of sites. These interim restrictions may be implemented through utilization of Deed Notices in the FOSET and under the Consent Order between the JPA and ADEM. Prior to completion of characterization and response actions, exposure to UXO, DMM, or hazardous substances may present an increased risk to human health and safety. Based upon this determination, interim LUC are placed on the property pending completion of characterization and response actions to include any interim or early response actions.

# FINDING OF SUITABILITY FOR EARLY TRANSFER PROPERTY INTERIM LAND USE CONTROL IMPLEMENTATION PLAN

## INTRODUCTION

### 1. Background

This Interim Land Use Control Implementation Plan (LUCIP) and interim land use controls (LUC) apply to the property addressed in this LUCIP and transferred by the Army under early transfer authority to the Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA). This property, included in a Finding of Suitability for Early Transfer (FOSET), is undergoing characterization for unexploded ordnance (UXO), discarded military munitions (DMM), and hazardous substances to include munitions constituents (see figure titled FOSET Property LUCIP). This Interim LUCIP complies with requirements set forth in the Land Use Control Assurance Plan (December 2000) (LUCAP) signed by the U.S. Environmental Protection Agency (EPA), Alabama Department of Environmental Management (ADEM), U.S. Department of the Army for Fort McClellan, and the JPA.

There are various intended use scenarios for the property described within this LUCIP. This LUCIP documents the interim LUC in place during the characterization and any potential cleanup of sites. Prior to completion of characterization and response actions, exposure to UXO, DMM, or hazardous substances may present an increased risk to human health and safety. Based upon this determination, interim LUC are placed on the property pending completion of characterization and response actions to include any interim or early response actions.

The interim LUC for the areas undergoing characterization for UXO and discarded military munitions shall be applicable during characterization and prior to receipt of an approved explosives safety submission for required response actions. (Modification or revision to LUC that address explosives safety-related concerns will be reviewed by the U.S. Army Technical Center for Explosives Safety and approved by the Department of Defense Explosives Safety Board (DDESB)).

Except for LUC covering the Phase 2 parcels and those parcels subject to the requirements of the DDESB regarding UXO, the LUC provided for hereunder will be implemented and governed by the applicable provisions of a Consent Order between ADEM and the JPA.

The standard ordnance and explosives (OE)/UXO deed notice provided with all transferred Fort McClellan property will be included in the transfer documents. This notice includes information on actions to be taken should OE/UXO be discovered on the property. JPA will be responsible for enforcing this notice.

This LUCIP contains twelve enclosures that describe the interim LUC for the FOSET property. The transferring property is divided into Phases 1 and 2 for privatization of the cleanup. The JPA will assume the cleanup along with monitoring and enforcing LUC for Phase 1 property. The Army will retain the cleanup along with monitoring and enforcing LUC for the Phase 2 property until such time as the JPA assumes responsibility.

Enclosures 1-10 describe the LUC for Phase 1 property. Enclosures 11 and 12 describe the LUC for Phase 2 property. Enclosures 1 and 11 describe interim LUC for the Alpha and Bravo Areas within the FOSET property where characterizations for UXO and DMM are ongoing. Enclosures 2 through 10 and 12 describe interim LUC for areas undergoing characterization for hazardous substances to include munitions constituents. There are sites within the UXO/DMM areas where characterization for hazardous substances will occur as a separate action from UXO cleanup. These sites, shown on the figure titled FOSET Property LUCIP, will be protected under the LUC for the Alpha and Bravo Areas that are part of the FOSET property. If these sites require individual LUC after completion of characterization and any required remediation of the Alpha and Bravo Areas, then this LUCIP will be revised to include those additional areas.

## **2. Source and/or Decision Documents**

(See enclosures for the areas that are undergoing characterization and the basis for determination of appropriate LUC.)

## **3. Site Location and Description**

(See enclosures.)

## **4. LUC Boundaries**

LUC are defined for individual characterization areas or parcels located in the FOSET property. (Site boundaries for these areas are provided in the enclosures.)

## **5. LUC Objectives**

The Army's goal for the LUC described in this LUCIP is to prevent risk to human health and the environment and to promote human safety by minimizing the potential for exposure to any hazards that may be present. (Site-specific information on the objectives of risk mitigation for these areas is provided in the enclosures.)

## **6. LUC Required to Achieve the Objectives**

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. The LUC applicable for each characterization or investigation area are described in the enclosures for the individual areas. The LUC described in this LUCIP meet the Army's goal stated in paragraph 5 above.

## **7. Right of Entry**

Right of entry is reserved for ADEM for all property included in the FOSET property. Right of entry is reserved for the Army for the Phase 2 property and the Alpha Area. The

Army and ADEM may enter the property and may inspect the adequacy of LUC enforcement.

#### **8. Frequency of Monitoring and Reporting Requirements**

- a. This plan will be updated as necessary to incorporate the results of characterization.
- b. The Interim LUC will be periodically reevaluated to determine their protectiveness and effectiveness, as may be required under the Consent Order.

#### **9. Responsibility for Monitoring, Maintaining, and Enforcing LUC**

Unless otherwise provided in the Consent Order, the JPA is responsible for monitoring, maintaining, and enforcing interim LUC for Phase 1 property. For Phase 2 property, monitoring, maintaining, and enforcing LUC remain an Army responsibility until such time as JPA assumes responsibility.

#### **10. Enforcement Options Should a LUC Violation Occur**

For Phase 1 property, should a third party violate the terms and intent of this LUCIP the JPA will address the violation with the third party as may be provided in the Consent Order and as provided below. For Phase 2 property, the Army will continue to be the responsible party and will address the violation with the third party as provided below.

- a. If the JPA determines that the property owner/occupant has violated a LUC restriction, the JPA will attempt to informally resolve the violation with the property owner/occupant as may be provided in the Consent Order. If the JPA is able to resolve the matter informally, the JPA will provide written notification to ADEM within 60 days after discovery of the violation and describe any proposed or completed corrective actions.
- b. If the JPA is not able to resolve the violation as may be provided in the Consent Order, the JPA will provide written notification within 60 days after discovery of the violation to ADEM. ADEM will work with the JPA to have the property owner/occupant correct the violation. If the matter cannot be resolved informally, the JPA will take appropriate action to enforce the deed restrictions. ADEM shall retain authority to take independent enforcement action in connection with a violation of the land use controls (LUC) in accordance with applicable law.
- c. If ADEM becomes aware of a LUC restriction violation, ADEM shall provide the JPA with written notice of the violation within 60 days after discovery. If the violation cannot be corrected at the time of discovery, the Parties will follow the procedures set forth in paragraph 10.b above to resolve the violation(s).

## **11. Reducing or Removing LUC**

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

- a. Interim LUC – Characterization has not been completed on areas included in this LUCIP. For areas where characterizations are not complete, the LUC described herein are considered interim LUC. Pending the results of characterization and any required follow-on actions, there may be revisions, modifications, additions to, or deletions of the interim LUC. Any modifications, additions to, or deletions of the interim LUC will be completed pursuant to applicable provisions of the Consent Order.
- b. Final LUC - Based on characterization or investigation and remedy decisions under the Consent Order, final LUC that may be required for certain sites or areas will be documented in a decision document. This LUCIP will be revised as provided in the Consent Order to reflect changes to LUC based on final decisions for sites under investigation.

## **12. Point of Contact**

The points of contact are as follows:

- a. JPA - Executive Director, P.O. Box 5327, Anniston, Alabama 36205, telephone 256-236-2011.
- b. Army - Site Manager, U.S. Army Garrison/Transition Force, 291 Jimmy Parks Blvd., Fort McClellan, Alabama 36205-5000, telephone 256-848-3847.
- c. ADEM – Chief, Hazardous Waste Branch, Land Division, Alabama Department of Environmental Management, P.O. Box 301463, Montgomery, Alabama 36130-1463, telephone 334-270-5646.

## **13. Disclaimer**

This LUCIP defines interim land use controls on property that will transfer from Army control. The Army's responsibilities for any interim LUC associated with this property will be terminated upon transfer of the property and privatization of cleanup. These responsibilities will be transferred to ADEM, as provided in the Consent Order. As may be provided in the Consent Order, the JPA will maintain responsibility for these interim LUC. The JPA will have the responsibility for any final LUC that may be imposed as a result of final remedies pursuant to applicable provisions of the Consent Order.

## FOSET PROPERTY INTERIM LUCIP ACRONYMS AND ABBREVIATIONS

ADEM	Alabama Department of Environmental Management
ASR	Archives Search Report
BCT	BRAC Cleanup Team
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CG	carbonyl chloride (Phosgene)
CWM	Chemical Warfare Materiel
DANC	decontamination agent, noncorrosive
DCE	1,1-dichloroethene
DDESB	Department of Defense Explosives Safety Board
DMM	Discarded Military Munitions
DOJ	Department of Justice
DS-2	Decontamination Solution Number 2
EBS	Environmental Baseline Survey
EE/CA	Engineering Evaluation/Cost Analysis
EOD	Explosive Ordnance Disposal
EPA	Environmental Protection Agency
FOSET	Finding of Suitability for Early Transfer
GB	sarin
GPS	Global Positioning System
H	mustard
HD	distilled mustard
IT	International Technology Corporation
JPA	Anniston Calhoun County Fort McClellan Redevelopment Joint Powers Authority
L	Lewisite
LUC	Land Use Control
LUCAP	Land Use Control Assurance Plan
LUCIP	Land Use Control Implementation Plan
mm	millimeter
OE	Ordnance and Explosives
PAH	Polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyls
SRA	Streamlined Risk Assessment
STB	supertropical bleach
SVOC	semivolatile organic compounds
TCE	trichloroethene or trichloroethylene
UXO	Unexploded Ordnance
VOC	volatile organic compounds
VX	O-ethyl-S(2-diisopropylaminoethyl)methylphosphonothiolate, nerve agent

### Enclosures:

1. Alpha Area
2. Parcels 66(7) & 94(7)
3. Parcel 78(6)

4. Parcel 79(6)
5. Parcel 80(6)
6. Parcels 81 (5) & 175(5)
7. Parcels 227(7) & 125(7)
8. Parcel 229(7)
9. Parcel 230(7)
10. Reilly Lake
11. Bravo Area
12. Parcels 194(7), 518(7), Parcel 183(6), Parcel 510(7), Parcels 511(7) & 512(7)  
Ranges West of Iron Mountain Road (outside Bravo Area),



- Legend
- Installation Boundary

Roads

Buildings

Gates

FOSET Property

CERFA Parcel

Non-CERCLA Parcel

Reilly Lake LUC Area

Ordnance and Explosives EE/CA Areas

Alpha Area

Bravo Area

N

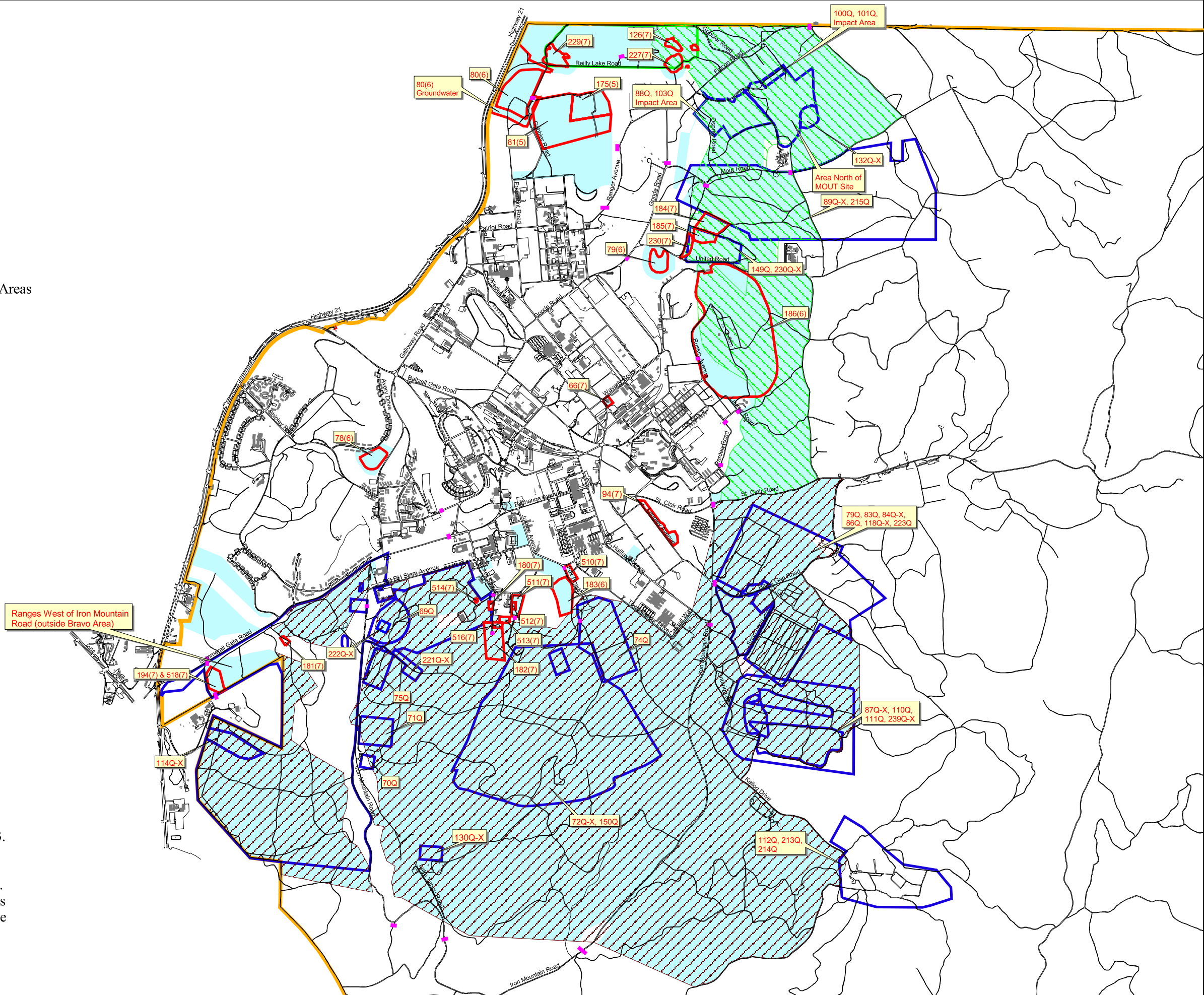
W

E

S

020004000 Feet

This map was produced on 02 Sep 03.  
By Bill Shanks.  
All data contained herein is  
in Projections of the World; <None>.  
This map is for informational purposes  
only. The boundaries are approximate  
and should not be used for any legal  
description of the boundaries.



# FOSET PROPERTY INTERIM LUCIP

## ALPHA AREA Enclosure 1

### 1. Background

See LUCIP Introduction.

### 2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.
- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Foster Wheeler Environmental Corporation, 2003, Draft-Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area Fort McClellan, Alabama, February.

### 3. Site Location and Description (see Alpha Area figure)

- a. The area described in this LUCIP is located in the north central main post and covers approximately 930 acres. The Alpha Area is undergoing characterization for UXO and DMM in an Engineering Evaluation/Cost Analysis (EE/CA). Additionally, the area includes various sites undergoing characterization for hazardous substances; and access to those sites is controlled by the LUC placed on the Alpha Area. A portion of one of the sites, Parcel 186(6), lies outside the Alpha Area (see figure for FOSET Property LUCIP). The part of Parcel 186(6) that is in the cantonment area is included in the LUC described in enclosure 4.
- b. Fort McClellan has documented use as a military training area since 1912 when the Alabama National Guard used the Fort for artillery training. Military training occurred until base closure in 1999. Historical records indicate use of the Alpha area included various artillery, tank, and rifle ranges as well as numerous bivouac and maneuver areas. The ranges were used for various caliber munitions including small arms, 60 and 81mm mortars, 37mm projectiles and various other crew-served

weapons. The bivouac and maneuver areas were used throughout the Fort's history to train soldiers in various forms of infantry tactics and small unit maneuvers. Findings in the Chemical Warfare Materiel (CWM) EE/CA showed no evidence of CWM in these areas and the decision for No Further Action is documented in the CWM Action Memorandum, August 2002.

#### **4. LUC Boundaries (see Alpha Area figure)**

The boundary for the area where the interim LUC (see paragraph 6) apply is marked as the "No Public Access" area on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

#### **5. LUC Objectives**

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

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

#### **6. Interim LUC (see Alpha Area figure)**

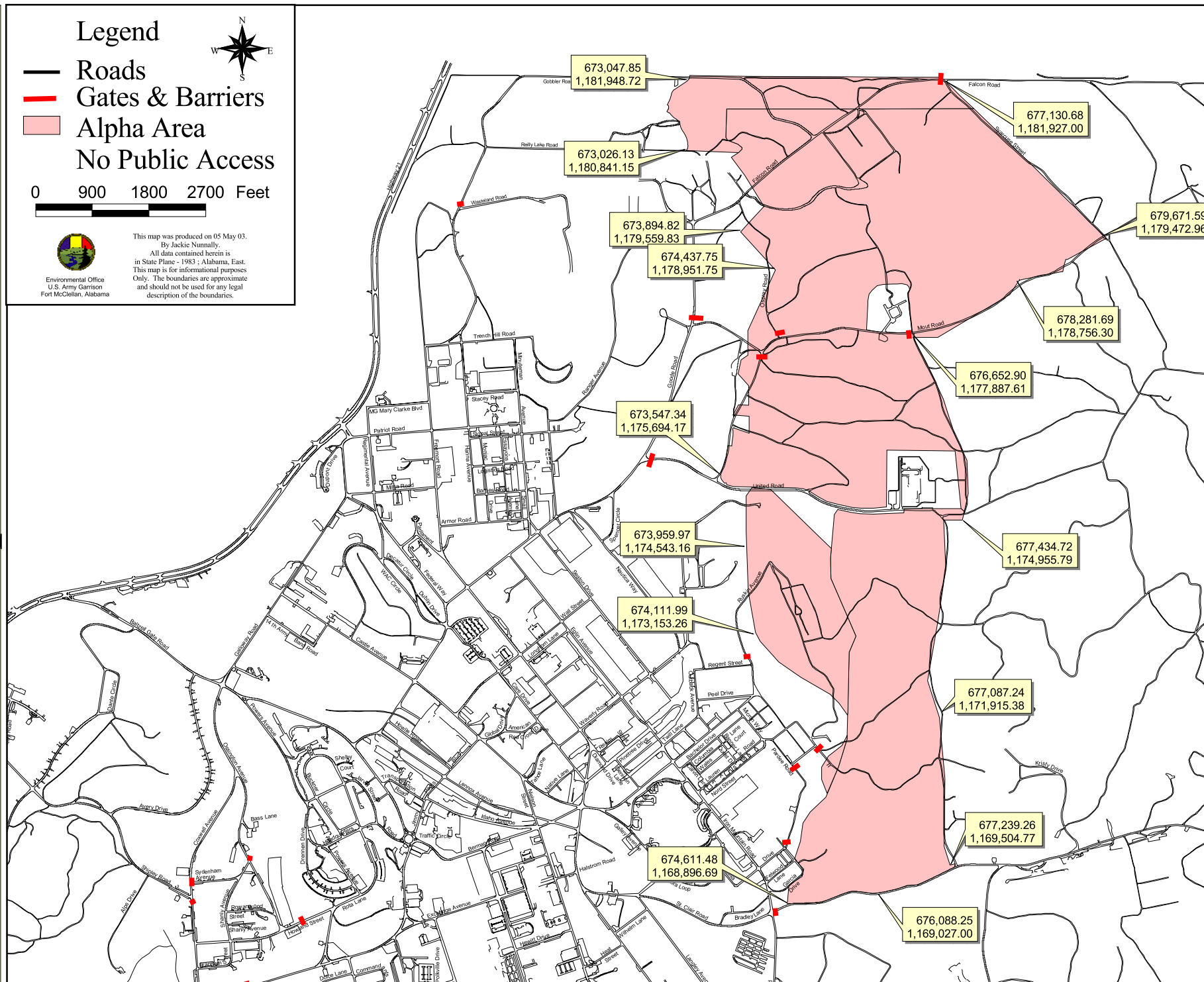
Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above.

- a. Land Use Restrictions
  - 1) Public access is not allowed.
  - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
  - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
  - 3) Notifications - The area lies within the boundaries of the City of Anniston. Appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.
  - 4) Access Controls

- i. The public is prohibited from entering the UXO/DMM area identified as "No Public Access" on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically authorized. When determined necessary, personnel authorized access to these areas will receive a safety briefing and be escorted by Explosives Ordnance Disposal (EOD) or UXO technicians. Personnel involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided they have received a safety briefing or are certified EOD personnel or UXO Technicians. When determined necessary, personnel will be escorted by EOD or UXO technicians and will be provided UXO avoidance support when conducting intrusive activities and as necessary for any other activities.
  - ii. The JPA will install warning signs as appropriate around the perimeter of areas that have been identified as "No Public Access". All boundary signage will be within line of sight of the adjoining signs. Signs shall be spaced so that they may be readily seen from any approach to any access area and present a contiguous delineation of warning signs crossing access areas. Signage will be according to guidance by the Army and the Occupational Safety and Health Act.
  - iii. The Army installed gates and barriers, noted on the enclosed figure, as an interim LUC to deny access to areas undergoing characterization for UXO and DMM. The gates are under lock and key control. Signs on the gates warn persons to keep out of the areas beyond the gates.
  - iv. Additional gates or barriers may be added as needed.
  - v. An active community outreach educational program outlining the dangers associated with UXO and entering areas that are known or suspected to contain UXO will be implemented and maintained. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report). The program must be provided to persons who are users of transferred portions of Fort McClellan and to the surrounding community. Intense UXO safety education must be provided to all residents of transferred areas used for housing that is in a former UXO area or immediately adjacent to a former UXO area. The Army will provide this program only for the Phase 2 property.
- 5) Inspections
- i. The JPA will inspect the area daily to ensure the restrictions have not been violated. Violations will be addressed and managed according to Section 10 in the LUCIP Introduction.
  - ii. The inspections will be documented.
  - iii. This area is within the police jurisdiction of the Anniston Police Department.
  - iv. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

7 - 13. See LUCIP Introduction.

*LUC Alpha Area*





## **FOSET PROPERTY INTERIM LUCIP**

### **Parcels 66(7) and 94(7)**

#### **Enclosure 2**

##### **1. Background**

See Introduction

##### **2. Source and/or Decision Documents**

- a. Parcel 66(7)
  - 1) IT, 2002, Draft Remedial Investigation Report, Small Weapons Repair Shop, Parcel 66(7), May.
  - 2) IT, 2002, Draft Focused Feasibility Study, Small Weapons Repair Shop, Parcel 66(7), November.
- b. Parcel 94(7)
  - 1) IT, 2003, Draft Focused Feasibility Study, Former Chemical Laundry and Motor Pool Area 1500, Parcel 94(7), February.
  - 2) IT, 2002, Draft Remedial Investigation Report, Former Chemical Laundry and Motor Pool Area 1500, Parcel 94(7), Volumes I and II, May.

##### **3. Site Location and Description (see enclosed figures)**

- a. Parcel 66(7) – Former Small Weapons Repair Shop
  - 1) This site is located in the central portion of the Main Post at the intersection of Waverly and Freemont Roads. Two buildings, 335 and 336, are located within the parcel boundary. A 6-foot high chain link fence surrounds the parcel study area and adjacent parking lot.
  - 2) Building 335 formerly housed the Small Weapons Repair Shop where weapons used in training exercises were cleaned using various solutions and solvents. The shop was built in 1941, but it is not known when operations began. Operations continued until approximately 1991. The main part of the building was used primarily for tank repair.
  - 3) A remedial investigation to determine the nature and extent of contamination and to identify chemicals that pose an unacceptable risk to human health and the environment found that concentrations of five chlorinated hydrocarbons (1,1-dichloroethene (DCE), 1,2-dichloroethane, cis-1,2-DCE, trichloroethene (TCE), and vinyl chloride) in groundwater present an unacceptable risk to human health.

b. Parcel 94(7) – Former Chemical Laundry and Former Motor Pool Areas 1400 and 1500

- 1) This area encompasses approximately 5 acres in the central area of Main Post along Langley Avenue and south of St. Clair Road. No buildings remain at the site. There are two concrete slab foundations corresponding to the former motor pool and chemical laundry, concrete sumps or grease pits, and the remainder of the area is covered with asphalt pavement.
- 2) The site was formerly used as a vehicle maintenance facility and included three gas stations (Parcels 132(7), 133(7), and 134(7)) during World War II. The Base Realignment and Closure Cleanup Team (BCT) agreed to “No Further Action” for these parcels. Two chemical impregnation plants, reportedly located in the area, were used to launder and treat military garments used in CWM training exercises. The standard operating procedure for typical impregnation plants describes use of water, paraffin wax, and chlorinated oil.
- 3) A remedial investigation to determine the nature and extent of contamination and to identify chemicals that pose an unacceptable risk to human health and the environment found that two chlorinated hydrocarbons, TCE and vinyl chloride, in groundwater were chemicals of concern for a resident. Polycyclic aromatic hydrocarbons (PAH) were identified as chemicals of concern for a resident at the site, but the source was attributed to asphalt pavement at the site rather than to mission-related Army activities.

**4. LUC Boundaries (see enclosed figures)**

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figures. Global Positioning System (GPS) points for the boundary of the area are noted on the figures.

**5. LUC Objectives**

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

- a. Prevention of direct contact and/or ingestion of groundwater contaminated with chlorinated hydrocarbons.
- b. Maintaining the integrity of any existing or future monitoring or remediation systems.

**6. Interim LUC (see enclosed figures)**

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

a. Land Use Restrictions

Consumptive use or direct contact with groundwater is not allowed.

b. Land Use Control Mechanisms

- 1) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited, and the restriction shall be incorporated into the deed transferring the property. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
- 2) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 3) Inspections
  - i. The JPA will inspect the areas semiannually at least four months apart to ensure the restriction has not been violated.
  - ii. The inspections will be documented.

7 - 13. See LUCIP Introduction.



# LUC Parcel 66(7)

## Legend

— Roads  
■ 66(7)

0 60 120 180 Feet



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

This map was produced on 06 May 03.  
By Jackie Nunnally.  
All data contained herein is  
in State Plane - 1983; Alabama, East.  
This map is for informational purposes  
Only. The boundaries are approximate  
and should not be used for any legal  
description of the boundaries.



Freemont Road

Waverly Road

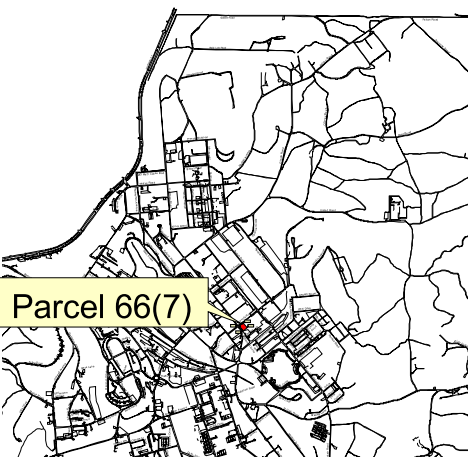
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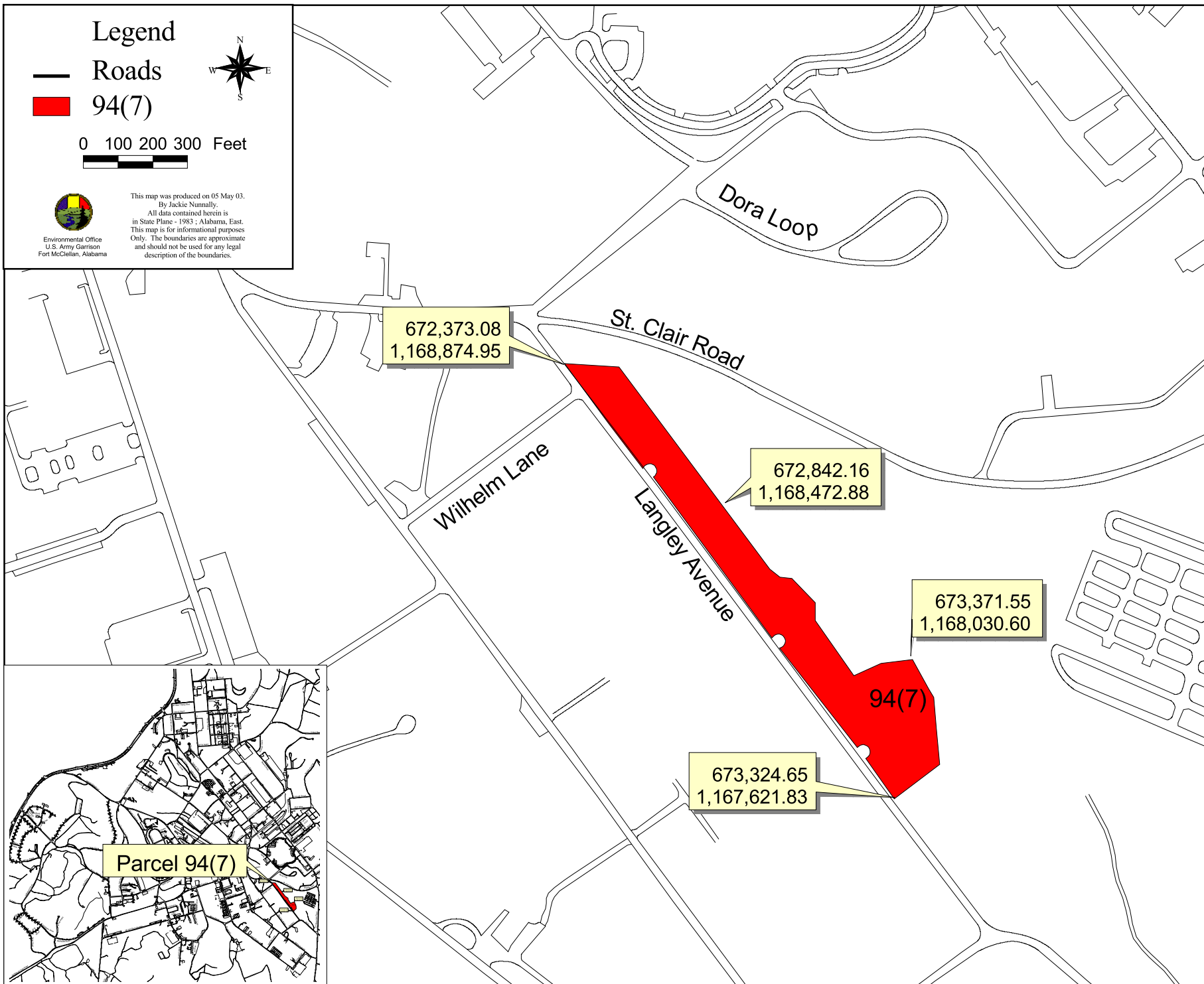
671,520.88  
1,171,452.87

66(7)



Parcel 66(7)

# LUC Parcel 94(7)



# FOSET PROPERTY INTERIM LUCIP

## Parcel 78(6)

### Enclosure 3

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

#### 3. Site Location and Description (see enclosed figure)

- a. Parcel 78(6), Landfill No. 1, is located in the western portion of the Main Post and occupies the hillside between Avery Drive and Coxwell Avenue. The site covers approximately 6.3 acres.
- b. This site is a former post sanitary landfill that operated from 1945 to 1947. The site is bounded on the north and east by roads and on the south and west by densely wooded forest. Residential buildings and approximately 1.5 acres of lawn make up the northern portion of the landfill area with the remainder of the landfill being densely wooded. Geophysical surveys and trenching studies performed in support of the EE/CA verified the lateral extent and depth of the waste fill and characterized the contents.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk to human health. At a meeting held in March 2003 to discuss the landfill EE/CA the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, a one-foot soil cover where waste is exposed with soil cover maintenance, monuments to define the perimeter, and collection of sediment samples to analyze for SVOCs, metals, dioxin, pesticides, and polychlorinated biphenyls (PCBs). A Notice of Landfills is included in the transfer documents.

#### 4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

#### 5. LUC Objectives

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

#### **6. Interim LUC (see enclosed figure)**

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

- a. Land Use Restrictions  
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
  - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
  - 3) Inspections
    - i. The JPA will inspect the area semiannually to ensure the restriction has not been violated.
    - ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
    - iii. Inspections will be documented.
    - iv. This area is within the police jurisdiction of the Anniston Police Department.

**7-13.** See LUCIP Introduction.

# LUC Parcel 78(6)

## Legend

— Roads

■ 78(6)

0 100 200 300 Feet



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

This map was produced on 05 May 03.  
By Jackie Nunnally.  
All data contained herein is  
in State Plane - 1983; Alabama, East.  
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description of the boundaries.



664,695.92  
1,170,067.44

664,932.81  
1,169,749.59

665,226.66  
1,170,337.31

665,430.56  
1,170,190.39

Avery Drive

78(6)

Coxwell Avenue

Shipley Road

Sydenham Avenue

enue

Avenue

## FOSET PROPERTY INTERIM LUCIP

### Parcel 79(6)

### Enclosure 4

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

#### 3. Site Location and Description (see enclosed figure)

- a. Parcel 79(6), Landfill No. 2, is located in the north central portion of the Main Post and covers approximately 5.6 acres. The landfill lies almost entirely within the JPA FOSET property, but the northeastern tip is on the right-of-way for United Road that is owned by the Department of Justice (DOJ). The Army executed transfer of ownership for this road to the DOJ in a Letter of Transfer effective July 2001.
- b. This site operated as the former post sanitary landfill following closure of Landfill #1 in 1947 and was active for an undetermined period. It may have operated as a landfill as early as 1927. Geophysical surveys and trenching studies were performed in support of the EE/CA to verify the lateral extent and depth of the waste fill and to characterize the contents.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment (SRA), metals and semivolatile organic compounds in surface soil pose unacceptable risk to a potential resident; therefore, residential use of the site is prohibited. The SRA determined no unacceptable human health risk for the recreational site user. At a meeting held in March 2003 to discuss the landfill EE/CA, the Base Realignment and Closure (BRAC) Cleanup Team (BCT) proposed landfill gas monitoring, a one-foot soil cover with soil cover maintenance, monuments to define the perimeter, and additional sampling of sediment for dioxins. A Notice of Landfills is included in the transfer documents.

#### 4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

## 5. LUC Objectives

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

- a. Prevention of direct contact and/or ingestion of surface soils contaminated with metals (lead and arsenic) and semivolatile organic compounds (polynuclear aromatic hydrocarbons).
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

## 6. Interim LUC (see enclosed figure)

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

- a. Land Use Restrictions
  - 1) Residential use of the property is not allowed. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
  - 2) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
  - 1) Property Use Restriction – A restriction prohibiting residential use of the property shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 3) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
  - 4) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
  - 5) Access Controls  
There are signs at the entrance to the landfill warning “Caution Restricted Access Former Landfill #2”. The two signs are located on an unnamed, unimproved road that leads to the landfill. Heading north on Goode Road, the unnamed road turns west and leads to the landfill entrance.

6) Inspections

- i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
- ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
- iii. The inspections will be documented.
- iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.



# LUC Parcel 79(6)

## Legend

— Roads

79(6)

0 100 200 300 Feet



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

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By Jackie Nunnally.  
All data contained herein is  
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This map is for informational purposes  
Only. The boundaries are approximate  
and should not be used for any legal  
description of the boundaries.



672,773.34  
1,175,804.51

673,097.38  
1,175,768.90

79(6)

672,741.29  
1,175,249.01

673,165.04  
1,175,252.58

Goode Road

United Road

Spencer Circle

Naut



## FOSET PROPERTY INTERIM LUCIP

### Parcel 80(6)

### Enclosure 5

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Site-Specific Field Sampling Plan Addendum III for the Remedial Investigation at Landfill No. 3, Parcel 80(6), November.
- b. IT, 2002, Draft 3rd and 4<sup>th</sup> Quarter Groundwater Sampling Plan at Landfill No. 3, Parcel 80(6), August.
- c. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- d. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- e. IT, 2002, Final Site-Specific Field Sampling Plan for the Remedial Investigation at Landfill No. 3, Parcel 80(6), January.
- f. IT, 2001, Site-Specific Groundwater Monitoring Well Installation and Field Sampling Plan Attachment, Site-Specific Safety and Health Plan Attachment Landfill No. 3, Parcel 80(6), April.

#### 3. Site Location and Description (see enclosed figure)

- a. Landfill No. 3 is located at the northwestern corner of the Main Post, west of Landfill #4, and covers approximately 22.8 acres.
- b. Landfill No. 3 received municipal waste reportedly from about 1946 to 1967. Information gathered from site investigations and trenching and boring studies performed in support of the EE/CA were used to verify the vertical and horizontal extent of the fill area. The LUC area was determined based upon site characterization data.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, exposure to metals in surface soil and volatile organic compounds in groundwater pose an unacceptable risk to a potential resident but pose no unacceptable human health risk to the recreational site user. A remedial investigation to characterize the nature and extent of contamination in groundwater is underway. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed to remove this site from the EE/CA and address it fully within the remedial investigation. At the March 2003 meeting the BCT proposed landfill gas

monitoring and monuments to define the perimeter of this site. A Notice of Landfills is included in the transfer documents.

#### **4. LUC Boundaries (see enclosed figure)**

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

#### **5. LUC Objectives**

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

- a. Prevention of direct contact and/or ingestion of surface soils contaminated with metals (thallium).
- b. Prevention of direct contact and/or ingestion of groundwater contaminated with volatile organic compounds (trichloroethene, 1,1,2,2-tetrachloroethane).
- c. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

#### **6. Interim LUC (see enclosed figure)**

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

- a. Land Use Restrictions
  - 1) Residential use of the property is not allowed. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
  - 2) Consumptive use or direct contact with groundwater is not allowed.
  - 3) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
  - 1) Property Use Restriction – A restriction prohibiting residential use of the property pending completion of characterization and required remedial response shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a

deed notice and/or the Consent Order, which will accompany the deed transferring the property.

- 3) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited, and the restriction shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be provided in the deed notice.
- 4) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 5) Access Controls
  - i. There is a sign located at this landfill warning “Caution Restricted Access Former Landfill #3”. The sign is located on the east side of the landfill that is bounded by Gobbler Road.
  - ii. It is noted that gates restrict access to roads leading to this landfill (see FOSET Property LUCIP figure). A fence between the western side of the landfill and highway 21 restricts access from the highway. This fence was part of the boundary fence for the former installation.
- 6) Inspections
  - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
  - ii. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
  - iii. The inspections will be documented.
  - iv. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

# LUC Parcel 80(6)

## Legend

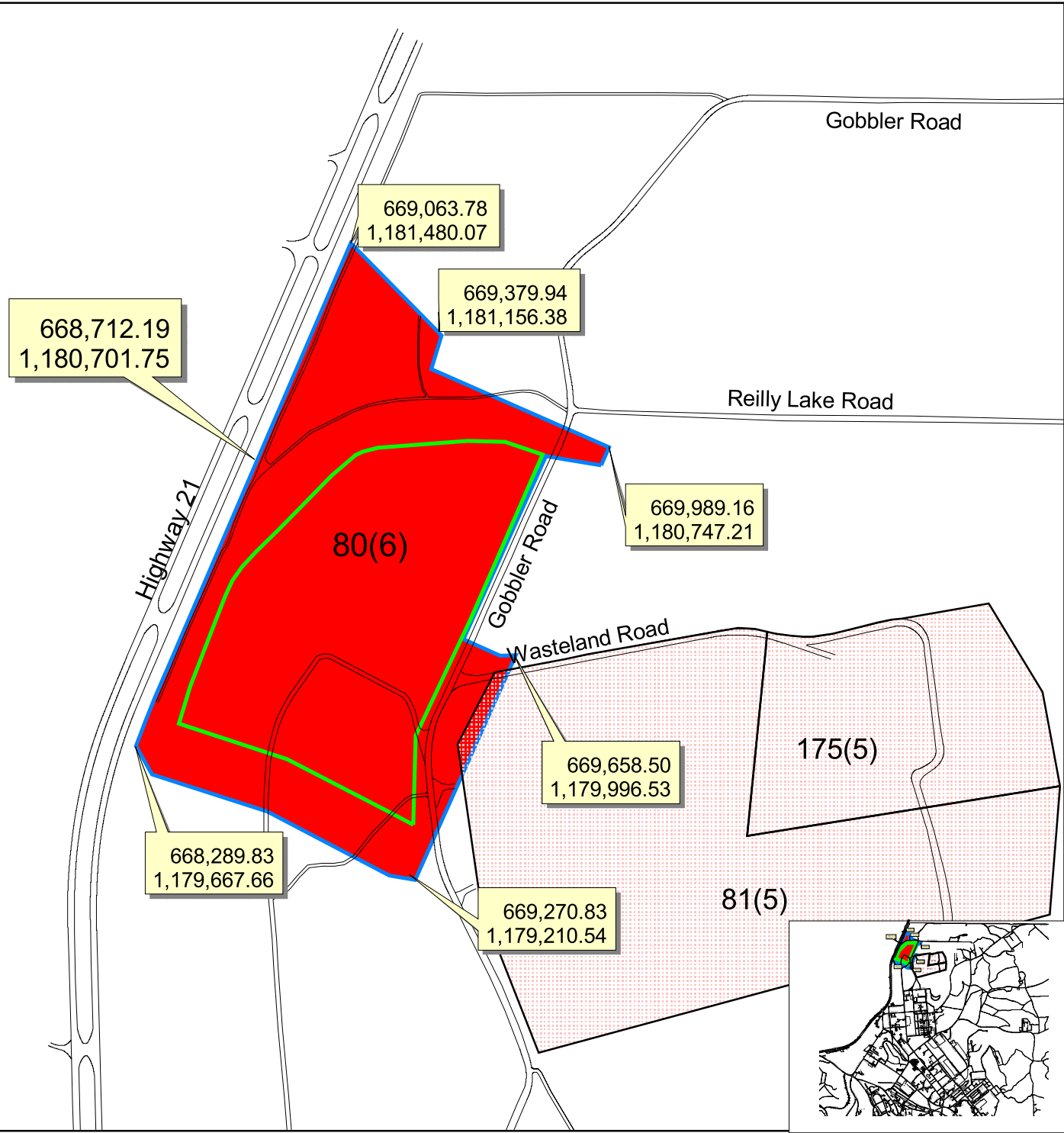
- Roads
- 81(5) & 175(5)
- 80(6) Soils LUC
- 80(6) Groundwater LUC

0 100 200 300 Feet



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

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## FOSET PROPERTY INTERIM LUCIP

### Parcels 81(5) and 175(5)

#### Enclosure 6

##### 1. Background

See Introduction

##### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

##### 3. Site Location and Description (see enclosed figure)

- a. Parcel 81(5), Landfill No. 4, is located at the northern end of the Main Post, east of Landfill #3 and covers approximately 43.3 acres. Parcel 175(5), Industrial Landfill, is located on approximately 15.9 acres of property adjacent to Landfill #4 that was not used as a sanitary fill area. The combined area of these two fills is approximately 59.2 acres.
- b. Landfill No. 4 opened in 1967 as the Main Post sanitary landfill and operated until April 1994 when it closed due to new regulatory requirements. Closure was accomplished under ADEM Administrative Code 335-13-4. Landfill No. 4 is covered with an engineered low permeability clay cover. The Industrial Landfill is permitted for operation under Solid Waste Disposal Facility Permit number 08-02 and can accept non-hazardous industrial and construction/demolition wastes. The industrial landfill is currently inactive and the waste is covered with a vegetated soil layer. Groundwater monitoring and landfill gas monitoring is conducted for the landfills under the requirements of landfill closure and the permit. A National Pollutant Discharge Elimination System Permit, number AL0055999, covers storm water discharges from the industrial landfill.
- c. Based upon the findings resulting from the EE/CA investigation and the streamlined Risk Assessment, these sites present no unacceptable human health risks under CERCLA. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team recommended monuments to define the perimeter of the landfills. A Notice of Landfills is included in the transfer documents.

#### **4. LUC Boundaries (see enclosed figure)**

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the areas are noted on the figure.

#### **5. LUC Objectives**

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

- a. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.
- b. Prevention of direct contact and/or ingestion of groundwater is required pending completion of groundwater monitoring required by ADEM.

#### **6. Interim LUC (see enclosed figure)**

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

- a. Land Use Restrictions
  - 1) Digging or disturbance of soils is not allowed.
  - 2) Consumptive use or direct contact with groundwater is not allowed pending completion of groundwater monitoring required by ADEM.
- b. Land Use Control Mechanisms
  - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Groundwater Related Restrictions – The installation of any well for extraction of groundwater for purposes of consumption or bathing is prohibited pending completion of groundwater monitoring required by ADEM, and the restriction shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property. This restriction may be reviewed and considered for removal when ADEM no longer requires groundwater monitoring. Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.

- 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
- 4) Access Controls
  - i. There is an engineered soil cover over landfill #4 Parcel 81(5). According to Section VI, Post Closure Requirements of Permit 08-02, the cover must be maintained to control erosion and to prevent deep-rooted vegetation. The soil related restriction mentioned above applies to the current soil cover and to any future cover.
  - ii. The Army placed a physical barrier soil cover over the industrial landfill Parcel 175(5). The cover must be maintained to control erosion. The soil related restriction mentioned above applies to the current soil cover and to any future cover.
  - iii. It is noted that a chain link fence encloses much of the perimeter of Landfill #4 and the Industrial Landfill and is shown on the enclosed figure. The minimum height of the fence is five feet. A sign on the fence announces the presence of a landfill.
  - iv. It is noted that gates restrict access to roads leading to this landfill.
- 5) Inspections
  - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
  - ii. The JPA will conduct an annual post-closure site inspection of Parcel 81(5) in accordance with ADEM Administrative Code Section 335-13-4, Closure and Post-Closure Requirements, to assess the integrity of the landfill cap and any proposed or completed corrective actions.
  - iii. Parcel 175(5), the Industrial Landfill, has not been closed under its permit requirements. The JPA will conduct an annual site inspection to assess the integrity of the soil cover and any proposed or completed corrective actions.
  - iv. The inspections will be documented.
  - v. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.



# LUC Parcels 81(5) & 175(5)

## Legend



Roads



Fence



81(5) & 175(5)

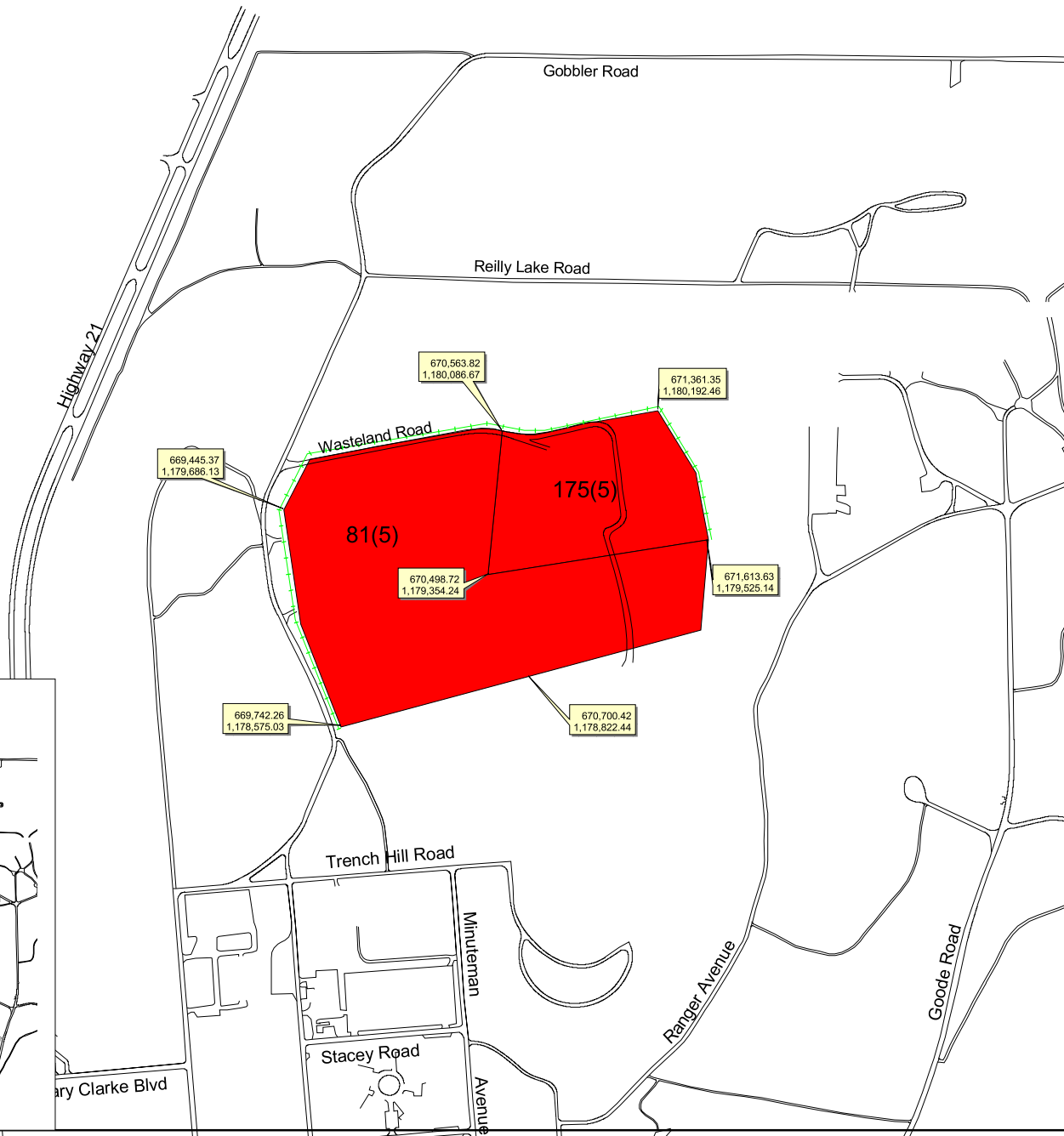
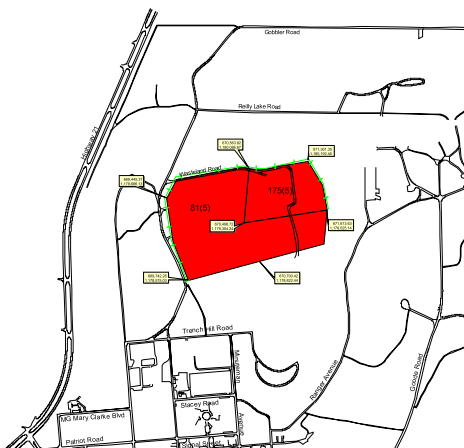


0 300 600 900 Feet



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

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## FOSET PROPERTY INTERIM LUCIP

### Parcels 227(7) and 126(7)

#### Enclosure 7

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.

#### 3. Site Location and Description (see enclosed figure)

- a. Parcel 227(7), the Fill Area East of Reilly Airfield, and Parcel 126(7), the Former Post Garbage Dump, are located in the northern portion of the Main Post, north of the eastern end of Reilly Airfield. Parcel 227(7) occupies approximately 4.5 acres, and Parcel 126(7) occupies approximately 2 acres. Both of these fill areas fall within an area that is under investigation in the Alpha Area EE/CA.
- b. From aerial photos the Fill Area East of Reilly Airfield appears to have been in use as early as 1949. It is composed of three disposal areas as identified on the enclosed map. Geophysical data, trenching studies, and soil borings were performed in support of the EE/CA to determine the lateral extent and depth of the fill areas.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to human health. At a meeting held in March 2003 to discuss the landfill EE/CA the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, removal of surface debris, a one-foot soil cover on fill areas only and soil cover maintenance, monuments to define the perimeter, and installation of an additional well to analyze for metals. A Notice of Landfills is included in the transfer documents.

#### **4. LUC Boundaries (see enclosed figure)**

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the areas are noted on the figure.

#### **5. LUC Objectives**

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

- a. See enclosure for Alpha Area for requirements for objectives related to areas known or suspected to contain UXO or DMM.
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.




#### **6. Interim LUC (see enclosed figure)**

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

- a. Land Use Restrictions
  - 1) See enclosure for Alpha Area for restrictions related to UXO in the Alpha Area.
  - 2) Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
  - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Groundwater Related Restrictions – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
  - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits
  - 4) Access Controls
    - i. It is noted that gates restrict access to roads leading to this fill area (see FOSET Property LUCIP figure).
    - ii. See enclosure on Alpha Area for access controls related to UXO.
  - 5) Inspections
    - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
    - ii. The inspections will be documented.

# LUC Parcels 126(7) & 227(7)

## Legend

-  Roads
-  126(7) & 227(7)
-  Alpha Area

0 70 140 210 280 Feet



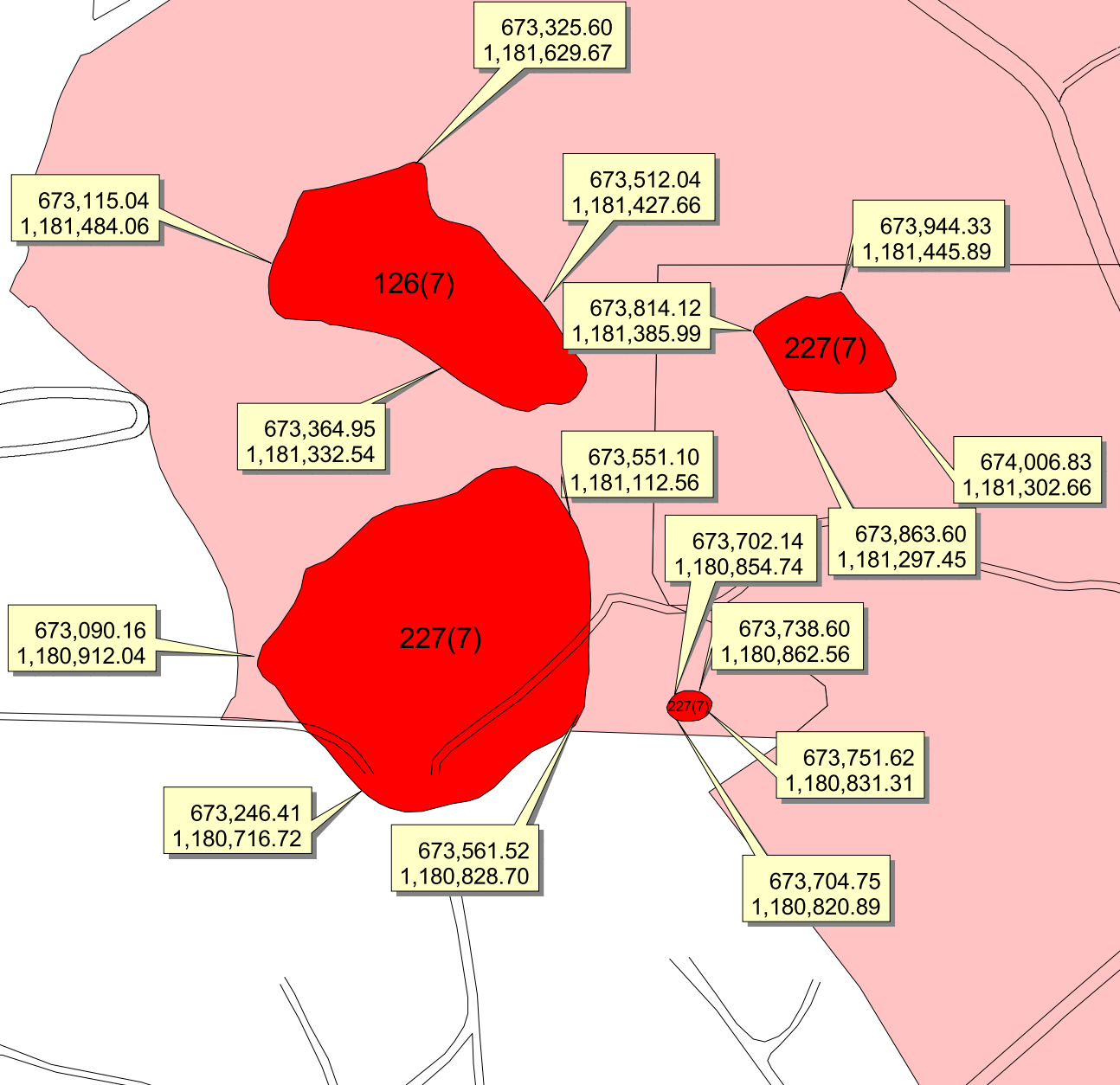
Environmental Office  
U.S. Army Garrison  
Fort McClellan, Alabama

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Gobbler Road

Reilly Lake Road



## FOSET PROPERTY INTERIM LUCIP

### Parcel 229(7)

### Enclosure 8

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.

#### 3. Site Location and Description (see enclosed figure)

- a. Parcel 229(7), the Fill Area Northwest of Reilly Airfield, is located in the northwestern portion of the Main Post, west of and adjacent to Reilly Airfield. It covers approximately 5.87 acres.
- b. Based on an aerial photo composite it appears this fill area was in use in 1954. Geophysical data, trenching studies, and soil borings were performed in support of the EE/CA to determine the lateral extent and depth of the fill areas. There was no information regarding operations at this site; however, the fill area definition work revealed scrap metal and crushed steel drums, glass bottles, medical debris (bottles, syringes, and tubing), household debris, ash, tires and auto body trim, coal, practice munitions, and construction and demolition debris.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presented no unacceptable risk under CERCLA to human health. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed to perform additional sampling at this site. The BCT proposed landfill gas monitoring, removal of surface debris, a one-foot soil cover on fill areas only with soil cover maintenance, monuments to define the perimeter, and installation of an additional well to analyze for metals, explosives, and VOCs and take water level measurements. A Notice of Landfills is included in the transfer documents.

#### 4. LUC Boundaries (see enclosed figure)

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

## **5. LUC Objectives**

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

## **6. Interim LUC (see enclosed figure)**

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

- a. Land Use Restrictions  
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
  - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
  - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
  - 4) Access Controls – It is noted that gates restrict access to roads leading to this fill area (see FOSET Property LUCIP figure).
  - 5) Inspections
    - i. The JPA will inspect the area semiannually to ensure the restrictions have not been violated.
    - ii. The inspections will be documented.
    - iii. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

# LUC Parcel 229(7)

## Legend

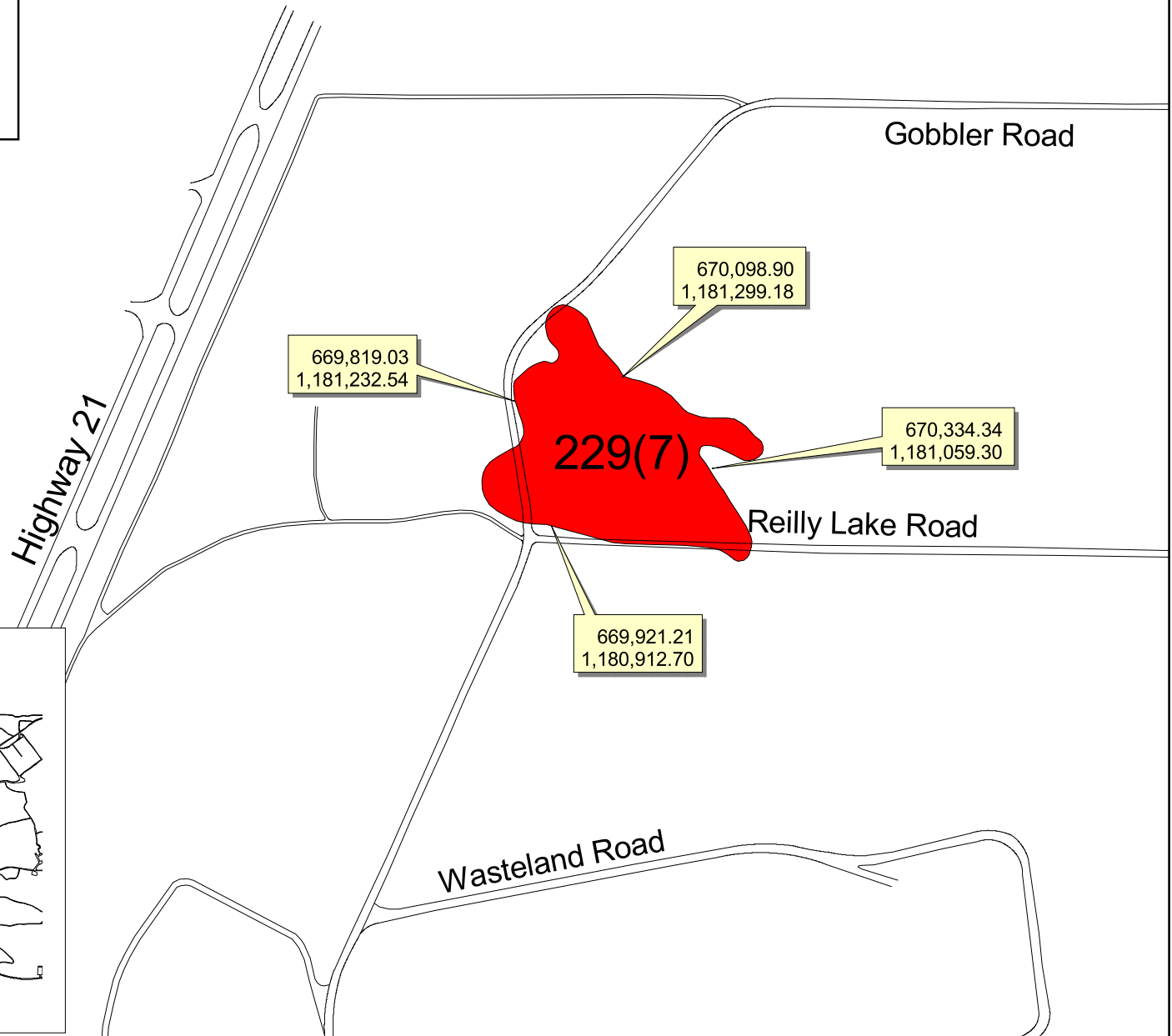
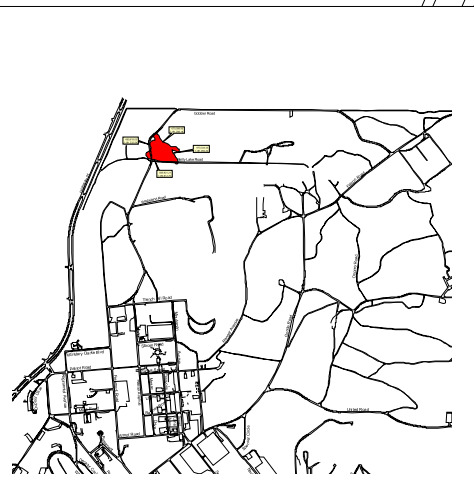


0 100 200 300 Feet



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

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## FOSET PROPERTY INTERIM LUCIP

### Parcel 230(7)

### Enclosure 9

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis, Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.

#### 3. Site Location and Description (see enclosed figure)

- a. Parcel 230(7), Fill Area North of Landfill No. 2, is located in the north central portion of the Main Post, northeast of Landfill #2. The site covers approximately 2.4 acres. The southern tip of the fill area is on United Road and its associated right-of-way that is owned by the Department of Justice (DOJ). The Army executed transfer of ownership of the right-of-way to the DOJ in a Letter of Transfer effective July 2001. Most of the site lies within an area the Army is characterizing in the Alpha Area EE/CA.
- b. This site was identified in a 1961 aerial photo, but there is no documentation of the years of operation. Geophysical surveys and trenching studies were performed in support of the EE/CA to verify the lateral extent and depth of the waste fill and to characterize the contents. There was no documentation of the types of materials disposed at the site; however, the fill area definition work revealed metal, glass bottles and jars, a piece of concrete shaped as a bomb, and construction and demolition debris.
- c. Based upon the findings resulting from the EE/CA investigation and the Streamlined Risk Assessment, the site presents no unacceptable human health risks under CERCLA. At a meeting held in March 2003 to discuss the landfill EE/CA, the BRAC Cleanup Team (BCT) proposed removal of surface debris, erosion control (rip-rap) on slope, and monuments to define the perimeter. A Notice of Landfills is included in the transfer documents.



#### **4. LUC Boundaries (see enclosed figure)**

The boundaries for the characterization area where the interim LUC (see paragraph 6) apply are indicated in the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

#### **5. LUC Objectives**

The interim LUC in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to waste that may be present and is achieved by:

- a. See enclosure for Alpha Area for requirements for objectives related to areas known or suspected to contain UXO or DMM.
- b. Prevention of access to waste to minimize risk of injury due to contact with landfill debris.

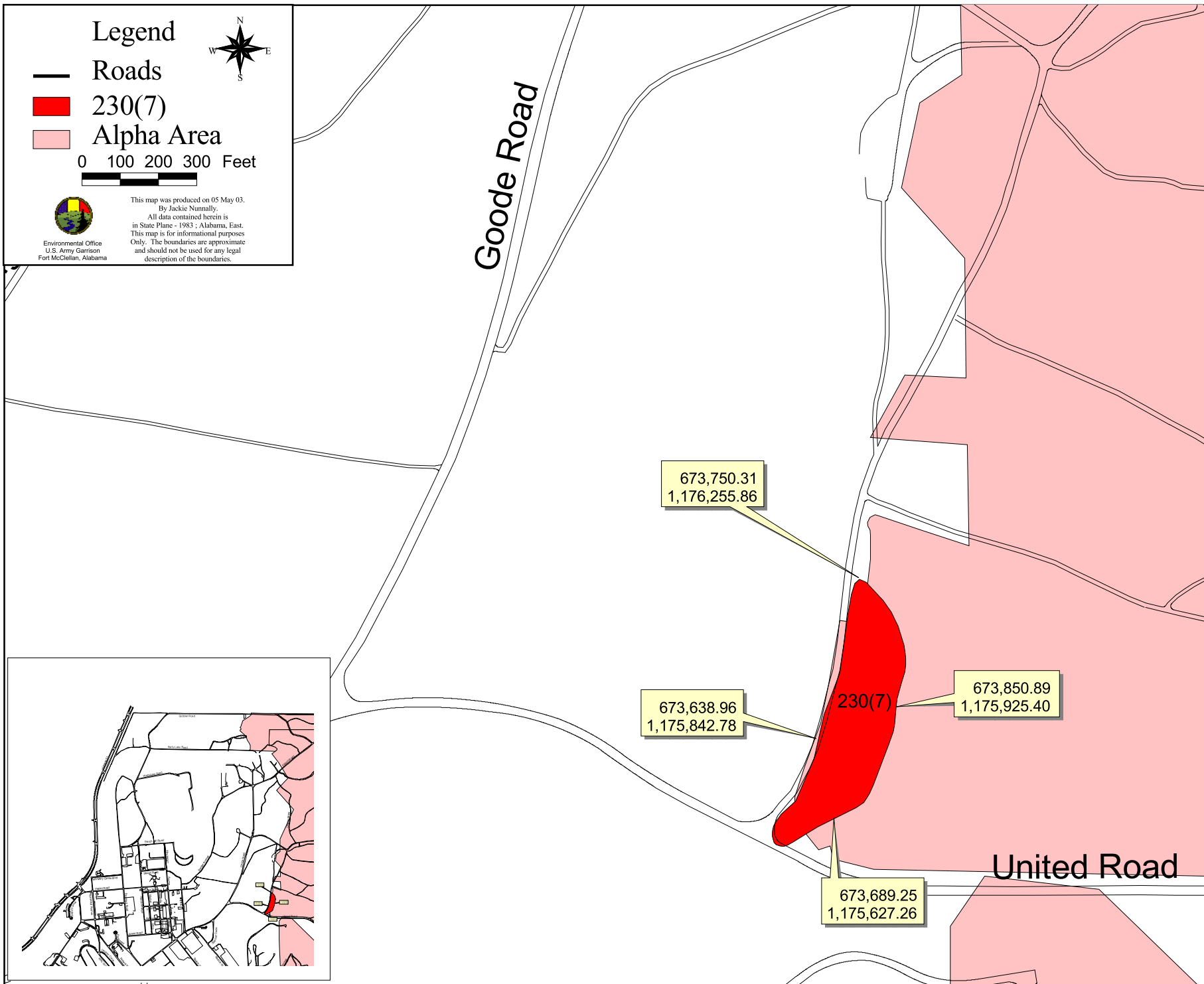
#### **6. Interim LUC (see enclosed figure)**

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

- a. Land Use Restrictions  
Digging or disturbance of soils is not allowed.
- b. Land Use Control Mechanisms
  - 1) Soil Related Restrictions – A restriction prohibiting the digging, excavation, or disturbance of soils without the approval of ADEM shall be incorporated into a deed notice and/or the Consent Order, which will accompany the deed transferring the property.
  - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the deed notice.
  - 3) Notifications - The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing building permits.
  - 4) Access Controls  
See enclosure on Alpha Area for access controls related to UXO.
  - 5) Inspections
    - i. The JPA will inspect the area semiannually to ensure the restriction has not been violated.
    - ii. The inspections will be documented.

7-13. See LUCIP Introduction.

# LUC Parcel 230(7)



# FOSET PROPERTY INTERIM LUCIP

## Reilly Lake Area

### Enclosure 10

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. IT, 2002, Draft Final Site Investigation Report and Fill Areas Definition Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), Volumes 1 - 4, March.
- b. IT, 2002, Draft Final Engineering Evaluation/Cost Analysis (EE/CA), Landfill and Fill Areas Report, Parcels 78(6), 79(6), 80(6), 81(5), 175(5), 230(7), 227(7), 126(7), 229(7), 231(7), 233(7), and 82(7), March.
- c. Shaw Environmental, Inc., 2003, Wetland Determination, Landfills and Fill Areas, April.

#### 3. Site Location and Description (see enclosed figure)

- a. The Reilly Lake Area, located in the northern portion of the Fort McClellan Main Post, includes Reilly Lake, wetland areas, and intermittent streams. The Lake is approximately 8 acres in size. The area covered by this LUCIP is approximately 103.7 acres.
- b. Reilly Lake, constructed in 1941 for recreational use, is a spring-fed lake. The area includes a picnic area and a camping area. Dothard Creek, a perennial stream, and several unnamed, intermittent streams are located in the Reilly Lake Area. Wetland areas are located to the east and west of the lake. The wetlands located to the east of Reilly Lake and to the west of Parcel 229(7) are jurisdictional wetlands that were approved by the U.S. Army Corps of Engineers, Mobile District on April 2, 2003 (source document 2.c). The remaining wetland areas shown on the figure (located west of Reilly Lake) were determined by the U.S. Department of the Interior, National Wetlands Inventory (1994 map), and are based solely on the review of 1981 aerial photography. These boundaries are not field-verified and may be inaccurate. Under normal conditions (not drought conditions) the wetland areas and Reilly Lake are interconnected at the surface. A hydraulic connection would exist between the associated wetlands and Reilly Lake in the shallow subsurface. A seep is located near the southeastern boundary of Reilly Lake as noted on the figure. This seep is located almost 1000 feet to the west-southwest of the Former Post Garbage Dump, Parcel 126(7) and about the same distance west-northwest of the Fill Area East of Reilly Airfield, Parcel 227(7). These fill areas are located uphill, upstream, and cross gradient of the seep and of Reilly Lake. The March 2001 analytical data (full suite) from this seep (FTA-126-SEEP01) do not indicate any environmental impacts. In

addition, the Fill Area Northwest of Reilly Airfield, Parcel 229(7) is located approximately 2000 feet from the seep; no relationship between this fill area and the seep would be expected. The Reilly Lake Area provides moderate quality foraging habitat for the endangered gray bat. Information on the protection of this foraging habitat may be found in the FOSET, Attachment 1, Environmental Covenants, Conditions, and Restrictions, Notice of the Presence of Endangered Species and Covenant. Fill areas located near the lake area are the Former Post Garbage Dump (Parcel 126(7)), Fill Area East of Reilly Airfield (Parcel 227(7)), and Fill Area Northwest of Reilly Airfield (Parcel 229(7)).

- c. Sampling performed during the Landfill EE/CA showed that metals and pesticides in soils and metals and semivolatile organic compounds in surface water pose potential risks to ecological receptors. Of particular concern, mercury exceeded its ecological screening value in surface water and soil samples taken in Reilly Lake and the wetland to the east of the lake. Concerns related to potential issues associated with mercury found in the lake and wetland prompted the decision to impose interim LUC on the area.

#### **4. LUC Boundaries (see enclosed figure)**

The boundary for the area where the interim LUC (see paragraph 6) apply is indicated on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

#### **5. LUC Objectives**

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

- a. Controlling access to the area.
- b. Prevention of consumption of water and fish, frogs, or other aquatic animals that may be contaminated with metals (mercury).

#### **6. Interim LUC (see enclosed figure)**

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

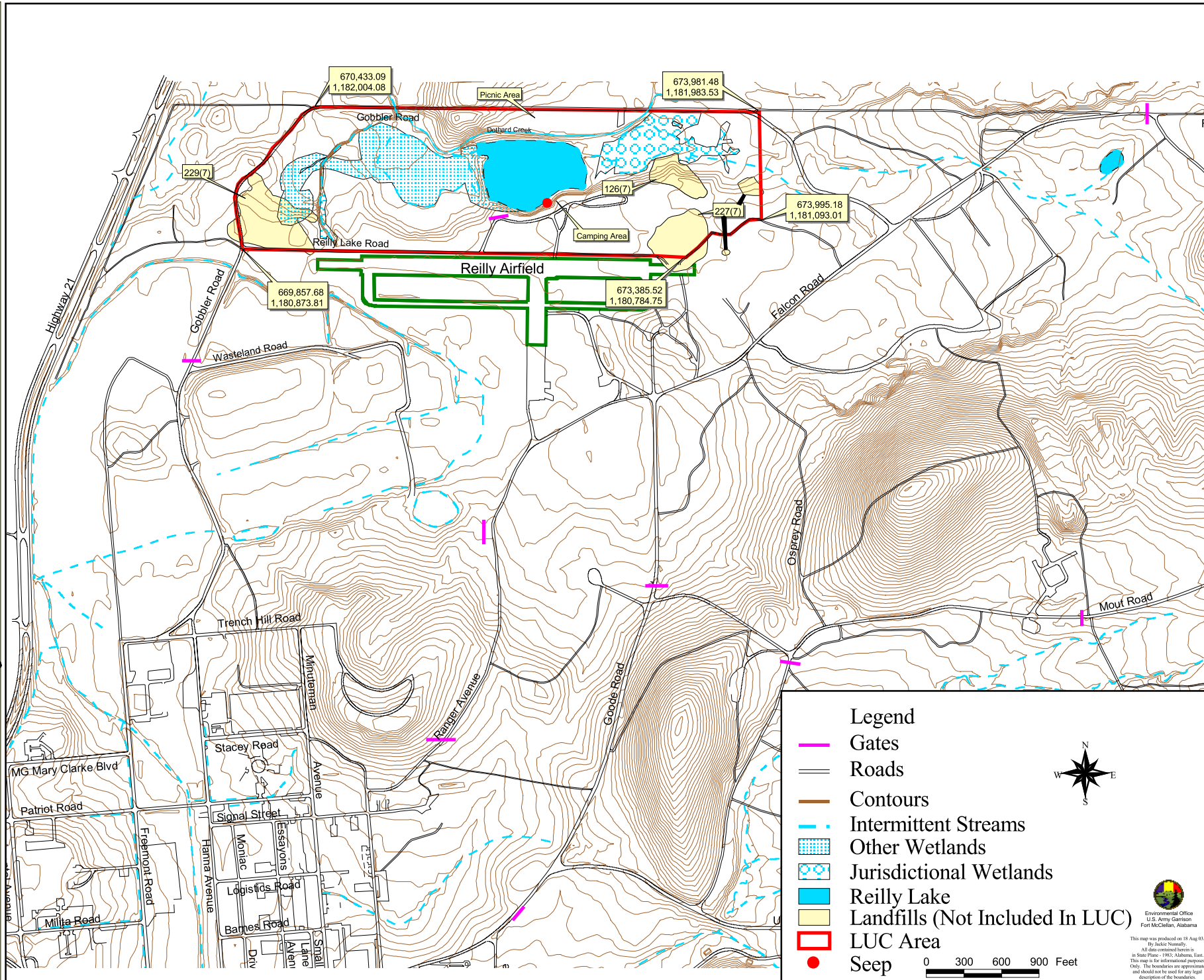
- a. Land Use Restrictions
  - 1) Swimming, wading, fishing, or harvesting aquatic animals in the lake, wetlands, and streams is not allowed.
  - 2) Consumption of fish or other aquatic animals found in the lake, wetlands, and streams is not allowed.

b. Land Use Control Mechanisms

- 1) A restriction prohibiting swimming, wading, fishing, and harvesting aquatic animals in the lake, wetlands, and streams will be incorporated into the deed transferring the property.
- 2) Notifications – The area lies within the boundaries of the City of Anniston. Notifications of LUC will be given to City planners and entities responsible for issuing permits.
- 3) Access Controls
  - i. There are a few signs around the Reilly Lake area warning the area is off limits to all recreational activities. Additional signs prohibiting fishing and swimming in the lake, wetlands, and streams will be placed on the property. The boundary signage will be within line of sight of the adjoining signs. Signs shall be spaced so that they may be readily seen from any approach to any access area and present a contiguous delineation of warning signs crossing access areas. The JPA will be responsible for placing these signs.
  - ii. It is noted that gates restrict access to roads leading to the Reilly Lake Area.
- 4) Inspections
  - i. The JPA will inspect the area daily to ensure the restrictions have not been violated.
  - ii. The inspections will be documented.
  - iii. This area is within the police jurisdiction of the Anniston Police Department.

7-13. See LUCIP Introduction.

# Reilly Lake Area LUC



## Legend

- Gates
- Roads
- Contours
- Intermittent Streams
- ▨ Other Wetlands
- ▨ Jurisdictional Wetlands
- Reilly Lake
- Landfills (Not Included In LUC)
- ▭ LUC Area
- Seep



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

This map was produced on 18 Aug 03.  
By Jackie Nemmel  
All data contained herein is  
in State Plane - 1983, Alabama, East.  
This map is for informational purposes  
only. The boundaries are approximate  
and should not be used for any legal  
description of the boundaries.

0 300 600 900 Feet

# FOSET PROPERTY INTERIM LUCIP

## BRAVO AREA

### Enclosure 11

#### 1. Background

See LUCIP Introduction.

#### 2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan. Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.
- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Foster Wheeler Environmental Corporation, 2003, Draft-Final Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area Fort McClellan, Alabama, November.

#### 3. Site Location and Description (see Bravo Area figure)

- a. The area described in this LUCIP is located in the east central main post and covers approximately 3389 acres. The Bravo Area is undergoing characterization for UXO and DMM in an EE/CA. Additionally, the area includes various sites undergoing characterization for hazardous substances; and access to those sites is controlled by the LUC placed on the Bravo Area. A large portion of one of the sites, Parcel 183(6), lies outside the Bravo area (see figure for FOSET Property LUCIP). The part of Parcel 183(6) that is in the cantonment area is included in the LUC described in enclosure 4.
- b. Fort McClellan has documented use as a military training area since 1912 when the Alabama National Guard used the Fort for artillery training. Military training occurred until base closure in 1999. Historical records indicate use of the Bravo area included various artillery, tank, and rifle ranges as well as numerous bivouac and

maneuver areas. The ranges were used for various caliber munitions including small arms, 60 and 81mm mortars, 37mm projectiles and various other crew-served weapons. The bivouac and maneuver areas were used throughout the Fort's history to train soldiers in various forms of infantry tactics and small unit maneuvers. Findings in the CWM EE/CA showed no evidence of CWM in these areas and the decision for No Further Action is documented in the CWM Action Memorandum, August 2002.

#### **4. LUC Boundaries (see Bravo Area figure)**

The boundary for the area where the interim LUC (see paragraph 6) apply is marked as the "No Public Access" area on the enclosed figure. Global Positioning System (GPS) points for the boundary of the area are noted on the figure.

#### **5. LUC Objectives**

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

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

#### **6. Interim LUC (see Bravo Area figure)**

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above. Monitoring, maintaining, and enforcing these LUC remain an Army responsibility until such time as JPA assumes responsibility.

- a. Land Use Restrictions
  - 1) Public access is not allowed.
  - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
  - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into the deed transferring the property.
  - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the transfer documents.
  - 3) Zoning - The area lies within the boundaries of the City of Anniston. The city will be asked to zone the properties in accordance with final response cleanup



levels, and appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.

4) Access Controls

- i. The public is prohibited from entering the UXO/DMM area identified as "No Public Access" on the enclosed figure. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law. Personnel are prohibited from entering these areas unless specifically authorized. When determined necessary, personnel authorized access to these areas will receive a safety briefing and be escorted by Explosives Ordnance Disposal (EOD) or UXO technicians. Personnel involved in intrusive or investigative activities are allowed to enter these areas, when authorized, provided they have received a safety briefing or are certified EOD personnel or UXO Technicians. When determined necessary, personnel will be escorted by EOD or UXO technicians and will be provided UXO avoidance support when conducting intrusive activities and as necessary for any other activities.
- ii. The Army installed gates and barriers, noted on the enclosed figure, as an interim LUC to deny access to areas undergoing characterization for UXO and DMM. The gates are under lock and key control. Signs on the gates warn persons to keep out of the areas beyond the gates.
- iii. Additional gates or barriers may be added as needed.
- iv. Prior to allowing residential use of areas adjacent to UXO/DMM areas, the JPA shall install fencing between the boundaries of the residential areas and the UXO/DMM areas.
- v. Fort McClellan's Transition Force has instituted a community UXO Safety Educational Program that addresses potential explosive hazards on the former Army property. The Army will provide this program to persons who must enter the Phase 2 areas (includes Bravo Area). The JPA will provide the program to the public described in 6.b.4) v
- vi. Although the Bravo Area is included in the Phase 2 Army-retained conditions, the requirement is still applicable for JPA to implement and maintain an active community outreach educational program outlining the dangers associated with UXO and entering areas that are known or suspected to contain UXO. The program must be provided to persons who are users of transferred portions of Fort McClellan and to the surrounding community. Intense UXO safety education must be provided to all residents of transferred areas used for housing that is in a former UXO area or immediately adjacent to a former UXO area. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report). The Army will provide this program only for the property included in Phase 2.

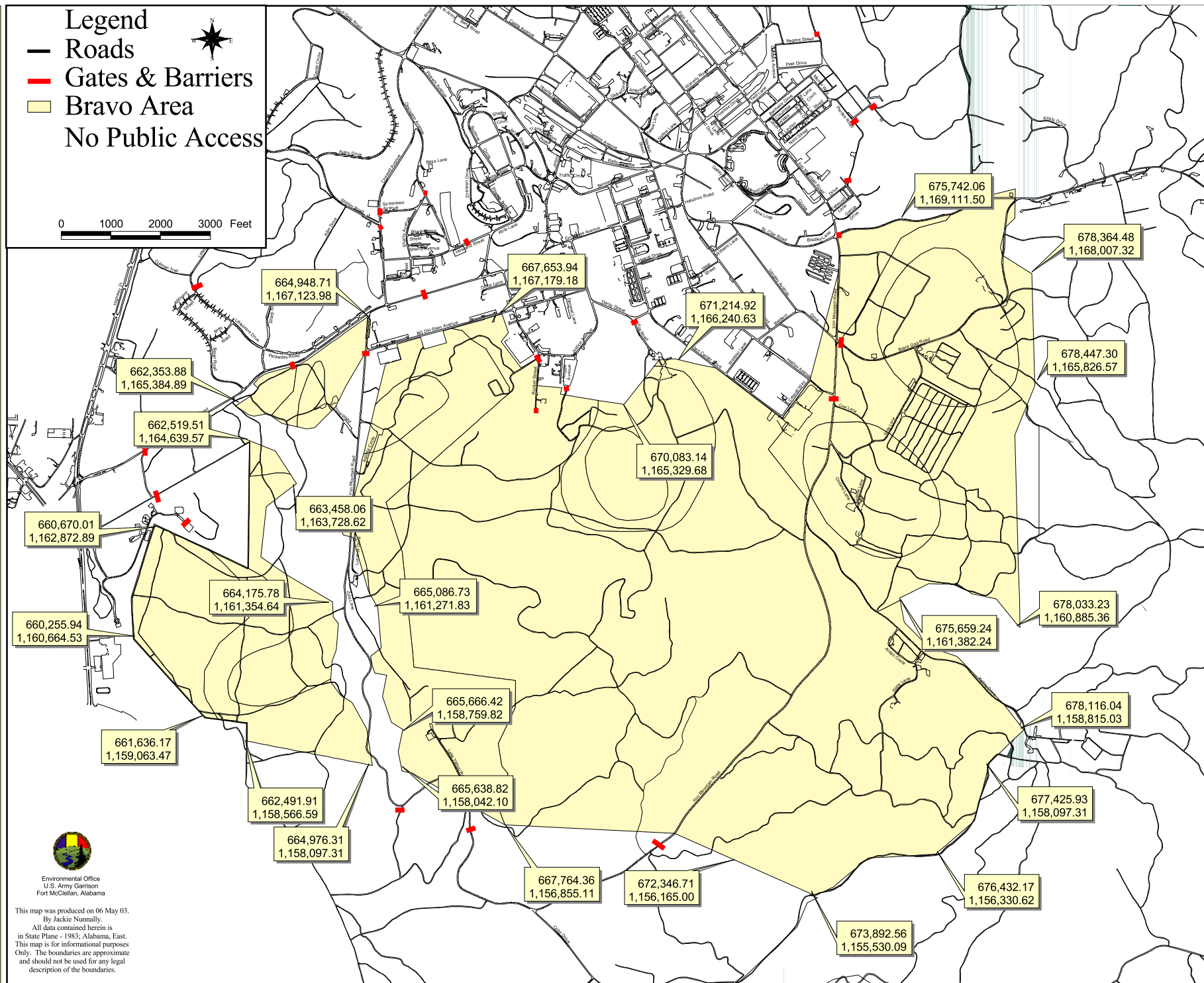
5) Inspections

- i. The Army will inspect the area daily to ensure the restrictions have not been violated. Violations must be addressed and managed according to Section 10 in the LUCIP Introduction.
- ii. The inspections will be documented.

- iii. Army contract personnel who are in the OE/UXO areas will report the presence of unauthorized personnel to the Transition Force security office.
- iv. This area is within the police jurisdiction of the Anniston Police Department.
- v. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

7 – 13. See LUCIP Introduction.

# LUC Bravo Area



# FOSET PROPERTY INTERIM LUCIP

## BRAVO AREA – Dog Kennel Area

### Enclosure 11-1

#### 1. Background

This Interim Land Use Control Implementation Plan (LUCIP), *Enclosure 11-1 October 2004 Revised March 2006*, revises Interim LUCIP *Enclosure 11* and *Enclosure 11-1 October 2004* for property transferred under early transfer authority to the Anniston Calhoun County Fort McClellan Development Joint Powers Authority (JPA). Enclosure 11 addresses interim land use controls (LUCs) for the entire Bravo Area, establishing “no public access” controls. The LUCIP Enclosure 11 was revised in October 2004 (Enclosure 11-1) to establish less stringent interim LUCs for the Dog Kennel Area located within the Bravo Area until July 1, 2005, to allow temporary occupancy of the area. The tenant wishes to continue temporary occupation of the area; therefore, this second LUCIP revision shall terminate as of August 30, 2007, and the LUC restrictions (no public access) and boundaries shall revert to those established for the entire Bravo Area as described in the previously mentioned Enclosure 11.

The U.S. Department of Homeland Security has requested to utilize the Dog Kennel Area in its Canine Training Program. The Bravo Area property, included in the Finding of Suitability for Early Transfer (FOSET) executed in 2003, is undergoing characterization for unexploded ordnance (UXO), discarded military munitions (DMM), and munitions constituents present in high enough concentrations to pose an explosive hazard, collectively referred to as munitions and explosives of concern (MEC). The Interim LUCIPs comply with requirements set forth in the Land Use Control Assurance Plan (December 2000) (LUCAP) signed by the U.S. Environmental Protection Agency (EPA), Alabama Department of Environmental Management (ADEM), U.S. Department of the Army for Fort McClellan, and the JPA.

The standard deed notice for MEC provided with all transferred Fort McClellan property was included in the deed for the early transfer of property to the JPA. This notice includes information on actions to be taken should MEC be discovered on the property. JPA and/or its tenant are responsible for enforcing this notice.

#### 2. Source and/or Decision Documents

- a. Environmental Science and Engineering, Inc. 1998, Final Environmental Baseline Survey (EBS), January.
- b. U.S. Army Corps of Engineers, St. Louis District, 2001, Archives Search Report, Fort McClellan, Anniston, Alabama, (ASR), September.
- c. Oak Ridge National Laboratories, 1999, Historical Aerial Photograph Investigation, August.

- d. U.S. Environmental Protection Agency, 1990, Environmental Photographic Interpretation Center.
- e. Foster Wheeler Environmental Corp, 2000, Reconnaissance Findings, Conceptual Plan, and Proposed Scope of Work, August.
- f. Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel (CWM) Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
- g. Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- h. Tetra Tech FW, Inc., 2004, Draft Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area Fort McClellan, Alabama, December.
- i. U.S. Army Engineering and Support Center, Huntsville, 2004, Final Letter Report, Time Critical Removal, Bravo Area Dog Kennels, Ordnance and Explosive Response at Fort McClellan, Alabama, June.
- j. U.S. Army Engineering and Support Center, Huntsville, 2004, Interim Action Statement of Condition for the Dog Kennel Area of the Bravo Area at Fort McClellan, Alabama, June.
- k. Department of Defense Explosives Safety Board, 2004, Approval Memorandum, Fort McClellan Bravo Area Dog Kennel Sites, Revision to Interim Land Use Control Implementation Plan, September.
- l. Alabama Department of Environmental Management, 2004, Concurrence: Response to ADEM Comments on the Time Critical Removal Action and FOSET Property Interim LUCIP, Bravo Area – Dog Kennel Area, October.

### **3. Site Location and Description (see Dog Kennel Area figure)**

- a. The Dog Kennel Area described in this LUCIP is located in the east central main post and covers approximately 2 acres. It is undergoing characterization for MEC in an EE/CA.
- b. The Dog Kennel Area was most recently used by the Military Police to house dogs. The area, surrounded by a 6 foot high chain link fence, includes dog kennels, a metal building, and roads for ingress and egress. A groundwater monitoring well is located inside the fenced area.
- c. The Army performed a Time Critical Removal Action (TCRA) consisting of a surface clearance for MEC over this 2 acre site.
- d. This LUCIP revision modifies the LUCs for the Dog Kennel Area within the Bravo Area to provide for interim LUCs following the surface clearance of the Dog Kennel Area.

### **4. LUC Boundaries (see Dog Kennel Area figure)**

The boundary for the Dog Kennel Area where the interim LUCs (see paragraph 6) apply is shown as the "Surface Use Area" on the enclosed figure. Global Positioning System (GPS) points for the boundary of the Area are noted on the figure. Note that the kennels

are located within a fenced area, and the LUC boundary includes a buffer outside the fenced area which will be mowed and maintained by the tenant.

## **5. LUC Objectives**

The interim LUCs in paragraph 6 are intended to minimize risk to human health and the environment and to promote human safety. The objective is to minimize the potential for exposure to MEC that may be present and is achieved by:

- a. Limiting activity to surface use.
- b. Educating the tenant on the explosive hazards associated with MEC, particularly UXO, and the actions they should take (Recognize, Retreat, Report) should they encounter MEC or a suspected UXO item.

## **6. Interim LUCs (see Dog Kennel Area figure)**

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

- a. Land Use Restriction
  - 1) Use of the Dog Kennel Area property is restricted to surface use. Intrusive activity is prohibited in the area shown as "Surface Use Area".
  - 2) The tenant's personnel, including employees or authorized visitors, on site at the Dog Kennel Area must receive ordnance familiarization training.
- b. Land Use Control Mechanisms
  - 1) Property Use Restriction – A restriction prohibiting intrusive activity on the property shall be incorporated into the documents permitting use of the property (e.g., Lease).
  - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the documents permitting use of the property.
  - 3) Access Controls
    - i. Access is restricted to persons approved by the JPA and/or its tenant and will be specified in the documents permitting use of the property.
    - ii. The JPA or its tenant shall install signs on access roads to the "Surface Use Area" (Dog Kennel Area) prohibiting trespass into the Area. Trespass into prohibited areas subjects the trespasser to prosecution under Alabama state law.
    - iii. The JPA and/or its tenant will provide ordnance familiarization training and notification of the potential for MEC to persons who enter and/or use the Dog Kennel Area. This program should be based upon the Army's UXO Safety Education Program and emphasize the Three Rs (Recognize, Retreat, Report).

Persons who enter the area must view the UXO safety video titled Fort McClellan Community Outreach Program, Unexploded Ordnance (UXO) Awareness.

- iv. Adjacent property surrounding the Dog Kennel Area remains subject to the LUCs established in the Interim LUCIP for the Bravo Area, "No Use/No Public Access." As provided in Section 11 hereof, the Dog Kennel Area will again be subject to the LUCs established in the Interim LUCIP for the Bravo Area (no public access) after August 30, 2007.

5) Inspections

- i. The JPA and/or its tenant will inspect the area monthly to ensure the restrictions have not been violated. Violations must be addressed and managed according to Section 10 in this LUCIP revision.
- ii. The inspections will be documented.
- iii. Army contract personnel who are in the "No Use/No Public Access Area" outside the Dog Kennel Area will report the presence of unauthorized personnel to the Transition Force security office.
- iv. This area is within the police jurisdiction of the Anniston Police Department.
- v. The Army reserves the right to enter the Dog Kennel Area to verify the adequacy of the LUCs.

**7. Right of Entry**

Right of entry is reserved for ADEM for all property included in the FOSET property. Right of entry is reserved for the Army for this area as a part of the Phase 2 property. The Army and ADEM may enter the property and may inspect the adequacy of LUC enforcement.

**8. Frequency of Monitoring and Reporting Requirements**

- a. This plan will be updated as necessary to incorporate the results of MEC characterization within the Bravo Area.
- b. This Interim LUCIP will be reevaluated periodically to assess its protectiveness and effectiveness.
- c. A narrative discussion of the effectiveness of this LUCIP will be included in the annual report required under terms of the LUCAP.

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

- a. The JPA and/or its tenant are responsible for monitoring the effectiveness of the LUCs implemented through this LUCIP revision for the Dog Kennel Area. More specifically, this includes: maintaining a inspection log, ensuring adherence to access restrictions, ensuring that necessary MEC, particularly UXO, familiarization training is conducted and that training records are maintained on site; enforcing the restriction

on intrusive activity; enforcing Deed and/or Lease restrictions for the property; and maintaining required fences and signage.

- b. LUC violations will be reported consistent with subparagraph 10 below.

#### **10. Enforcement Options Should a LUC Violation Occur**

For the Dog Kennel Area, the JPA will address the violation with the third party as provided below.

- a. If the JPA determines that the property owner/occupant has violated a LUC restriction, the JPA will attempt to informally resolve the violation with the property owner/occupant. If the JPA is able to resolve the matter informally, the JPA will provide written notification to ADEM within 60 days after discovery of the violation and describe any proposed or completed corrective actions.
- b. If the JPA is not able to resolve the violation, the JPA will provide written notification within 60 days after discovery of the violation to ADEM. ADEM will work with the JPA to have the property owner/occupant correct the violation. If the matter cannot be resolved informally, the JPA will take appropriate action to enforce the lease or deed restrictions. ADEM shall retain authority to take independent enforcement action in connection with a violation of the LUCs in accordance with applicable law.
- c. If ADEM becomes aware of a LUC restriction violation, ADEM shall provide the JPA with written notice of the violation within 60 days after discovery. If the violation cannot be corrected at the time of discovery, the Parties will follow the procedures set forth in paragraph 10.b above to resolve the violation(s).

#### **11. Termination**

The provisions of this LUCIP revision are intended to be temporary and shall terminate in their entirety on August 30, 2007. Thereafter, the LUC restrictions, boundaries, and the responsibility and liability for maintaining and enforcing said LUCs regarding Dog Kennel Area within the Bravo Area shall revert to the requirements set forth for the Bravo Area in Enclosure 11 of the LUCIP for the FOSET property. The Army shall assume full responsibility and liability for maintaining and enforcing said LUCs. Furthermore, the use of the area (Dog Kennel Area) covered by this LUCIP revision by the JPA and its tenant shall cease as of August 30, 2007, and the JPA and/or its tenant shall have no further responsibilities, obligations or liabilities regarding any aspect of maintaining, enforcing, monitoring or reporting with regard to any LUC related to the Bravo Area.

#### **12. Reducing, Modifying, or Removing LUCs**

The LUCs implemented through this LUCIP are intended to be protective of the public for existing site conditions.



- a. Interim LUC – Characterization has not been completed on the area addressed in this LUCIP. For areas where characterization is not complete, the LUCs described are considered interim LUCs. Pending the results of characterization and any additional required follow-on actions, there may be revisions, modifications, additions to, or deletions of the interim LUCs. Any modifications, additions to, or deletions of the interim LUCs will be completed pursuant to applicable provisions of the Cleanup Agreement between ADEM and the JPA and the LUCAP. The interim LUCs for the areas undergoing characterization for MEC shall be applicable during characterization and prior to receipt of an approved explosives safety submission for required response actions. Modification or revision to LUC that address explosives safety-related concerns will be reviewed by the U.S. Army Technical Center for Explosives Safety and approved by the Department of Defense Explosives Safety Board (DDESB).
- b. Final LUC - Based on characterization or investigation and remedy decisions under the Cleanup Agreement, final LUC that may be required for certain sites or areas will be documented in a decision document. This LUCIP will be revised as provided in the Cleanup Agreement to reflect changes to LUC based on final decisions for sites under investigation.

### **13. Point of Contact**

The points of contact are as follows:

- a. JPA - Executive Director, P.O. Box 5327, Anniston, Alabama 36205, telephone 256-236-2011.
- b. Auburn University Canine & Detection Research Institute, Interim Director, Fort McClellan, Alabama 36205, telephone 256- 820-8251.
- c. Army - Site Manager, U.S. Army Garrison/Transition Force, 291 Jimmy Parks Blvd., Fort McClellan, Alabama 36205-5000, telephone 256-848-3847.
- d. ADEM – Chief, Hazardous Waste Branch, Land Division, Alabama Department of Environmental Management, P.O. Box 301463, Montgomery, Alabama 36130-1463, telephone 334-270-5646.

### **14. Emergency Contacts**

In the event MEC is discovered on the property, the City of Anniston Police Department may be contacted by dialing 911 or 256-238-1800.

### **15. Disclaimer**

This LUCIP defines interim LUCs on property transferred to the JPA under Early Transfer Authority. The management responsibilities for interim LUCs associated with property covered by this revision have temporarily transferred from the Army to the JPA following completion of the surface removal action, so that the JPA may more effectively manage its property while the lease is in effect. From and after August 30, 2007, the

management responsibilities for the LUCs associated with the property covered by this revision (Dog Kennel Area) shall transfer back to the Army, reinstituting the "no public access" LUCIP in effect throughout the Bravo Area pending further MEC related actions. ADEM will continue to exercise oversight responsibilities, as provided in the Cleanup Agreement between ADEM and the JPA and the Memorandum of Agreement (MOA) between ADEM and the Army. Consistent with an agreement between the Army and the JPA, in the event of a MEC related personal injury incident, the Army will process any claims filed pursuant to the Federal Torts Claims Act using established Army Claims Service procedures.

3

Acrobat Document

# Dog Kennel Area



- Legend
- Roads
  - Buildings
  - Surface Use Area
  - No Use/No Public Access Area
  - Grates



This map was produced on 13 May 04.  
By Bill Shanks.

All data contained herein is  
in Projections of the World; <None>.  
This map is for informational purposes  
only. The boundaries are approximate  
and should not be used for any legal  
description of the boundaries.

**Dog Kennels**

668,317  
1,165,340

668,388  
1,166,273

668,372  
1,165,557

668,381  
1,165,718

668,397  
1,166,279

668,558  
1,165,337

668,566  
1,165,513

668,789  
1,165,555

668,803  
1,165,679

668,835  
1,165,547

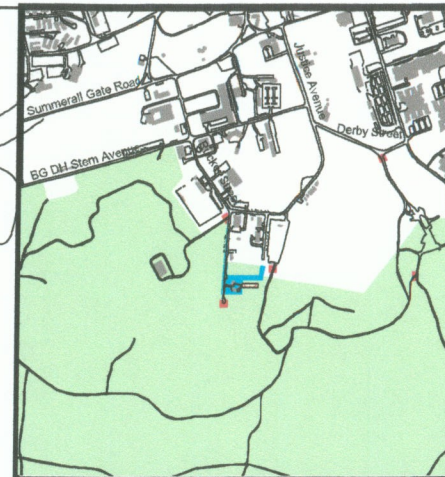
668,835  
1,165,512

668,858  
1,165,672

Justice Avenue

Reggie Avenue

Rucker Street



## FOSET PROPERTY INTERIM LUCIP

**Parcels 194(7), 518(7), Ranges West of Iron Mountain Road (outside Bravo Area)  
Parcel 183(6), Parcel 186(6), Parcel 510(7), Parcels 511(7) and 512(7)**

### Enclosure 12

#### 1. Background

See Introduction

#### 2. Source and/or Decision Documents

- a. Parcels 194(7) and 518(7) and Ranges West of Iron Mountain Road (outside Bravo Area)
  - 1) IT, 2000, Final Site Investigation, Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments. Ranges of Iron Mountain Road, Parcels 181(7), 194(7), 518(7), 73Q-X, 91Q-X, 114Q-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q-X, Washington tank Range, and 1950 Rocket Launcher Range, December.
  - 2) IT, 2001, Final Site-Specific Field Sampling Plan Addendum, Site Investigation at Ranges West of Iron Mountain Road, Parcel 181(7), 194(7), 518(7), 73Q-X, 91Q-X, 114-X, 115Q, 116Q-X, 117Q-X, 129Q-X, 151Q, 200Q, 201Q, 228Q, 229Q-X, 231Q, 232Q. Washington Tank Range and 1950 Rocket Launcher Range, March.
  - 3) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
  - 4) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
  - 5) Foster Wheeler Environmental Corporation, 2001, Final Engineering Evaluation/Cost Analysis M1.01 Parcel, Fort McClellan, Alabama, December.
  - 6) Foster Wheeler Environmental Corporation, 2003, Final Site Specific Final Report M1.01 Parcel and M3 Miscellaneous Property, Fort McClellan, Alabama, March.
- b. Parcel 183(6)
  - 1) IT, 2002, Draft Remedial Investigation, Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Area T-6 (Naylor Field), Parcel 183(6), October.
  - 2) Foster Wheeler Environmental Corporation, 2002, Draft Engineering Evaluation/Cost Analysis Bravo Area of the Redevelopment Area, Fort McClellan, Alabama, November.

- 3) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
  - 4) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- c. Parcel 186(6)
- 1) IT, 2002, Draft Site Specific Sampling Plan Addendum II for the Remedial Investigation (Source Area) at Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), August.
  - 2) IT, 2001, Site Specific Sampling Plan Addendum for the Supplemental Remedial Investigation Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), July.
  - 3) IT, 2000, Final Supplemental Remedial Investigation, Site-Specific Field Sampling Plan, Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Area T-38, Former Technical Escort Reaction Area, Parcel 186(6), August.
  - 4) Foster Wheeler Environmental Corporation, 2002, Draft Final Engineering Evaluation/Cost Analysis Alpha Area of the Redevelopment Area, Fort McClellan, Alabama, November.
  - 5) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
  - 6) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- d. Parcel 510(7)
- 1) IT, 2002, Draft Final Site Investigation Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Cane Creek Training Area, Parcel 510(7), September.
  - 2) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.
  - 3) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.
- e. Parcel 511(7) and 512(7)
- 1) IT, 2002, Draft Remedial Investigation Site-Specific Field Sampling Plan, Site-Specific Safety and Health Plan, and Site-Specific Unexploded Ordnance Safety Plan Attachments for Training Areas T-5 Sites, Parcels 180(7), 182(7), 511(7), 512(7), 513(7), 514(7), and 516(7), October.
  - 2) Parsons Engineering Science, Inc., 2002, Final Chemical Warfare Materiel Engineering Evaluation/ Cost Analysis, Fort McClellan, June.



- 3) Parsons, Engineering Science, Inc., 2002, Final Action Memorandum Chemical Warfare Materiel, Engineering Evaluation/Cost Analysis, Fort McClellan, October.

### 3. Site Location and Description (see enclosed figures)

- a. Parcel 194(7) Former Weapons Demonstration Area. Parcel 518(7) South Gate Toxic Gas Yard, and Ranges West of Iron Mountain Road (outside Bravo Area)
- 1) This area includes the investigation area for Parcels 194(7) and 518(7) and part of the investigation area for the Ranges West of Iron Mountain Road that are outside Bravo Area. This area is bounded to the north by Summerall Gate Road, to the west by the M2 Parcel (current location of The Anniston Star/Consolidated Publishing), and to the south by a Fort McClellan boundary (see figure). (Note: The Ranges West of Iron Mountain Road that lie within the Bravo Area are included in the interim LUC for the Bravo Area.)
  - 2) Information regarding former use of the areas follows:
    - i. Parcel 194(7) – The Former Weapons Demonstration Area. This area was reportedly used in the 1950's for familiarization training with various munitions including white phosphorus grenades, flame throwers, white phosphorus, and field flame expedient. The area included a toxic gas yard, a radiological survey area, and a biological warfare survey area. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
    - ii. Parcel 518(7) – South Gate Toxic Gas Yard. The exact location of this parcel is unknown; however, the area probably was near or within Parcel 194(7). It is unknown what items may have been stored in the yard.
    - iii. Ranges West of Iron Mountain Road (outside Bravo area) - Based upon investigations for the this area and adjacent areas it appears that this area was used by infantry as a training area prior to WW II.
  - 3) Potential contaminant sources are unknown but may include lead, nitroexplosives, tear gas, flares, napalm, white phosphorus, molasses residue, field flame expedient, supertropical bleach (STB), and Decontamination Solution Number 2 (DS-2). Based on the history of the training area usage, target analyses include volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs), nitroexplosives, metals, and perchlorate in surface soil, subsurface soil, groundwater, surface water, and sediment. This area is part of a larger area, the M1.01 Parcel and M3 Miscellaneous Property, which was characterized for UXO and DMM. An OE removal action was performed for that property and the area was made available for unrestricted use regarding UXO and DMM.
- b. Parcel 183(6) – Training Area T-6 (Naylor Field)
- 1) This area, encompassing 7 - 10 acres, is located in a heavily wooded area at the base of the eastern slope of Howitzer Hill on the west side of Fox Road. A small part of the southeastern portion of this parcel lies within the Bravo area for UXO

characterization. The LUC for that area are described in the enclosure for the Bravo Area.

- 2) Training was conducted from an unknown date (prior to 1954) until 1973 in the techniques for decontamination of training aids contaminated with chemical agents, including mustard (H) and distilled mustard (HD). Other agents such as Lewisite (L) and sarin (GB) also were used in training. Equipment decontamination using excess amounts of STB, decontamination agent, noncorrosive (DANC), and DS-2 was conducted. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
  - 3) Site investigation results indicated metals, VOCs, and SVOCs were detected in site media. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.
- c. Parcel 186(6) – Training Area T-38
- 1) Parcel 186(6), located on the Main Post west of Reservoir Ridge, is south of United Road and east of Ruskin Avenue. The parcel investigation area occupies approximately 160 acres which surrounds the former training Area T-38. The T-38 site includes about 6 acres and is surrounded by a 6-foot high chain-link fence with three locked access gates. Warning signs are posted. Much of the parcel 186(6) investigation area lies within the Alpha Area; therefore, LUC that apply to Alpha Area will serve for that portion of the parcel 186(6).
  - 2) The site was used between 1961 and 1972 for training escort personnel in techniques of eliminating toxic hazards caused by mishaps involving chemical munitions during transport. Military activities at the site included artillery shell tapping (CG (phosgene) -filled mortar rounds), CWM (HD) transfer training, and filling of aerial smoke tanks. The area was also used to store, demonstrate, or dispose of CWM (including GB, VX, and HD), decontamination solutions, and other training chemicals. The area reportedly was used from the early to late 1980s as a chemical agent identification area. Aerial photographs indicate that some activities began at the site as early as 1954. Extensive decontamination was reportedly conducted at the site for spills and for decontaminating training aids. The types of decontaminants used, quantities, and frequency of use are unknown but are assumed to include DANC, STB, and DS-2. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a "No Further Action" decision for CWM.
  - 3) Potential contaminant sources at the site include CWM decontaminating agents and toxic agents and munitions. VOCs were identified in groundwater from wells and in springs. Additional investigations are needed to delineate the horizontal extent of contaminants in groundwater north-northeast of the site. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, explosives, and chemical agent breakdown products in surface soil, subsurface soil, surface water, sediment, and groundwater.

- d. Parcel 510(7) – Cane Creek Training Area
- 1) This area covers approximately 2 acres and is located along Cane Creek on the east side of Fox Road.
  - 2) The area appeared on a 1956 map of Chemical Corps Training Areas and was used for classes in decontamination procedures and equipment in 1958. It is unknown whether toxic agents were used. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a “No Further Action” decision for CWM.
  - 3) Potential contaminant sources are unknown, but potential contaminants may include metals, VOCs and SVOCs. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.
- e. Parcels 511(7) Blacktop Training Area and 512(7) Fenced Yard in Blacktop Area
- 1) The 3-acre asphalt area is located along the east side of Reggie Avenue and contained a fenced yard at one time.
  - 2) The area was identified on a 1956 map of Chemical Corps training areas and on the 1969 Chemical School Orientation Map. Various demonstrations such as decontamination training may have occurred here, but the exact use is unknown. The area reportedly was used for training in the use of flame throwers, decontamination equipment, and smoke generators. The fenced yard may have been used to store agent or for toxic agent training, but the purpose of the yard is not known. It first appeared on a 1982 aerial photograph of the site. The CWM EE/CA investigation results indicated the risk of exposure to CWM at this site is unlikely; thus, there was a “No Further Action” decision for CWM.
  - 3) Potential contaminant sources include VOCs, SVOCs, and metals. Based on the history of the training area usage, target analyses include VOCs, SVOCs, metals, and chemical agent breakdown products in surface soil, subsurface soil, depositional soil, surface water, sediment, and groundwater.

#### **4. LUC Boundaries (see enclosed figures)**

The boundaries for the characterization areas where the interim LUC (see paragraph 6) apply are indicated in the enclosed figures. Global Positioning System (GPS) points for the boundary of the areas are noted on the figures.

#### **5. LUC Objectives**

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



- a. Prevention of contact with or disturbance of soils (surface, subsurface, depositional), surface water, and groundwater at sites outside of Alpha, Bravo, and Charlie areas where characterization for hazardous substances is ongoing.
- b. Maintaining the integrity of any existing monitoring systems.

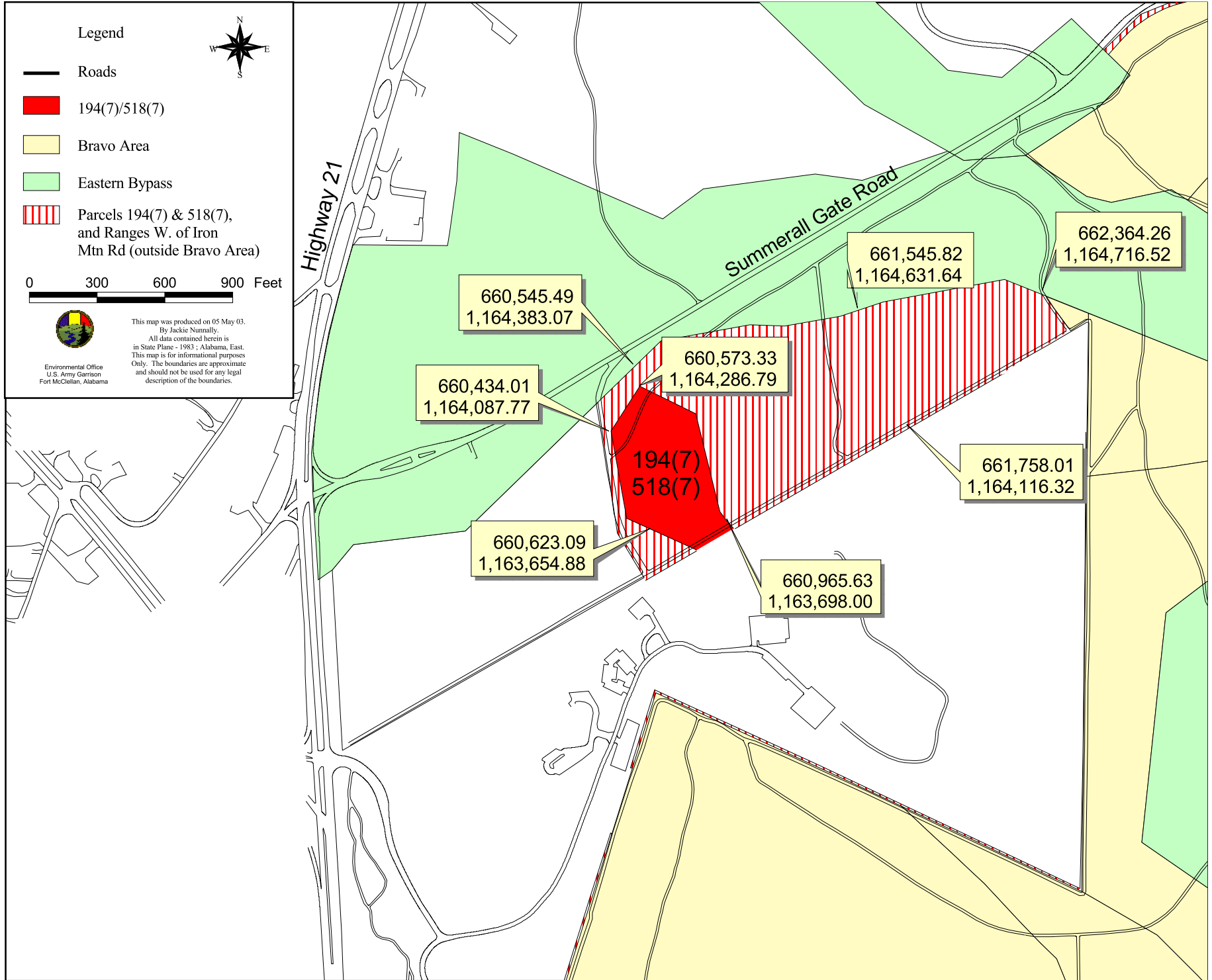
#### **6. Interim LUC (see enclosed figures)**

Land Use Controls include any type of physical, legal, or administrative mechanism that restricts the use of or limits access to real property to prevent or reduce risks to human health and the environment. These LUC described in this LUCIP meet the objective stated in paragraph 5 above. Monitoring, maintaining, and enforcing these LUC remain an Army responsibility until such time as JPA assumes responsibility.

- a. Land Use Restrictions
  - 1) Public access is not allowed.
  - 2) Use of the property for any purpose is not allowed pending completion of characterization and any required response actions.
- b. Land Use Control Mechanisms
  - 1) Property Use Restriction – A restriction prohibiting all uses of the property pending completion of characterization and required remedial response shall be incorporated into the deed transferring the property.
  - 2) Groundwater Related Restriction – Groundwater monitoring wells remain on the property and shall not be disturbed. A Notice of Groundwater Monitoring Wells and Covenant will be included in the transfer documents.
  - 3) Zoning - The area lies within the boundaries of the City of Anniston. The city will be asked to zone the properties in accordance with final response cleanup levels, and appropriate notifications of LUC will be given to City planners and entities responsible for issuing building permits.
  - 4) Inspections
    - i. The Army will inspect the areas daily to ensure the restrictions have not been violated.
    - ii. The inspections will be documented.
    - iii. This area is within the police jurisdiction of the Anniston Police Department.
    - iv. The Army reserves the right to enter the property and may inspect the adequacy of the LUC.

7 - 13. See LUCIP Introduction

*Parcels 194(7) & 518(7), and Ranges W. of Iron Mtn Rd (outside Bravo Area)*



# LUC Parcels 183(6) & 510(7)

## Legend

- Roads
- 183(6) & 510(7)
- Bravo Area

0 90 180 270 Feet



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

This map was produced on 05 May 03.  
By Jackie Nunnally.  
All data contained herein is  
in State Plane - 1983 ; Alabama, East.  
This map is for informational purposes  
Only. The boundaries are approximate  
and should not be used for any legal  
description of the boundaries.



Derby Street

Justice Avenue

Fox Road

510(7)

183(6)

670,335.61  
1,166,999.26

670,365.14  
1,166,771.89

669,969.46  
1,166,455.94

670,462.58  
1,167,108.51

670,692.90  
1,166,727.60

670,545.26  
1,166,618.35



670,539.36  
1,165,794.51

670,208.64  
1,165,694.11



# LUC Parcel 186(6)

## Legend

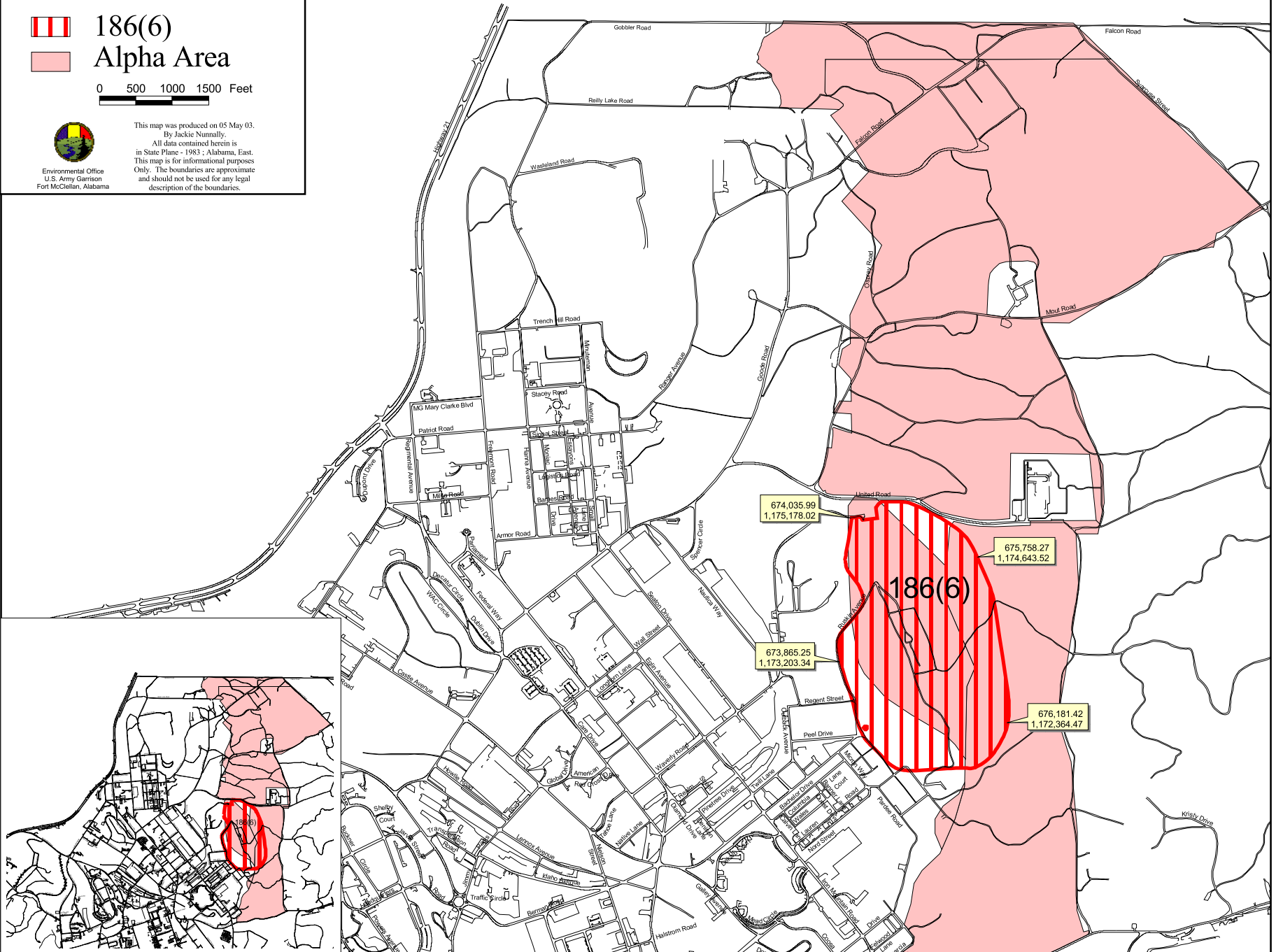
- Roads
-  186(6)
-  Alpha Area

0 500 1000 1500 Feet



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

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# LUC Parcels 511(7) & 512(7)

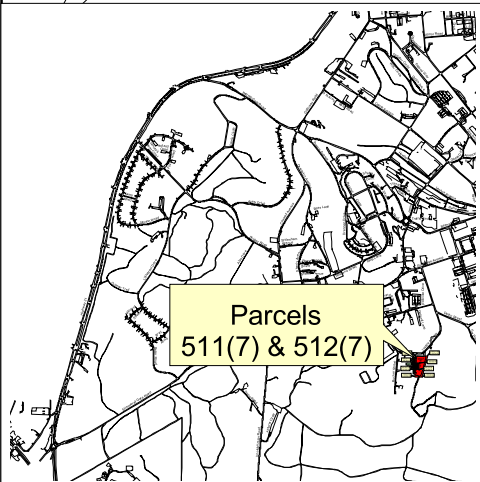
## Legend

— Roads  
 ■ 511(7) & 512(7)

0 70 140 210 Feet



This map was produced on 05 May 03.  
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 description of the boundaries.



Rucker Street

Reggie Avenue

Justice Avenue

668,897.32  
 1,166,254.57

669,211.86  
 1,166,249.94

668,881.13  
 1,166,069.55

668,980.58  
 1,166,062.61

512(7)

668,862.63  
 1,165,886.84

668,975.96  
 1,165,884.53

668,878.82  
 1,165,692.57

669,068.47  
 1,165,678.69

511(7)