

FINDING OF SUITABILITY TO LEASE (FOSL)

2015 Agricultural Leases Iowa Army Ammunition Plant, Middletown, Iowa

1. **PURPOSE:** The purpose of this finding is to document the suitability to lease the subject property, for the purpose of agricultural use, consistent with the requirements of Department of Defense (DoD) policy.
2. **PROPERTY DESCRIPTION:** The leases will include approximately 1,709 acres on the following tracts of land: 1, 2, 9, 16, 25, 35, 41, 42, 49, 135 and 136.
3. **ENVIRONMENTAL CONDITION OF PROPERTY:**
 - a. The Environmental Condition of the Property (ECP) is ECP Category 1 – an area where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). This ECP Category 1 determination is based on the Environmental Baseline Survey.
 - b. The environmental impacts associated with leasing the subject parcel have been adequately analyzed in accordance with the National Environmental Policy Act
4. **HAZARDOUS WASTE STORAGE AND ACCUMULATION:** There is no evidence of hazardous waste or storage at the site.
5. **HAZARDOUS MATERIALS STORAGE AND UTILIZATION:** There is no evidence of hazardous materials storage or utilization at the site.
6. **RADIOLOGICAL SUBSTANCE STORAGE:** There is no evidence of radiological substances storage at the site.
7. **HISTORICAL PROPERTIES:** Coordination is being made with the State Historical Preservation Officer (SHPO).
8. **GROUNDWATER:** There is no evidence of groundwater contamination at the site.
9. **AIR EMISSIONS:** No air emissions will be generated as a result of this activity.
10. **RADON TESTING:** Not applicable.
11. **STORAGE TANKS:** There are no storage tanks above or below ground at the site.
12. **HAZARDOUS SUBSTANCE SPILLS:** There is no evidence of hazardous spills on at the site.

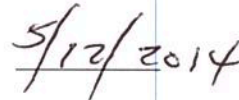
13. OTHER AREAS OF CONCERN:

- a. Asbestos Containing Materials: Not applicable.
- b. Polychlorinated biphenyls (PCBs) and PCB-Contaminated Electrical Equipment and Shop Equipment: Not applicable.
- c. Lead Based Paint: Not applicable.

14. FINDINGS: In my capacity as Chief of Operations Support, I have determined that the subject parcel of land identified above is suitable for lease for agricultural use.



LEON D. BAXTER
Chief of Operations Support
Iowa Army Ammunition Plant



DATE

IOWA ARMY AMMUNITION PLANT
17571 DMC HIGHWAY 79
MIDDLETOWN, IOWA

RECORD OF ENVIRONMENTAL
CONSIDERATION (REC)

TO: Steven Bellrichard, ACO Staff

FROM: Joe Haffner, ACO Staff

Project Title: Leasing of FY15 Agricultural Tracts 1, 2, 9, 16, 25, 35, 41, 42, 49, 135 and 136.

Brief Description: The above tracts consist of approximately 1,709 acres of land. The proposed use or future revocation of this land will not prove embarrassing to the Department of the Army. These tracts are concurrent for recreational purposes. Limitations to be imposed are military use, crops, terms of lease, fertilizer requirements, conservation practices, maintenance service, weed control and pesticides.

Anticipation date and/or duration of purposed action:

Tracts 1, 2, 9, 16, 25, 35, 41, 42, 49, 135 and 136 are proposed to be leased for a period of five (5) years from 1 March 2015 to 29 February 2020.

Reason for using record of environmental consideration (choose one):

a. Adequately covered in an EA entitled: DEVELOPMENT AND IMPLEMENTATION OF AN INTEGRATED NATURAL RESOURCES MANAGEMENT PLAN AT IOWA ARMY AMMUNITION PLANT, dated: May 2007. The EA may be reviewed at IOWA ARMY AMMUNITION PLANT, BLDG. # 100-101, ROOM #71.

OR,

b. Is categorically excluded under the provisions of CX ____, 32 CFR Part 651.



Joe Haffner, Management agronomist

5 MAY 2014.

Date



Steven Bellrichard, Environmental Coordinator

5 May 2014.

Date

Iowa Army Ammunition Plant Archaeological Site Curation and Disposition Plan

The Iowa Army Ammunition Plant is committed to protect all known archaeological sites that are within its boundaries from any negative impacts. Archaeological sites will be tested to determine site significance on the following bases listed in random order:

1. When funds are available.
2. To ensure that eligible and potentially eligible sites are not negatively impacted by installation activities.
3. To ensure proper curation of items collected during site surveys and testing.
4. To remove the sites from protection that are not eligible and to increase protection on sites that are found to be of major importance.

The archaeological sites that are found to be non-eligible for listing in the national register of historic places will forever remain as recorded sites.

Items collected during archaeological surveys have or will be curated at an off post facility that meets or exceeds curation requirements.

The installations Integrated Cultural Resources Management Plan addresses archaeological resources management in more detail.

IOWA ARMY AMMUNITION PLANT
17571 DMC HIGHWAY 79
MIDDLETOWN, IA 52638-5000

2015 Agricultural Environmental Baseline Study

For Agricultural Tracts 1, 2, 9, 16, 25, 35, 41, 42, 49, 135 and 136.

- A. These tracts are considered safe for agricultural outleasing purposes. Factors pertaining to detrimental environmental effects to wildlife, vegetation, erosion prevention, and human health have been considered.

- B. Tracts 1, 2, 9, 16, 25, 35, 41, 42, 49, 135 and 136 consist of approximately one thousand seven hundred and nine (1,709) acres. Reference is made to map (SK-842E) for approximate location on the installation.

- C. These tracts are subject to concurrent use for recreational purposes, including hunting and fishing, by persons accorded the privilege by appropriate regulations, established by the Installation Commander. Other limitations to be imposed are military use, crops, term of lease, fertilization requirements, conservation practices, maintenance service, weed control and pesticides. Any mowing requirements are to control noxious weeds, safety and security purposes within and around each agricultural unit.

- D. These Tract Management Plans are in compliance with Installation Restoration Plan. The following actions have been completed.
 - 1. A study of aerial photos of the Installation.
 - 2. Review of U.S. Army Environmental Center (USAEC) study of the Installation.
 - 3. Conducted a visual site inspection.
 - 4. Contacted employees who were at the Installation during high productivity.
 - 5. A study of 1937, 1941, 1963, 1969, 1978, 1983 and 1995 aerial photos looking for possible contaminated lands from previous activities.
 - 6. Consulted with the installation Restoration Program Manager. Findings are that none of the subject tracts are considered contaminated at this time.