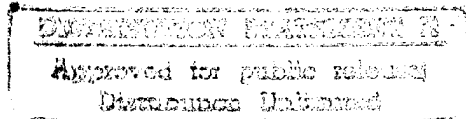


**RECORD OF DECISION
FOR DISPOSAL OF
GENTILE AIR FORCE STATION (AFS)
MONTGOMERY COUNTY
KETTERING, OHIO**

APRIL 1996



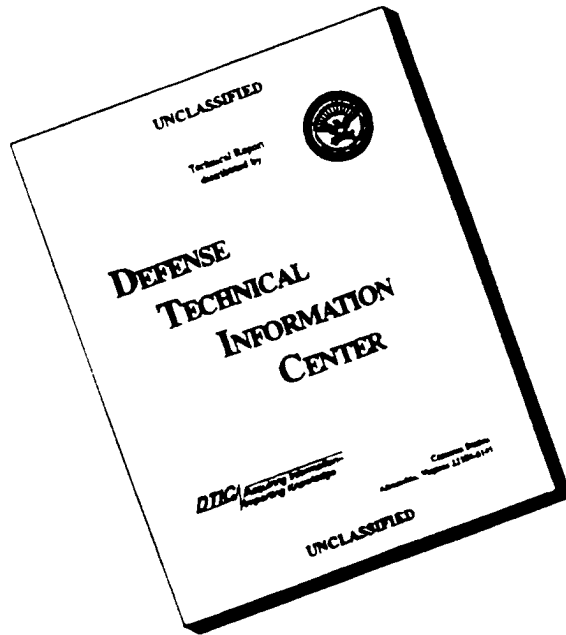
Prepared By:

**Air Force Base Conversion Agency
Division D**

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DEPARTMENT OF THE AIR FORCE
HEADQUARTERS AIR FORCE CENTER FOR ENVIRONMENTAL EXCELLENCE
BROOKS AIR FORCE BASE TEXAS

02 JUL 1996

MEMORANDUM FOR INTERESTED INDIVIDUALS, ORGANIZATIONS, AND PUBLIC
AND ACADEMIC REFERENCE LIBRARIES

FROM: HQ AFCEE/EC
3207 North Road
Brooks AFB TX 78235-5363

SUBJECT: Record of Decision (ROD) for Disposal of Gentile Air Force Station (AFS) Montgomery
County, Ohio

We are pleased to provide to you the ROD for the Disposal of Gentile AFS, OH. This document is provided to you in compliance with the regulations of the President's Council on Environmental Quality. This ROD has been prepared in accordance with the National Environmental Policy Act and documents the Air Force's decisions regarding the disposal of surplus United States owned real property located at Gentile AFS, Kettering, Ohio. Libraries should file this document for public access and reference.

If additional copies or information are needed, please contact Mr. George Gauger, Environmental Conservation and Planning Directorate, Headquarters Air Force Center for Environmental Excellence, 3207 North Road, Brooks Air Force Base, TX 78235-5363: Phone (210) 536-3069.

THOMAS H. GROSS, Colonel, USAF
Director, Environmental Conservation & Planning

Attachment:
Record of Decision



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I. INTRODUCTION

This Record of Decision (ROD) documents the Air Force's decisions regarding the disposal of surplus United States (U.S.) owned real property located at Gentile Air Force Station (AFS), Kettering, Ohio. The ROD was developed in accordance with the Council on Environmental Quality Regulations [40 Code of Federal Regulations (CFR) subsection 1505.2]. The decisions included in this ROD have been made in consideration of the information contained in the Final Environmental Impact Statement (FEIS) for the Disposal of Gentile AFS, Ohio, which was filed with the U.S. Environmental Protection Agency (U.S. EPA) and made available to the public on January 19, 1996.

The following exhibits are provided at the end of this document:

- | | |
|-----------|---|
| Exhibit 1 | Regional and Local Area Map of Gentile AFS |
| Exhibit 2 | Gentile AFS Installation Map |
| Exhibit 3 | Parcelization Map |
| Exhibit 4 | Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives. |

A. Purpose and Need

The Air Force action is the disposition of surplus real property at Gentile AFS which will close on December 31, 1996, pursuant to the Defense Base Closure and Realignment Act (DBCRA) of 1990 (10 U.S.C. § 2687 note) and recommendations of the Defense Base Closure and Realignment Commission (DBCRC). Gentile AFS was recommended for closure by the 1993 Commission. The purpose of the FEIS was to analyze and disclose the potential environmental consequences of the disposal of real property and the reuse of the Station, including the area that will be leased back for reuse by another Department of Defense (DOD) agency.

Gentile AFS comprises 164 acres of Federal Government fee-owned land. The Air Force intends to relinquish the Federal Governments' legal title to one hundred percent (100%) of the Station property to the City of Kettering, the Local Redevelopment Authority (LRA), when compliance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) is achieved. Approximately 16 acres, ten percent (10%) of the Station, is proposed to be leased back to the Defense Finance and Accounting Service (DFAS), at no cost, by the LRA. The remaining ninety percent (90%) of the Station has been determined to be surplus to the needs of the Federal Government.

The City of Kettering has been recognized by the DOD as the LRA. This ROD addresses the LRA's plans to develop the area into the "Kettering Business Park." It describes

the decisions made by the Air Force regarding the: (a) disposal of the Federal Government-owned property; (b) termination of leaseholds and other limited interests in the remaining property; and (c) actions, if any, that the Air Force will take to avoid or mitigate adverse environmental consequences from its disposal actions.

The FEIS provides information required to understand the future environmental consequences of disposal actions as they relate to reuse options at Gentile AFS. As the Federal disposal agent for the property, the Air Force's disposal options are to: (a) assign it to another DoD department or Federal agency; (b) dispose of it through or with the approval of a Federal sponsoring agency for public benefit conveyance or other public use (including public health, education, public park and recreation, historic monument, corrections, transportation, and wildlife conservation); (c) negotiate its sale to an eligible public body; (d) convey it as an Economic Development Conveyance (EDC) to an LRA; or (e) offer it for public sale.

B. Federal Agency Requirements Under the National Environmental Policy Act (NEPA)

Any Federal Agency that either (a) acquires property for its use in accomplishing its mission, or (b) is assigned property for disposal under its authority for conveyance to eligible public or private non-profit entities under public benefit sale, grant or donation programs, must comply with the requirements of NEPA, as implemented by that agency's regulations. Therefore, this ROD documents disposal decisions for only those actions of the Air Force, as the Federal disposal agent, acting under authority delegated from the Administrator, General Services Administration.

C. Public Involvement

The Notice of Intent to prepare an Environmental Impact Statement (EIS) for disposal and reuse of Gentile AFS was published in the *Federal Register* on October 29, 1993. The Air Force conducted a scoping meeting on September 14, 1994, at the Kettering Government Center, 3600 Shroyer Rd., Kettering, Ohio 45429. The purposes of the meeting were to receive comments from the public regarding environmental concerns related to the proposed disposal and reuse of property at the installation, and to help determine the scope and the direction of the studies and analyses needed to accomplish the EIS. A public hearing on the Draft EIS was held September 21, 1995, within the forty-five (45) day public comment period which began with the publication of the Notice of Availability of the Draft EIS in the *Federal Register* on September 1, 1995. The FEIS was issued on January 19, 1996, and its Notice of Availability was published in the *Federal Register* on January 26, 1996 (with the date of its availability retro-dated to January 19, 1996).

Information from the LRA's "Reuse Plan, Gentile Air Force Station, March 1995," was considered in the EIS and the Air Force's property disposal planning.

D. Stewart B. McKinney Homeless Assistance Act

The Air Force has fully complied with the requirements of the Stewart B. McKinney Homeless Assistance Act (McKinney Act), 42 U. S. C., Section 11411, as amended. Pursuant to its responsibility to make suitability determinations under the McKinney Act, the Department of Housing and Urban Development (HUD) determined which available surplus property on Gentile AFS would be suitable for use to assist the homeless. A public Outreach Seminar to dispense information on how to apply for Federal property was held on March 10, 1994. A list of suitable and available property was initially published in the *Federal Register* on May 6, 1994, and periodically thereafter. In addition, the Air Force accomplished its final McKinney Act screening under the National Defense Authorization Act for Fiscal Year 1994 ("Pryor Amendments") in the February 24, 1995, *Federal Register*. There have been no applications under the McKinney Act provision for any property at Gentile AFS.

E. Alternatives Considered in the FEIS

1. Description of Alternatives Analyzed in the FEIS

The FEIS analyzed potential environmental impacts for a variety of reasonably foreseeable, future uses of the station property. All alternatives with the exception of the No Action Alternative include a DFAS satellite office and a Montgomery County Mental Retardation Facility.

a. Proposed Action

The Proposed Action includes industrial and commercial development; public facilities and recreation; and a Federal Government-retained area.

b. Mixed Use Alternative

This alternative features commercial, industrial, and residential development; public facilities and recreation; and a Federal Government-retained area.

c. Industrial Alternative

This alternative features industrial use, public facilities and recreational use; some commercial and residential development; and a Federal Government-retained area.

d. No Action Alternative

The No Action Alternative would result in the Air Force retaining one hundred percent (100%) of the Station property, all of which would remain unused. All of the property would be maintained in caretaker status indefinitely.

2. Summary of Environmental Impacts

Table S-2 in the FEIS (Exhibit 4) summarizes the potential environmental impacts of the Proposed Action and the alternatives, and suggests mitigations where appropriate. Key environmental issues are addressed in Section III of this ROD.

3. Environmentally Preferred Alternative

The No Action Alternative is the environmentally preferred alternative. The caretaker activities associated with this alternative would have little to no impact on the environmental resources. The property reuse under any other alternative would create a potential for greater environmental impacts as detailed in Exhibit 4.

F. Results of Excess and Surplus Screening

"Excess" property refers to real property not required by the Federal agency to which it is assigned, and is therefore available for other Federal use. "Surplus" property refers to Federal Government-owned real property that is not needed for use by the Federal Government, and is therefore available for acquisition by eligible public bodies or private non-profit entities. On June 23, 1994, the Air Force initiated real property screening by announcing the potential availability of excess and surplus property at the station under various statutory programs. Surplus property screening was completed January 24, 1996. That was the deadline for other Federal Agencies, eligible public bodies, and private non-profit entities, to provide the Air Force with applications, approved by appropriate Federal and other agencies, for property acquisition via public benefit conveyance. The following results from the screening processes were received relative to Gentile AFS:

1. Requests from DoD Departments and Federal Agencies:

The DFAS requested use of a 25-acre parcel of land on the eastern boundary of the station. DFAS subsequently agreed to reduce the parcel size to 16 acres to meet its needs and also accommodate the LRA's redevelopment plan. The principal facilities in this parcel (Parcel A) include Buildings 45 and 46 and two parking areas.

2. Surplus Property Requests:

a. The Montgomery County Board of Mental Retardation and Developmental Disabilities (MCBMRDD) requested a portion of a building and sufficient grounds and parking for office space with the intention to apply for sponsorship from the U.S. Department of Health and Human Services (HHS). The MCBMRDD subsequently submitted a letter, dated February 21, 1996, to the Air Force Base Conversion Agency, Division D (AFBCA/DD) withdrawing its request for property at Gentile AFS.

b. The Montgomery Board of Education (MBE) expressed interest in acquiring non-specific property for educational purposes. It subsequently submitted a letter to

AFBCA/DD, dated February 22, 1996, to the U.S. Department of Education withdrawing its request for property on Gentile AFS.

3. Negotiated Sale:

There have been no requests to dispose of any property by negotiated sale.

4. Economic Development Conveyance (EDC):

The LRA has requested to purchase fee title of all of the surplus real property, and the associated utilities, under the provision of an EDC.

5. Public Sale:

There have been no requests to dispose of any property by public sale.

6. Other Requests for Real Property:

There have been no requests for the real property at Gentile AFS.

G. Objectives of Disposal of Real Property at Gentile AFS

The following objectives for the disposal of real property at the installation were considered in the decision-making process: (a) encourage rapid transition from Federal Government control, foster job creation, and support economic development; (b) support the community's redevelopment plans for the Station property; (c) accommodate acquisition requests with priority or special standing (e.g., homeless housing providers); (d) accommodate Federal sponsoring agency requests for transfer of property for public benefit conveyance; and (e) balance the fair return to the taxpayer in the disposal of property, consistent with the value and nature of such property, and its successful redevelopment.

II. DECISION

The Air Force has considered the potential environmental impacts of the Proposed Action and the alternatives analyzed in the FEIS in developing the real property disposal plan and this ROD. The referenced LRA's "Reuse Plan, Gentile Air Force Station, March 1995," together with the results of the screening of the Air Force property, have also been considered. I have decided to dispose of the approximately 164 acres of Air Force property, which constitutes Gentile AFS, in a manner that will meet immediate reuse requirements and enable the LRA to develop portions of the Station (approximately ninety percent (90%), or approximately 148 acres) outside the DoD reuse area (approximately ten percent (10%), or approximately 16 acres). My decision is supported by the analysis of the proposed action and the alternatives considered in the FEIS.

My decision with regard to parcelization of the real property and methods of disposal are as follows:

A. Parcelization of Real Property

I have decided to parcelize the Air Force property at Gentile AFS as shown in Exhibit 3. The land areas delineated in Exhibit 3, and discussed below, are approximations. Actual parcel and subparcel descriptions and acreages will be determined by surveys prior to, or during, disposal or transfer of the individual parcels or subparcels. Parcel A is the 16 acres defined for DFAS purposes. Parcel B has been further subdivided for the purpose of facilitating disposal, consistent with the reuses analyzed in the FEIS, the LRA's "Reuse Plan, Gentile Air Force Station, March 1995," and decisions in this ROD.

Parcel A: Parcel A consists of a 16-acre parcel of land at the eastern boundary of the Station. The principal facilities in this section include Buildings 45 and 46 and two (2) parking lots identified as Parking Areas 6 and 7. Parcel A is triangular in shape and bounded on the north by Revere Circle; on the east by Wilmington Pike; on the south by Justice Road; and on the west by Adams Street.

Parcel B: Parcel B consists of approximately 148 acres. Facilities in this parcel consist of buildings, parking areas, recreation areas, and miscellaneous structures. Parcel B has been further subdivided into nine (9) subparcels as follows:

Subparcel B-1: Subparcel B-1 consists of approximately 15 acres. Facilities in this subparcel consist of Building 44, an industrial type facility; and Parking Areas 2 and 10. Subparcel B-1 is rectangular in shape and bounded on the north by Independence Road; on the east by Adams Street; on the south by Justice Road; and on the west by Madison Street.

Subparcel B-2: Subparcel B-2 consists of approximately 18.8 acres. Facilities in this subparcel consist of Building 4, an industrial-type facility; Buildings 73 and 74, two (2) semi-permanent facilities used for warehouse and vehicle maintenance; and Parking Area 11. Subparcel B-2 is rectangular in shape and bounded on the north by Independence Road; on the east by Madison Street; on the south by Liberty Road; and on the west by Hamilton Street.

Subparcel B-3: Subparcel B-3 consists of approximately 17 acres. Facilities in this subparcel consist of Building 3, an industrial-type facility; Buildings 10, 11, 12, 13, 16, 18, and 80, semi-permanent buildings for various purposes; Building 69, hazardous storage; Building 17, the central heat plant; and Parking Area 3. Subparcel B-3 is rectangular in shape and bounded on the north by Independence Road; on the east by Hamilton Street; on the south by Liberty Road; and on the west by Lafayette Street.

Subparcel B-4: Subparcel B-4 consists of approximately 40 acres. Facilities in this subparcel consist of park land with recreational Facilities 31, 56, 66, 75, 83, 84, 86, and 88, and miscellaneous storage, safety, utility and outdoor recreation facilities; Building 110, Education Center; Building 25, Gatehouse; Facilities 90 and 91, recreation courts; and

Facility 302, recreation field. Subparcel B-4 is generally triangular in shape and bounded on the north by Liberty Road; on the east by Madison Street and the Gentile AFS perimeter fence; on the southwesterly side by Lafayette Street and the Gentile AFS perimeter fence; and on the west by Lafayette Street and the Gentile AFS perimeter fence.

Subparcel B-5: Subparcel B-5 consists of approximately 6 acres. Facilities in this subparcel consist of Buildings 6 and 7, Open Mess; Building 8, Security Police office; Building 9, Fire Station; Facilities 35, 37, 62, 304, and 306, used for miscellaneous purposes; and Parking Area 8. Subparcel B-5 is rectangular in shape and is bounded on the north by Parking Area 1; on the east by Franklin Street; on the south by Independence Road; and on the west by Lafayette Street.

Subparcel B-6: Subparcel B-6 consists of approximately 11.1 acres. Facilities in this subparcel consist of Building 1, containing office, warehouse and shop space; Facilities 79 and 81, utility support; and Parking Area 1. Subparcel B-6 is "L" shaped and is bounded on the north by Freedom Road; on the east by Hamilton Street; on the south by Independence Road and the north boundary of Subparcel B-5; and on the west by Franklin Street, Lafayette Street and Trenton Road (north-south direction).

Subparcel B-7: Subparcel B-7 consists of approximately 13 acres. Facilities in this subparcel consist of Buildings 2 and 20, warehouses; Building 5, office and child care; and Parking Area 9. Subparcel B-7 is "L" shaped and is bounded on the north by Trenton Road (east-west direction); on the east by Wilmington Pike and Monroe Street; on the south by Independence Road and Freedom Road; on the west by Hamilton Street and Trenton Road (north-south direction).

Subparcel B-8: Subparcel B-8 consists of approximately 14.5 acres. Facilities in this subparcel consist of Building 47, warehouse; Facilities 19 and 26, utility support; Facilities 49 and 57, house and garage, and Facility 78, VOQ; and Parking Areas 4 and 5. Subparcel B-8 is triangular in shape and is bounded on the northeasterly side by Wilmington Pike and the Gentile AFS perimeter fence; on the south by Independence Road; and on the west by Monroe Street.

Subparcel B-9: Subparcel B-9 consists of approximately 14 acres. Facilities in this subparcel consist of Facilities 23 and 29, utility support; Facility 38, miscellaneous outdoor facility; and Building 60, Gatehouse. This subparcel was designed to establish certain perimeter property for roads. It encompasses a triangular property at the intersection of Wilmington Pike, Independence Road and Adams Street; and a section of land along the northwest and north boundaries along Trenton Road. Subparcel B-9 principally incorporates three (3) "public" or "private" streets: Trenton Road, Lafayette Street, and Independence Road.

B. Methods of Disposal

I have decided to dispose of the entire installation, 164 acres, with all improvements and all utilities owned by the Federal Government, to the LRA by means of an EDC in accordance with the conditions described below. A contractual commitment will be obtained from the transferee and, if necessary, leases to the same transferee will be used until the Air Force has met the requirements of CERCLA Section 120(h)(3) and the property can be conveyed by deed. No negotiated sales or public sales are anticipated, except as noted below.

Parcel A: I have decided to use new authority provided by the National Defense Authorization Act of 1996 to convey fee title interest of approximately sixteen (16) acres and related property, including the Government owned utilities, to the LRA on the condition that the land and related property be leased back to the Federal Government for use by the DFAS for a term of not less than fifty (50) years at no cost. If such a lease is not executed at the time of transfer of the remaining 148 acres, or if the EDC described below for the remaining 148 acres cannot be consummated in whole or in part, then the Air Force will retain Parcel A for use by the Federal Government.

Subparcels B-1 through B-9: The Air Force will convey the fee title interest in Subparcels B-1 through B-9, consisting of a total of approximately 148 acres, and all utilities owned by the Federal Government, to the LRA by means of an EDC. If the EDC cannot be consummated in whole or in part, then the Air Force will offer the parcels, or portions thereof, for negotiated sale or, if unsuccessful, for public sale. The LRA and the State of Ohio will retain land use control of the area(s) through zoning and other ordinances and State laws.

III. ENVIRONMENTAL ISSUES

Many environmental factors were analyzed and presented in the FEIS. These factors included land use and aesthetics, transportation, utilities, hazardous materials management, hazardous waste management, the Installation Restoration Program (IRP), storage tanks, asbestos-containing material (ACM), pesticide usage, polychlorinated biphenyls, radon, medical and biohazardous waste, ordnance, lead-based paint (LBP), geology and soils, water resources, air quality, biological resources (including wetlands), and cultural resources. Noise was not formally analyzed in the FEIS because there have been no aircraft operations on Gentile AFS since the 1920's, and neither the Proposed Action nor any of the alternatives include any aircraft operations.

Table S-2 in the FEIS (Exhibit 4) summarizes the potential environmental impacts, and suggests mitigations, for the Proposed Action and the alternatives. Impacts from the Mixed Use and Industrial alternatives would be similar to the Proposed Action. The FEIS has determined that the following resources would be potentially impacted by either the Proposed Action, the Mixed Use alternative, or the Industrial alternative: surface transportation, the IRP, ACM, LBP, geology and soils, and biological resources (including wetlands). These resources issues are discussed below.

A. Surface Transportation

Increased vehicular trips over baseline closure conditions are projected. This is projected to reduce the level of service (LOS) on some local road sections. Suggested mitigation road improvements, if implemented to improve the LOS, would relieve congestion. These improvements, however, are not within the purview of the Air Force, since the potential drops in the LOSs would occur after the disposal of the land. The improvements would be within the purview of the State and local governments.

B. Installation Restoration Program (IRP)

Although the Air Force has had real estate accountability of Gentile AFS since 1951 (the date of the last adjacent land acquisition by the Government), the Defense Logistics Agency (DLA, formerly the Defense Supply Agency (DSA)) has held an entire installation use-and-management permit since 1967, five (5) years after the formation of the Defense Electronics Supply Center (DESC). DLA has been, and continues to be, responsible for funding the IRP. The Air Force, under Base Realignment and Closure, is responsible for ensuring that the IRP continues and is coordinated with real property disposal.

The DLA and the Air Force will continue IRP management at Gentile AFS until all contaminated sites are remediated. The Air Force will transfer property, as described in this ROD, according to Section 120(h)(3) of CERCLA. All deeds subject to 120(h)(3) of CERCLA will contain a covenant warranting that all remedial action necessary to protect human health and the environment has been taken. CERCLA 120(h)(3) requires that the remedial action has been completed, or the remedial action has been initiated and demonstrated to be operating properly and successfully to the Environmental Protection Agency.

Further, provisions in the transfer documents related to property transfer will ensure that necessary remedial action can still be performed on the properties. The Air Force and DLA will retain access rights to any transferred property through either retaining access easements or by restricting usage of the property transferred until remedial action has been taken, or both. Until property can be transferred by deed, the Air Force may execute leases to allow reuse to begin as quickly as possible, provided such actions will not hinder compliance with other applicable laws and regulations. However, it is the Air Force's intent to dispose of such Government property, leased during the transition period, by deed conveyance or other appropriate disposal methods, at the earliest feasible date.

C. Asbestos-Containing Material (ACM)

Most of the facilities at Gentile AFS contain ACM. This ACM requires continued monitoring, maintenance, and management to prevent asbestos exposure hazards. Lease documents will contain provisions and restrictions sufficient to mitigate asbestos exposure hazards, where applicable. ACM maintenance and management is required until property transfer is completed, and new owners take on this maintenance and management responsibility.

D. Lead-Based Paint (LBP)

Most of the facilities at Gentile AFS contain LBP. This LBP requires continued monitoring, maintenance, and management to prevent lead exposure hazards. Lease documents will contain provisions sufficient to mitigate lead exposure hazards, where applicable. LBP maintenance and management is required until property transfer is completed, and new owners take on this maintenance and management responsibility.

E. Geology and Soils

Reuse and redevelopment actions, through demolition, construction, improvement, and redevelopment activities, will potentially impact geology and soils. Adherence to local government standards and practices at demolition/construction sites will reduce potential impacts. Additional erosion control measures, beyond government requirements, will also minimize any adverse impacts.

F. Water Resources

Reuse and redevelopment actions, through demolition, construction, improvement and redevelopment activities, will potentially impact surface waters by adding sediments and increasing turbidity, and impact groundwater through leachate or from migration from surface waters. Adherence to local government standards and practices at demolition/construction sites will reduce potential impacts. Additional erosion control measures, beyond government requirements, will also minimize any adverse impacts.

G. Biological Resources (Including Wetlands)

The only potential adverse impacts to biological resources identified in the FEIS relates to potential sensitive habitats for flora and fauna. The only location on the Station where there could be significant adverse impacts to a sensitive habitat is at the location of the "potential wetlands." The FEIS identified up to potentially two (2) acres of wetlands, located in the southern portion of the Station, primarily along the West Branch of Little Beaver Creek.

The disposal of property by the Air Force will have no direct affect on the potential wetlands. The potential wetlands could be affected by proposed development and redevelopment on the Station. Any property development and redevelopment affecting wetlands would be subject to Section 404 of the Clean Water Act. The Air Force property transfer documents will refer to the potential existence of wetlands and their regulatory control, and will contain restrictive provisions assuring that no actions can be taken which would adversely affect these potential wetlands without the mitigation measures which may be required by applicable law and a determination of whether "wetlands" exist.

IV. CONCLUSIONS

The FEIS presents an analysis of the potential environmental consequences of the Proposed Action and the alternatives for the disposal and reuse of the Station. It is adequate for the real

property disposal decisions documented in this ROD. The Proposed Action analyzed in the FEIS is primarily based on the LRA's reuse plan for the Station. Other land use proposals offered by the public, and concepts developed by the Air Force, have also been analyzed in the FEIS as reasonable reuse alternatives. The Air Force has evaluated the possible consequences of transfer or sale, area-by-area and alternative-by-alternative. The FEIS provides ample environmental impact information to make reasoned choices of whether and how to dispose of individual parcels and areas, and to define what environmental protection provisions should be attached to interim and long-term leases.

The potential environmental impacts that have been identified in the FEIS would result directly from the reuse of Station property by others and not from disposal of the property itself. Most measures identified in the FEIS to mitigate potential impacts would be the responsibility of future lessees and property owners. Land use management and community planning are under local control and authority, based upon State laws, County and City ordinances and regulations, and local priorities. Redevelopment proponents and local agencies will be responsible for implementing any specific mitigation measures associated with reuse or development of the property, as may be required by applicable laws, ordinances, and local regulations. State and local Government agencies may impose requirements through zoning, subdivision and site development regulations, and other land use controls.

The Air Force has tried to take all practicable measures to avoid or minimize environmental harm that may occur as a result of its property disposal actions. Almost all of the environmental impacts that will occur on property disposed of by the Government at Gentile AFS will result from reuse and redevelopment by future owners.

By this decision, the Air Force adopts certain mitigation measures, as described in this ROD (see requirements in conveyance documents for parcels which contain IRP sites, ACM, LBP, and wetlands). The Air Force recommends that subsequent property owners implement the more specific mitigation measures associated with reuses they may undertake, as described in Chapter 4 of the FEIS and Exhibit 4 of this document.

The Air Force will have certain environmental responsibilities, as outlined in Section III of this ROD, during interim reuse actions and prior to deed transfers. The Air Force and the DLA will also retain responsibility for the IRP while remediation continues and demonstrated cleanup actions are in place.

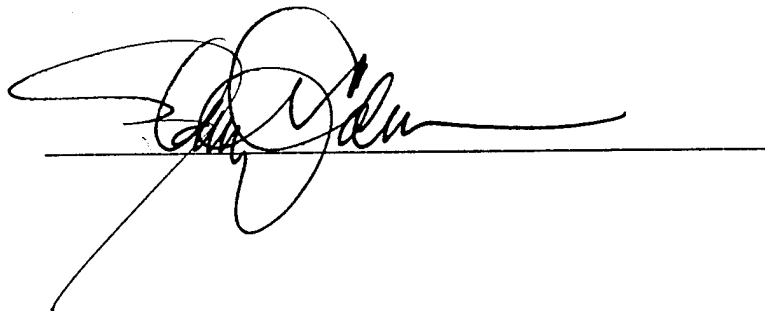
This disposal is made in compliance with the provision of the Defense Base Closure and Realignment Act of 1990 (Public Law 100-510), and the recommendations for the DBCRC. Based on the Proposed Action in the FEIS and other relevant considerations, the Air Force has decided to proceed with the disposal of excess and surplus property at Gentile AFS in accordance with the decisions indicated in this ROD. The Proposed Action of the FEIS, which analyzed the parcels for industrial reuse, commercial reuse, continued Federal use and public facilities/recreation reuse, support the parcelization decisions in this ROD. The disposal decision recognizes the LRA's and State of Ohio's land use control through zoning, subdivision and site

development regulations. Of the alternatives analyzed in the FEIS, the proposed action was the basis for decisions in this ROD.

V. DECISION

In accordance with the conclusions reached in this ROD, I approve the disposition of Parcel A and Subparcels B-1 through B-9 at Gentile AFS.

12 APRIL 96
Date

A handwritten signature in black ink, written over a horizontal line. The signature is highly stylized and cursive, appearing to read "John D. ...".

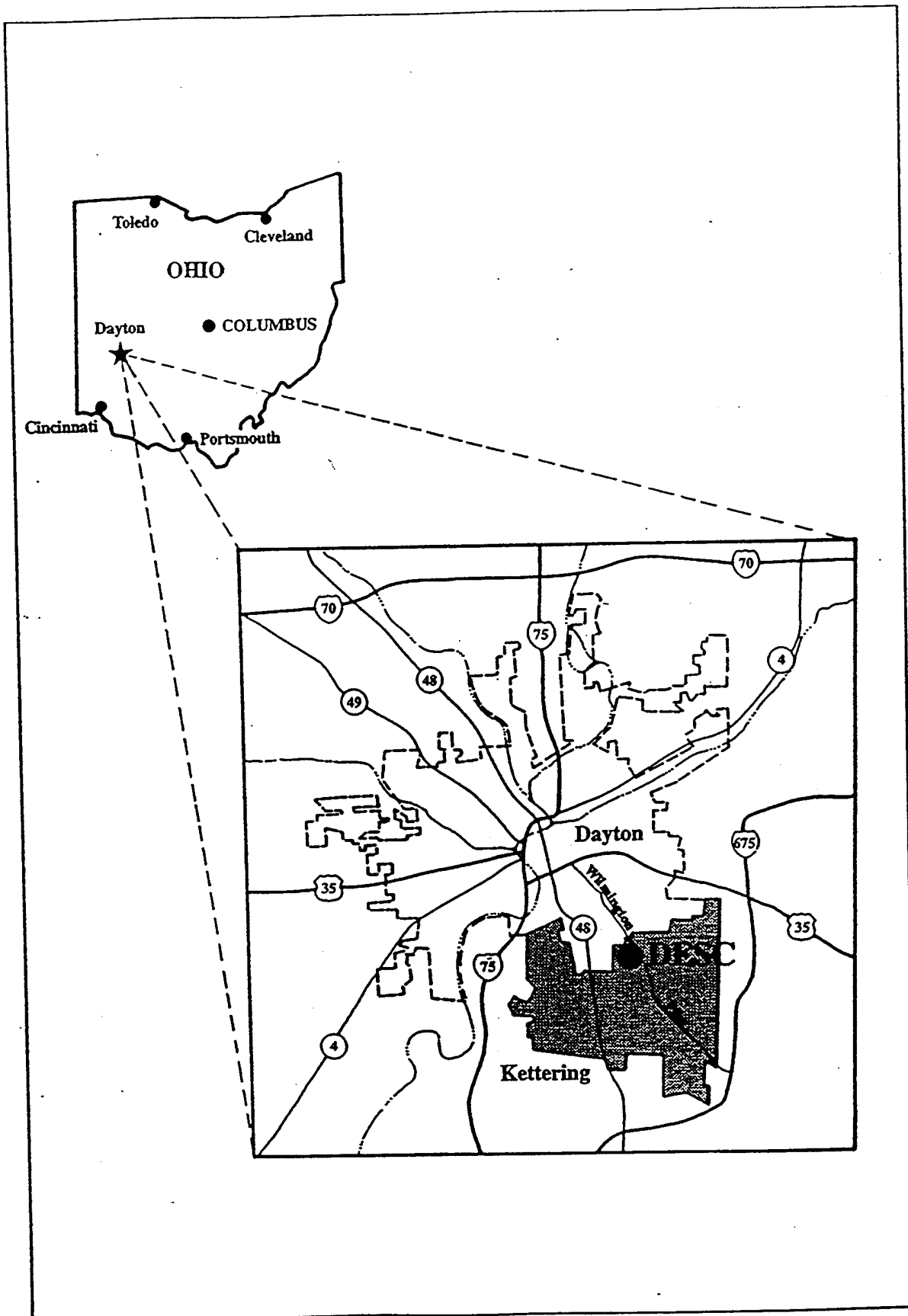
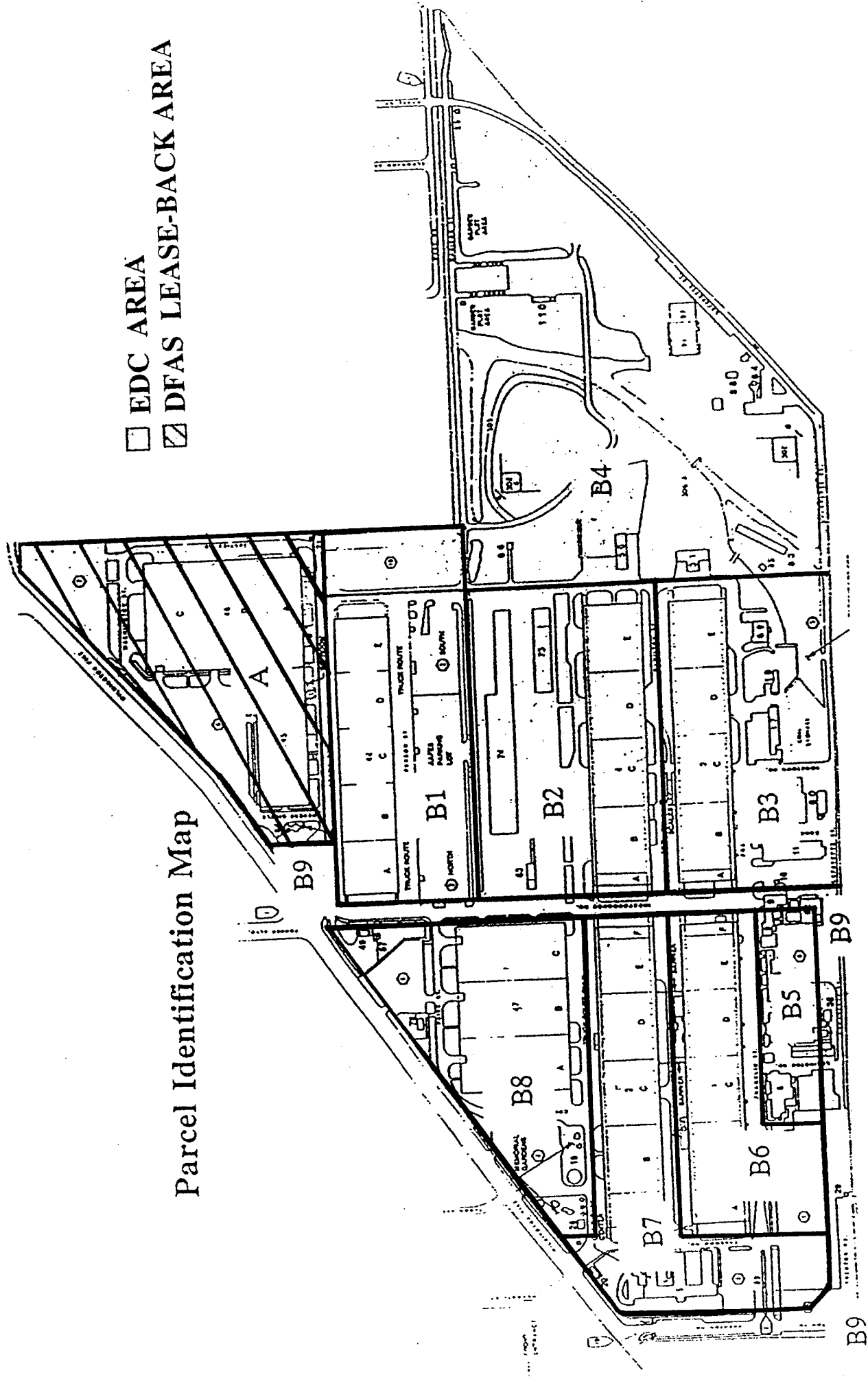


Figure 1. Regional Location Map

- EDC AREA
- ▨ DFAS LEASE-BACK AREA

Parcel Identification Map



PARCELIZATION MAP

EXHIBIT 3

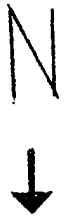


Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
Local Community				
• Land Use and Aesthetics	<ul style="list-style-type: none"> • Impacts: Civilian redevelopment of 140 acres. Federal use of 24 acres. Proposed reuses would not have land use controls. Visual quality could be improved by proposed development activities • Mitigations: None required • Use of landscape screening 	<ul style="list-style-type: none"> • Impacts: Civilian redevelopment of 147 acres. Federal use of 17 acres. Proposed reuses would not have land use controls. Impacts to visual quality could be improved by proposed redevelopment activities • Mitigations: None required • Use of landscape screening 	<ul style="list-style-type: none"> • Impacts: Civilian redevelopment of 147 acres. Federal use of 17 acres. Proposed reuses would not have land use controls. Impacts to visual quality could be improved by proposed redevelopment activities • Mitigations: None required • Use of landscape screening 	<ul style="list-style-type: none"> • Impacts: No change in on-station land use. Vacant land could enhance visual quality in the long term
• Transportation	<ul style="list-style-type: none"> • Impacts: Increase of 16,900 daily vehicular trips. One access point eliminated. Some roadway segments would maintain unacceptable LOS • Mitigations: The city of Kettering could implement road improvements to raise LOS to meet transportation planning criteria 	<ul style="list-style-type: none"> • Impacts: Increase of 12,250 daily vehicular trips. Two new access points provided. Some roadway segments would maintain unacceptable LOS • Mitigations: The city of Kettering could implement road improvements to raise LOS to meet transportation planning criteria 	<ul style="list-style-type: none"> • Impacts: Increase of 9,350 daily vehicular trips. No additional access points provided. Some roadway segments would maintain unacceptable LOS • Mitigations: The city of Kettering could implement road improvements to raise LOS to meet transportation planning criteria 	<ul style="list-style-type: none"> • Impacts: No changes in station-related traffic

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative. LOS = level of service

Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

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Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
Local Community (Continued)	<ul style="list-style-type: none"> • Impacts: Current systems able to accommodate increased utility demands. Interconnection of utility systems required to provide service to on-station users. • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Current systems able to accommodate increased utility demands. Interconnection of utility systems required to provide service to on-station users. • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Current systems able to accommodate increased utility demands. Interconnection of utility systems required to provide service to on-station users. • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No changes in station-related utility use
	<ul style="list-style-type: none"> • Impacts: Increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No change in types and quantities used
Hazardous Materials and Hazardous Waste Management	<ul style="list-style-type: none"> • Impacts: Current systems able to accommodate increased utility demands. Interconnection of utility systems required to provide service to on-station users. • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Current systems able to accommodate increased utility demands. Interconnection of utility systems required to provide service to on-station users. • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Current systems able to accommodate increased utility demands. Interconnection of utility systems required to provide service to on-station users. • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No changes in station-related utility use
	<ul style="list-style-type: none"> • Impacts: Increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No change in types and quantities used

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative.

Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

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Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued)	<ul style="list-style-type: none"> Hazardous Waste Management <ul style="list-style-type: none"> Impacts: Increase in quantities of wastes generated. Compliance with applicable regulations would preclude unacceptable impacts Mitigations: None required Impacts: Possible redevelopment delays and land use restrictions due to remediation Mitigations: None required 	<ul style="list-style-type: none"> Impacts: Increase in quantities of wastes generated. Compliance with applicable regulations would preclude unacceptable impacts Mitigations: None required Impacts: Possible redevelopment delays and land use restrictions due to remediation Mitigations: None required 	<ul style="list-style-type: none"> Impacts: Increase in quantities of wastes generated. Compliance with applicable regulations would preclude unacceptable impacts Mitigations: None required Impacts: Possible redevelopment delays and land use restrictions due to remediation Mitigations: None required 	<ul style="list-style-type: none"> Impacts: No change in quantities of wastes generated
	<ul style="list-style-type: none"> Installation Restoration Program <ul style="list-style-type: none"> Impacts: Possible redevelopment delays and land use restrictions due to remediation Mitigations: None required 	<ul style="list-style-type: none"> Impacts: Possible redevelopment delays and land use restrictions due to remediation Mitigations: None required 	<ul style="list-style-type: none"> Impacts: Possible redevelopment delays and land use restrictions due to remediation Mitigations: None required 	<ul style="list-style-type: none"> Impacts: IRP remediation activities completed or continued as needed

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative.
 IRP = Installation Restoration Program

Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

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Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued)	<ul style="list-style-type: none"> • Impacts: Storage tanks required by new owners/operators would be subject to all regulations to avoid unacceptable impacts • Mitigations: None required • Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Storage tanks required by new owners/operators would be subject to all regulations to avoid unacceptable impacts • Mitigations: None required • Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Storage tanks required by new owners/operators would be subject to all regulations to avoid unacceptable impacts • Mitigations: None required • Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Storage tanks would be removed or maintained in place according to applicable regulations • Impacts: Continued management of asbestos in accordance with Air Force policy
	<ul style="list-style-type: none"> • Asbestos 	<ul style="list-style-type: none"> • Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment • Mitigations: None required

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative.

Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

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Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued)	<ul style="list-style-type: none"> • Pesticide Usage 	<ul style="list-style-type: none"> • Impacts: Increased use associated with civilian development. Management in accordance with FIFRA and state guidelines would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Increased use associated with civilian development. Management in accordance with FIFRA and state guidelines would preclude unacceptable impacts • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No change in usage or management practices
	<ul style="list-style-type: none"> • Polychlorinated Biphenyls 	<ul style="list-style-type: none"> • Impacts: All federally regulated PCBs removed prior to closure • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: All federally regulated PCBs removed prior to closure • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: All federally regulated PCBs removed prior to closure
<ul style="list-style-type: none"> • Radon 	<ul style="list-style-type: none"> • Impacts: All facilities surveyed that registered elevated radon levels above 4 pCi/l are proposed for demolition under this proposal • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: All facilities surveyed that registered elevated radon levels above 4 pCi/l are proposed for demolition under this proposal • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: All facilities surveyed that registered elevated radon levels above 4 pCi/l are proposed for demolition under this proposal • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Affected facilities have been remediated in accordance with Air Force policy

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative.
 FIFRA = Federal Insecticide, Fungicide, and Rodenticide Act
 PCB = polychlorinated biphenyl
 pCi/l = picocuries per liter

Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives
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Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued)	<ul style="list-style-type: none"> • Impacts: None generated under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: None generated under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: None generated under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No impact. None generated
	<ul style="list-style-type: none"> • Impacts: None used under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: None used under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: None used under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No impact. None used
	<ul style="list-style-type: none"> • Impacts: Removal and disposal of lead-based paint in facilities to be demolished or renovated would be managed in accordance with applicable regulations • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Removal and disposal of lead-based paint in facilities to be demolished or renovated would be managed in accordance with applicable regulations • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Removal and disposal of lead-based paint in facilities to be demolished or renovated would be managed in accordance with applicable regulations • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: Facilities containing lead-based paint will be managed according to applicable regulations
• Lead-Based Paint	<ul style="list-style-type: none"> • Impacts: None used under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: None used under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: None used under proposed reuses • Mitigations: None required 	<ul style="list-style-type: none"> • Impacts: No impact. None used

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative.

Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

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Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
Natural Environment	<ul style="list-style-type: none"> • Impacts: Compliance with local requirements and standard construction practices would reduce the potential for impacts from construction activities • Mitigations: Erosion control if not required by regulation 	<ul style="list-style-type: none"> • Impacts: Compliance with local requirements and standard construction practices would reduce the potential for impacts from construction activities • Mitigations: Erosion control if not required by regulation 	<ul style="list-style-type: none"> • Impacts: Compliance with local requirements and standard construction practices would reduce the potential for impacts from construction activities • Mitigations: Erosion control if not required by regulation 	<ul style="list-style-type: none"> • Impacts: No ground disturbance
	<ul style="list-style-type: none"> • Impacts: Compliance with NPDES permit requirements and standard construction practices would reduce the potential for surface water impacts. Air Force must comply with EO 11988 and AFI 32-7064 to control development in floodplains. • Mitigations: Erosion control if not required by regulation 	<ul style="list-style-type: none"> • Impacts: Compliance with NPDES permit requirements and standard construction practices would reduce the potential for surface water impacts. Air Force must comply with EO 11988 and AFI 32-7064 to control development in floodplains. • Mitigations: Erosion control if not required by regulation 	<ul style="list-style-type: none"> • Impacts: Compliance with NPDES permit requirements and standard construction practices would reduce the potential for surface water impacts. Air Force must comply with EO 11988 and AFI 32-7064 to control development in floodplains. • Mitigations: Erosion control if not required by regulation 	<ul style="list-style-type: none"> • Impacts: No ground disturbance. No change in water demand

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative.

AFI = Air Force Instruction
EO = Executive Order
NPDES = National Pollutant Discharge Elimination System

Table S-2. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

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Resource Category	Proposed Action	Mixed Use Alternative	Industrial Alternative	No-Action Alternative
<ul style="list-style-type: none"> National Environment (Continued) Air Quality 	<ul style="list-style-type: none"> Impacts: Regional emissions will not exceed NAAQS and the region's attainment status would not be affected Mitigations: None required Impacts: Potential impact to approximately 2 acres of wetlands Mitigations: Wetlands mitigation could include avoidance through facility design, replacement, enhancement of wetland habitat, or control of construction-related erosion into potential wetlands 	<ul style="list-style-type: none"> Impacts: Regional emissions will not exceed NAAQS and the region's attainment status would not be affected Mitigations: None required Impacts: Potential impact to approximately 2 acres of wetlands Mitigations: Wetlands mitigation could include avoidance through facility design, replacement, enhancement of wetland habitat, or control of construction-related erosion into potential wetlands 	<ul style="list-style-type: none"> Impacts: Regional emissions will not exceed NAAQS and the region's attainment status would not be affected Mitigations: None required Impacts: Potential impact to approximately 2 acres of wetlands Mitigations: Wetlands mitigation could include avoidance through facility design, replacement, enhancement of wetland habitat, or control of construction-related erosion into potential wetlands 	<ul style="list-style-type: none"> Impacts: No change in station-related air emissions
<ul style="list-style-type: none"> Biological Resources 	<ul style="list-style-type: none"> Impacts: Minimal ground disturbance, No change in station-related activities. Potential increase in habitat value due to long-term decrease in human activity 			
<ul style="list-style-type: none"> Cultural Resources 	<ul style="list-style-type: none"> Impacts: No impact. No archaeological sites or historic properties identified Mitigations: None required 	<ul style="list-style-type: none"> Impacts: No impact. No archaeological sites or historic properties identified Mitigations: None required 	<ul style="list-style-type: none"> Impacts: No impact. No archaeological sites or historic properties identified Mitigations: None required 	<ul style="list-style-type: none"> Impacts: No impact. No archaeological sites or historic properties identified

Note: Impacts are based on the changes from closure baseline conditions, which are projected to occur as a result of implementing that alternative. NAAQS = National Ambient Air Quality Standards