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NAS FORT WORTH  
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SECOND SUPPLEMENTAL RECORD OF DECISION ON THE DISPOSAL AND REUSE OF  
NAS FORT WORTH TX  
6/1/2007  
AIR FORCE REAL PROPERTY AGENCY



# CARSWELL AFB TEXAS

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## ADMINISTRATIVE RECORD COVER SHEET

AR File Number 787

## STAFF SUMMARY SHEET

	TO	ACTION	SIGNATURE (Surname), GRADE AND DATE		TO	ACTION	SIGNATURE (Surname), GRADE AND DATE
1	SAF/GCN-RPO	COORD	Rupe, YA-03, 4 Jun 07	3	SAF/IEE	APPR	<i>[Signature]</i> 6 Jun 07
2	SAF/IEI	COORD	Holland, YA-03, 6 Jun 07				
SURNAME OF ACTION OFFICER AND GRADE		SYMBOL		PHONE		TYPISTS INITIALS	
Landez, YD-02		AFRPA/COO-Kelly		945-3100 ext 311			
SUBJECT							DATE
Second Supplemental Record of Decision (SROD) on the Disposal and Reuse of Carswell Air Force Base (AFB), Texas, June 2007							5 Jun 2007
SUMMARY							

**1. Purpose.** To obtain SAF/IEE approval for AFRPA/DR to sign the Second SROD on the Disposal and Reuse of Carswell AFB, TX (Tab 1).

**2. Background.** Parcel K, the Off-Site Weapons Storage Area (WSA), comprises 247 acres and is the remaining property to be transferred to meet AFRPA's FY07 goal of whole base transfer for former Carswell AFB. The Air Force completed a final EIS (FEIS) analyzing the reasonably foreseeable environmental effects resulting from the disposal and reuse of Carswell AFB property, to include Parcel K. The FEIS analyzed the disposal of Parcel K through public sale and, in the alternative, in a DOD-retained caretaker status. As determined in the Prior SROD dated 29 Jan 98, Parcel K was originally slated for sale to the general public. However, in a 4 Apr 07 letter (Tab 2), the Army requested that the AF transfer administrative jurisdiction of the Off-Site WSA to the Army for its use. SAF/IEI approved the Army's request on 30 Apr 07 (Tab 3).

**3. Discussion.** An Environmental Analysis Determination has been completed and documented on the AF Form 813, Request For Environmental Impact Analysis, at Tab 4. The determination indicates the proposed action – transfer of the Off-Site WSA at former Carswell AFB to the Army – qualifies for Categorical Exclusion A2.3.18 (transferring administrative control of real property to another military department) in accordance with the AF EIAP rules at 32 CFR Part 989, Appendix B. The Prior SROD is being supplemented due to the change of the disposal of Parcel K from public sale to transfer of administrative control to another military department (Army). A DD Form 1354 will be used to transfer Parcel K to the Army. The target date to complete the transfer is 5 Jun 07.

**4. Recommendation.** SAF/IEE approve AFRPA/DR as the authority to sign the Second SROD. After SAF/IEE approval, AFRPA/DR will sign the Second SROD and publish it according to 32 CFR §§ 989.21 and 989.24.

//SIGNED/kmh/5 Jun 07//

KATHRYN M. HALVORSON  
Director, Air Force Real Property Agency  
(703) 696-5501

**Tabs**

1. Second SROD
2. Army request for Parcel K
3. SAF/IEI response to Army request
4. AF Form 813



Tab 1 - SSROD  
(WSA 4 Jun 07).doc



Tab 2 - Army  
request.pdf



Tab 3 - SAF IEI  
memo to Army request



Tab 4 - Parcel K  
AF813.pdf

**SECOND  
SUPPLEMENTAL RECORD OF DECISION  
ON THE DISPOSAL & REUSE OF  
CARSWELL AIR FORCE BASE, TEXAS**

**JUNE 2007**

**Prepared by:**

**Air Force Real Property Agency**

## I. INTRODUCTION

This Second Supplemental Record of Decision (SSROD) for Carswell Air Force Base (AFB) supplements the following documents:

- The Air Force's original *Partial Record of Decision (ROD) Regarding the Disposal of the Carswell AFB, Texas*, dated November 21, 1994;
- *The Prior Supplemental Record of Decision (SROD) on the Disposal & Reuse of Carswell AFB, Texas* dated January 29, 1998;
- *The Supplemental Record of Decision (SROD) on the Disposal & Reuse of Carswell AFB, Texas* dated November 7, 2000.

This SSROD is developed in accordance with Council on Environmental Quality (CEQ) Regulations, Title 40 Code of Federal Regulations (CFR) section 1505.2 (1997). The decisions in this SSROD have been made in consideration of the *Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of Carswell AFB, Texas*, dated July 1994, and Title 32 CFR Part 989, *Air Force Environmental Impact Analysis Process*.

## II. PURPOSE AND NEED

The off-base former Carswell AFB Weapons Storage Area was officially closed on September 30, 1993 pursuant to the Defense Base Closure and Realignment Act of 1990 (DBCRA) (Public Law No. 101-510, Title XXIX) and the recommendations of the Base Closure and Realignment Commission. To date, the Weapons Storage Area has not been made available for public sale as determined in the Prior SROD dated January 29, 1998.

## III. SSROD DISPOSAL DECISION

A. This SSROD revisits previous decisions regarding Parcel K, the off-base former Weapons Storage Area, which consists of approximately 247 acres. The prior disposal decision for Parcel K was to make the parcel available for sale to the general public consistent with the land uses analyzed in the FEIS.

B. Pursuant to a request from the Department of the Army (Army), I have decided to transfer administrative control of Parcel K to another military department (Army) and remove the parcel from public sale for residential purposes. Section 2905(b)(2)(C) of the Defense Base Closure and Realignment Act of 1990, Public Law No. 101-510 (10 USC §2687 note), authorizes such an interservice transfer of base closure property. This decision qualifies for a categorical exclusion from the requirements for environmental impact analysis under NEPA, pursuant to Categorical Exclusion A2.3.18 (transferring administrative control of real property to another military department), Title 32 CFR Part 989, Appendix B.

#### IV. DETERMINATIONS

A. The decision identified in this SSROD pertains to a change of method of property disposal. An Air Force decision to transfer administrative jurisdiction of the Parcel K property to the Army qualifies for Categorical Exclusion A2.3.18 of Title 32 CFR Part 989. Any additional environmental impacts associated with the subsequent use of Parcel K will be addressed in any environmental planning analyses conducted by the Army.

B. The disposal of Parcel K, the off-base former Carswell AFB Weapons Storage Area, is in accordance with the provisions of the Defense Base Closure and Realignment Act of 1990 (Public Law No. 101-510, Title XXIX) and recommendations of the Defense Secretary's Commission on Base Closure and Realignment. Based upon consideration of the FEIS, Title 32 CFR Part 989, and other relevant factors, I have decided to proceed with the disposal of Parcel K in accordance with the approaches indicated in this SSROD.

7 June 2007  
Date

  
KATHRYN M. HALVORSON  
Director  
Air Force Real Property Agency



DEPARTMENT OF THE ARMY  
OFFICE OF THE ASSISTANT SECRETARY  
INSTALLATIONS AND ENVIRONMENT  
110 ARMY PENTAGON  
WASHINGTON DC 20310-0110

04 APR 2007

MEMORANDUM FOR THE DEPUTY ASSISTANT SECRETARY OF THE AIR  
FORCE (INSTALLATIONS)

SUBJECT: Excess Air Force Property - Carswell Air Force Base (AFB) Off-Site  
Weapons Storage Area (WSA), Fort Worth, Texas

1. The Army requests the no-cost transfer of the 247-acre excess Air Force property located at the Carswell Air Force Base (AFB) Off-Site Weapons Storage Area (WSA), Fort Worth, TX.
2. The transfer of this excess parcel to the Army will allow construction of an Army Reserve Center and Organizational Maintenance Shop, and the development of a joint-use Local Training Area (LTA) in Fiscal Year 2008. This will permit the relocation and consolidation of personnel and equipment from one Army Reserve Center and three National Guard Armories in Fort Worth, and will result in substantial savings for the government. The joint-use LTA will support Army Reserve Functional Commands, the Army National Guard, and Naval and Marine Corps Reserve commands in the area.
3. The transfer is authorized under 10 U.S.C. 2696. Upon receipt of your approval, I will direct the Army Reserve to complete this transaction with the appropriate local Air Force officials.

A handwritten signature in black ink that reads "WT Birney".

William T. Birney  
Acting Deputy Assistant Secretary of the Army  
(Installations and Housing)

## Staff Summary Sheet

	To	Action	Signature (Surname), Grade, Date		To	Action	Signature (Surname), Grade, Date
1	SAF/GCN-RPO	COORD	Wisniewski, 19 Apr 2007	2	SAF/IEI	SIG	Kuhn, SES, 24 Apr 07
Grade and Surname of Action Officer		Symbol		Phone		Suspense Date	
YA-02 CODERRE		AFRPA/PAO		DSN 945-0956		19 APR 2007	
Subject						SSS Date	
SAF/IEI 040507-02: DASA(I&H) Letter: Carswell Air Force Base (AFB) Excess AF Property – Off-Site Weapons Storage Area (WSA), Fort Worth, Texas						19 Apr 07	

### Summary

**1. Purpose.** Obtain SAF/IEI signature on proposed response (Tab 1) to DASA (I&H) request for DoD to DoD transfer of the former Carswell AFB Off-Site WSA.

**2. Background.** The former Carswell AFB was slated for closure during the 1991 BRAC round. During the screening process, no DoD or federal agency identified a need for the property, so the AF began a more than \$3 million remediation program for the site to prepare it for public sale, as identified in the Disposal Record of Decision (ROD). On 4 April 2007, the AF received a request from the Army (Tab 2) for the Off-Site WSA and the AF recognized the Army's need for the property.

The AF has been contacted by one area landowner on a regular basis regarding the status of this parcel. This individual owns much of the surrounding property and has planned for years to purchase this property. The AF is prepared to defend the transfer action as being in the best interest of the Department and in support of a demonstrated need by the Army.

**3. Discussion.** The Air Force received the Army's request, dated 4 April 2007, for the 247-acre parcel of the former Carswell AFB and recognizes the Army's demonstrated need for this property. The Air Force will transfer this property to the Army as is/where is, and the Air Force will not be responsible for any environmental conditions on the property. The Air Force requests that the Army prepare a signed DD Form 1354 and submit it to the Air Force Real Property Agency, Central Region Execution Center in San Antonio by 18 May 2007.

The AF is required to amend the Disposal ROD to change disposal of the WSA from public sale to caretaker status – the No Action alternative evaluated in the July 1994 Carswell AFB Disposal and Reuse Final Environmental Impact Statement. Upon completion on or about 30 Apr 2007, the amended Disposal ROD will be sent to SAF/IEI for signature.

**4. Recommendation.** SAF/IEI sign the proposed memorandum at Tab 1.

//SIGNED/kmh/19 apr 07//

KATHRYN M. HALVORSON  
Director  
Air Force Real Property Agency



"Tab 1 - Proposed memo.doc"      "Tab 2 - Army Request Carswell Off

### Tabs

1. Proposed Memo for SAF/IEI Sig
2. Original Request

### BOTTOMLINE COORD:

AFRPA/PAO: Coderre 16 APR 07  
AFRPA/BEC: Landez 17 APR 07  
AFRPA/RE: Aefsky 18 APR 07  
AFRPA/COO-Kelly: Antwine 18 APR 07  
AFRPA/COO: GRJ 19 APR 07



**DEPARTMENT OF THE AIR FORCE**  
**WASHINGTON DC**

**OFFICE OF THE ASSISTANT SECRETARY**

**APR 30 2007**

**MEMORANDUM FOR ACTING DEPUTY ASSISTANT SECRETARY OF THE ARMY**  
**(INSTALLATIONS AND HOUSING)**

**FROM: SAF/IEI**  
1665 Air Force Pentagon  
Washington, DC 20330-1665

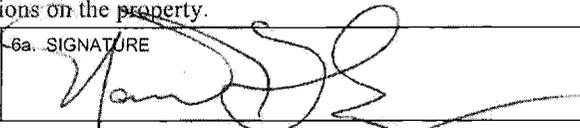
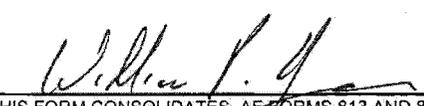
**SUBJECT: Transfer of Excess Air Force Property – Carswell Air Force Base (AFB) Off-Site Weapons Storage Area (WSA), Fort Worth, Texas**

The Air Force received the Army's request, dated 4 April 2007, for the 247-acre parcel of the former Carswell AFB and recognizes the Army's demonstrated need for this property. The Air Force will transfer this property to the Army as is/where is, and the Air Force will not be responsible for any environmental conditions on the property. We would like to work with you to complete this as quickly as possible, and therefore request that the Army prepare a signed DD Form 1354 and submit it to the Air Force Real Property Agency, Central Region Execution Center in San Antonio by 18 May 2007.

Please provide us with the name and contact information for your point of contact for this action. Mr. Bobby Roberts, Property Management Chief at the Air Force Real Property Agency, Central Region Execution Center will serve as the action officer for the Air Force. He can be reached at commercial (210) 925-7429, DSN 945-7429 or via email at [bobby.roberts@afropa.pentagon.af.mil](mailto:bobby.roberts@afropa.pentagon.af.mil).

A handwritten signature in black ink, appearing to read "Fred W. Kuhn", written over a horizontal line.

**FRED W. KUHN**  
Deputy Assistant Secretary of the Air Force  
(Installations)

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS			Report Control Symbol RCS:				
INSTRUCTIONS: Section I to be completed by Proponent; Sections II and III to be completed by Environmental Planning Function. Continue on separate sheets as necessary. Reference appropriate item number(s).							
<b>SECTION I - PROPONENT INFORMATION</b>							
1. TO (Environmental Planning Function) Chief, Environmental Programs AFRPA/COO-Kelly		2. FROM (Proponent organization and functional address symbol) AFRPA/Carswell BRAC Environmental Coordinator		2a. TELEPHONE NO. DSN 945-3100 ext. 311			
3. TITLE OF PROPOSED ACTION Transfer of Excess AF Property - Former Carswell AFB, Off-Site Weapons Storage Area (WSA), Fort Worth, TX - to Army							
4. PURPOSE AND NEED FOR ACTION (Identify decision to be made and need date) Recommend a no-cost transfer of the 247-acre excess AF property located at the former Carswell AFB Off-Site WSA by June 2007, per Army request dated 4 April 2007.							
5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES (DOPAA) (Provide sufficient details for evaluation of the total action.) Recommend transferring administrative control of the 247-acre excess AF property to the Army, "as is/where is." The Air Force will not be responsible for any environmental conditions on the property.							
6. PROPONENT APPROVAL (Name and Grade) Norma J. Landez, YD-02		6a. SIGNATURE 			6b. DATE 20070523		
<b>SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY.</b> (Check appropriate box and describe potential environmental effects including cumulative effects.) (+ = positive effect; 0 = no effect; - = adverse effect; U = unknown effect)				+	0	-	U
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE (Noise, accident potential, encroachment, etc.)				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. AIR QUALITY (Emissions, attainment status, state implementation plan, etc.)				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. WATER RESOURCES (Quality, quantity, source, etc.)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. SAFETY AND OCCUPATIONAL HEALTH (Asbestos/radiation/chemical exposure, explosives safety quantity-distance, bird/wildlife aircraft hazard, etc.)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. HAZARDOUS MATERIALS/WASTE (Use/storage/generation, solid waste, etc.)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. BIOLOGICAL RESOURCES (Wetlands/floodplains, threatened or endangered species, etc.)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. CULTURAL RESOURCES (Native American burial sites, archaeological, historical, etc.)				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. GEOLOGY AND SOILS (Topography, minerals, geothermal, installation Restoration Program, seismicity, etc.)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. SOCIOECONOMIC (Employment/population projections, school and local fiscal impacts, etc.)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. OTHER (Potential impacts not addressed above.)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION</b>							
17. <input checked="" type="checkbox"/> PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) # A2.3.18 ; OR <input type="checkbox"/> PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.							
18. REMARKS AF Ltr dated 30 April 2007 Army Ltr dated 04 April 2007							
19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION (Name and Grade) William P. Ryan, YF-02		19a. SIGNATURE 			19b. DATE 20070523		

**FINAL PAGE**

**ADMINISTRATIVE RECORD**

**FINAL PAGE**