FINAL
ANNUAL REPORT ON THE STATUS OF LAND USE CONTROLS IN 2019

Various Sites
Fairchild Air Force Base, Washington

PERFORMANCE-BASED REMEDIATION
FAIRCHILD AIR FORCE BASE, WASHINGTON

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ACRONYMS AND ABBREVIATIONS

AF332 ..... Air Force Form 332
AF813 ..... Air Force Form 813
AF103 ..... Air Force Form 103
AFB ..... Air Force Base
AFCEC ..... Air Force Civil Engineer Center
AFI ..... Air Force Instruction
Bay West ..... Bay West LLC
CES ..... Civil Engineering Squadron
DD ..... decision document
EIAP ..... Environmental Impact Analysis Process
ERP ..... Environmental Restoration Program
ESD ..... Explanation of Significant Differences
FP ..... facilities project
FUB ..... Facility Utilization Board
ICF ..... ICF Technology Inc.
ID ..... identification
IDP ..... Installation Development Plan
LUC ..... land use control
LUCIP ..... Land Use Control Implementation Plan
LUCMP ..... Land Use Control Management Plan
NFA ..... no further action
NPL ..... National Priorities List
O&M ..... operations and maintenance
OU ..... operable unit
PP ..... Proposed Plan
RAB ..... Restoration Advisory Board
ROD ..... Record of Decision
RODA ..... Record of Decision Amendment
USACE ..... U.S. Army Corps of Engineers
USAF ..... U.S. Air Force
USEPA ..... U.S. Environmental Protection Agency
VI ..... vapor intrusion
WDOE ..... Washington Department of Ecology

1.0 INTRODUCTION

The objective of this Annual Report on the Status of Land Use Controls (LUCs; LUC Annual Report) is to provide the results of the annual 2019 LUC monitoring at Fairchild Air Force Base (AFB) to the U.S. Environmental Protection Agency (USEPA) and Washington Department of Ecology (WDOE). This LUC Annual Report will be used to provide information to the U.S. Air Force (USAF) to support their reporting requirements.

LUC Annual Reports are used to document that the required LUCs are in place and to assist in preparing five-year reviews evaluating the effectiveness of LUCs at the site. The content of this LUC Annual Report is as follows:

- **Section 1.0 Introduction**—Provides the purpose and content of this report, a site description, and selected remedy summary
- **Section 2.0 Land Use Controls**—Describes the LUCs and specific LUCs applied
- **Section 3.0 Land Use Control Review and Inspections**—Describes the review and inspection items involved in determining the status of the LUCs
- **Section 4.0 Status of Land Use Controls**—Describes the LUC deficiencies
- **Section 5.0 Conclusions and Summary of Findings**—Summarizes the management of LUCs at the sites in 2019
- **Section 6.0 References**—Lists the documents used to develop this LUC Annual Report

This report reviews LUCs established in the following documents:

- Operable Unit (OU) 1 Record of Decision (ROD; USEPA, 1993a);
- Proposed Plan for a ROD Amendment, Operable Unit 1, LF002 Craig Road Landfill (LF002 Proposed Plan [PP] for a ROD Amendment [RODA]; Bay West LLC [Bay West], 2019);
- OU2 ROD (USEPA, 1993b);
- OU2 Explanation of Significant Differences (ESD; Bay West, 2018a);
- OU3 ROD (USEPA, 1995);
- OU3 ESD (Bay West, 2018b);
- No Further Action Decision Document (NFA DD; ICF Technology Inc. [ICF], 1992); and
- Final Interim SS039 ROD (U.S. Army Corps of Engineers (USACE), 2011);

The 2007 Land Use Control Management Plan (LUCMP; USAF, 2007) was not used as a reference for this report because the LUCMP does not comply with USEPA and USAF guidance and it does not reflect the procedures and processes currently being used to implement LUCs at Fairchild AFB. This LUC Annual Report reflects LUCs and LUC implementation and monitoring procedures as they are currently being employed at Fairchild AFB as of the date of the inspections. A Land Use Control Implementation Plan (LUCIP) has been finalized to replace the LUCMP.

1.1 Site Description

Fairchild AFB is located approximately 12 miles west of Spokane, Washington, in Spokane County (**Figure 1-1**). The base supports the 92nd Air Refueling Wing and over 15 associated units and encompasses approximately 4,551 acres.

1.2 Selected Remedy Summary

Fairchild AFB LUCs have been established as part of the selected remedies through the following DDs:

- OU1 ROD (USEPA, 1993a)—LF002;
- OU2 ROD (USEPA, 1993b)—LF001, SS018, FT004, WP003, and SS026;
- OU2 ESD (Bay West, 2018a)—LF001, FT004, and WP003;
- OU3 ROD (USEPA, 1995)—ST006, SS009, ST010, OT017, SD031, DP013, and FT032;
- OU3 ESD (Bay West, 2018b)—DP012 and DP013;
- NFA DD (ICF, 1992)—DP012; and
- SS039 IROD (USACE, 2011)—SS039.

Descriptions of selected remedies and the LUC objectives are provided in the associated DDs. Since the release of these DDs, sites SS018, SS026, OT017, SD031, and FT032 have been or are in the process of being closed out.

The LF002 PP for a RODA will be followed by an LF002 RODA. As presented in the LF002 PP for a RODA, the LF002 RODA will clarify and add LUCs (Bay West, 2019). The LUCs presented in the LF002 PP for a RODA are considered interim LUCs until the LF002 RODA is released, anticipated in 2020.

Interim LUCs have been proactively established by the USAF for Environmental Restoration Program (ERP) sites not included in DDs to protect human health based on ongoing investigations and the current knowledge of the sites. These sites include SS009, DP022, DP024, DP064, RW011, SD037, SR939, TU502, TU503, WP036, and off-base LUCs at LF002, WP003, and SS039. Interim LUCs have also been proactively established by the USAF for two munitions response sites, TS626 and TS929. The locations of sites and associated LUC area boundaries are shown on **Figure 1-1**.

2.0 LAND USE CONTROLS

Facility-wide LUCs are in place at all sites included in **Table 1** and are intended to prevent exposure to contaminated media. Site-specific LUC areas identified at Fairchild AFB are summarized in **Table 1**.

Table 1 Fairchild AFB Site-Specific LUC Areas

Site ID (Historical Site ID)	DDs Describing LUCs	Site-Specific LUC Areas
LF002 (SW-8)*	OU1 ROD, LF002 PP for a RODA	Area I (On-site): Groundwater Use Restriction Area, Potential VI Area, and Soil Disturbance Restriction Area *Area II (Off-site): Groundwater Use Restriction Area, Potential VI Area (Interim)* *Area III (Off-site): Monitoring Well Protection Area (Interim)*
LF001 (SW-1)	OU2 ROD, OU2 ESD	Soil Disturbance Restriction Area
WP003 (WW-1)	OU2 ROD, OU2 ESD	Soil Disturbance Restriction Area Groundwater Use Restriction Area *Off-Base Groundwater Use Restriction Area (Interim)*
FT004 (FT-1)	OU2 ROD, OU2 ESD	Soil Disturbance Restriction Area Groundwater Use Restriction Area
ST006 (PS-1)	OU3 ROD	Soil Disturbance Restriction Area
SS009 (PS-5)	OU3 ROD	Soil Disturbance Restriction Area *Groundwater Use Restriction Area (Interim)*
ST010 (PS-7)	OU3 ROD	Soil Disturbance Restriction Area
DP012 (SW-10)	NFA DD, OU3 ESD	Soil Disturbance Restriction Area
DP013 (SW-11)	OU3 ROD, OU3 ESD	Soil Disturbance Restriction Area
SS039 (SS-39)	SS039 IROD	Groundwater Use Restriction Area *Off-Base Groundwater Use Restriction Area (Interim)*
DP022 (SW-4)	None	*Soil Disturbance Restriction Area (Interim)*
DP024 (SW-7)	None	*Soil Disturbance Restriction Area (Interim)*
DP064	None	*Soil Disturbance Restriction Area (Interim)*
RW011 (SW-6)	None	*Soil Disturbance Restriction Area (Interim)*
SD037 (SD-37)	None	*Groundwater Use Restriction Area (Interim)*
SR939	None	*Soil Disturbance Restriction Area (Interim)*
TU502	None	*Soil Disturbance Restriction Area (Interim)* *Groundwater Use Restriction Area (Interim)*
TU503	None	*Soil Disturbance Restriction Area (Interim)* *Groundwater Use Restriction Area (Interim)*
WP036 (WP-36)	None	*Soil Disturbance Restriction Area (Interim)*
TS626	None	*Soil Disturbance Restriction Area (Interim)*
TS929	None	*Soil Disturbance Restriction Area (Interim)*

Notes:
Interim LUCs not yet formalized in a DD are italicized.
ID – identification
VI – vapor intrusion
* LF002 is a closed landfill located off-base on USAF-owned property. All LUC areas for LF002 are off-base, and a distinction is made as to whether the LUC area is on- or off-site.

As stated in **Section 1.2**, since the release of these DDs, sites SS018, SS026, OT017, SD031, and FT032 have been or are in the process of being closed out; as such, LUCs were not inspected at these sites in 2019.

Interim LUCs proactively established by the USAF are treated as LUCs until formalized in a DD or until no longer needed to protect human health.

Off-base interim LUCs were proactively established by the USAF for three sites at Fairchild AFB because releases from on-base sources may extend from the site to off-base properties not owned by the USAF. Sites with off-base interim LUCs include LF002, WP003, and SS039. LF002 off-base LUCs are identified in the LF002 PP for a RODA (Bay West, 2019). WP003 off-base LUCs will be addressed in the WP003 RODA, anticipated in 2022. SS039 off-base LUCs will be addressed in a DD if ongoing off-base investigations indicate there is a need for off-base LUCs.

The following sections describe the facility-wide LUCs and the site-specific and off-base LUC areas applied to the sites identified in **Table 1**. The status of the LUCs is discussed in **Section 4.0**.

2.1 Facility-Wide Land Use Controls

Facility-wide LUCs are intended to prevent exposure to contaminated media at all sites included in **Table 1**. The internal procedures that Fairchild AFB used to implement the LUCs include, but are not limited to, the following, as stated in the OU2 and OU3 ESDs (Bay West, 2018a; Bay West, 2018b):

2.1.1 Work Clearance System

In accordance with Fairchild AFB Instruction 32-1001 (Fairchild AFB, 2008), Air Force Form 103 (AF103), Base Civil Engineer Work Clearance Request, is required for any agency that has to trench, hand dig, place an object into the ground, interrupt utilities, or accomplish work that will affect vehicular or aircraft traffic flow. This includes all required work, utility outages, or disruptions of aircraft/vehicular traffic flow or where excavation of greater than 6 inches is required. This form shall be completed for work performed within the base boundary and signed by the USAF 92nd Civil Engineering Squadron (CES) Commander. The Work Clearance System prevents access to, or the use of, contaminated site media and maintains the integrity of current monitoring systems.

2.1.2 Installation Development Plan

The Installation Development Plan (IDP) is a long-range planning tool that designates current and future land uses. It also provides a framework for selecting the locations of future facilities needed to carry out the base mission (Fairchild AFB, 2014). The IDP describes the specific LUCs for each site, the reasons for the controls, and the areas where the controls are applied. For a LUC to remain protective, base personnel must have access to information concerning its existence, purpose, and maintenance requirements. LUCs are incorporated into existing land-use planning and management systems on base through the use of a geographical information system, which allows base organizations access to LUC data. The IDP provides the important information to ensure that LUC management takes place and that the presence of the LUCs is effectively communicated. The IDP also prohibits the development and use of property for residential housing, elementary and secondary schools, recreational playfields, or child care facilities and playgrounds.

2.1.3 Base Civil Engineer Work Requests

One tool for achieving the LUC performance objectives was the Air Force Form 332 (AF332) or Base Civil Engineer Work Request, which was to be submitted and approved before the start of any construction project at Fairchild AFB. One step in the approval process for this form was a comparison of the construction site with all constraints that are described in the IDP. The AF332 served as the document for communicating any construction constraints to the appropriate offices.

Any constraints at a given site result in the disapproval of the form unless the requester makes appropriate modifications to the construction plans. As will be discussed in **Section 3.1.3**, the function of the Work Request System has changed.

2.1.4 Environmental Impact Analysis Process

Environmental Impact Analysis Process (EIAP) is conducted pursuant to the National Environmental Policy Act, as promulgated for the USAF in 32 Code of Federal Regulations 989 et. seq., to assess the potential environmental impact of any federal action initiated by or involving Fairchild AFB. An Air Force Form 813 (AF813) initiates the EIAP. Both AF332s and Air Force Form 103s (AF103) are subject to evaluation under the EIAP. The proponent of a proposed action is required to submit the AF332 or AF103 with AF813 so that the appropriate environmental analysis of the proposed action and alternatives to the proposed action is accomplished prior to any construction activities. The EIAP works to ensure proposed construction sites take into account the constraints related to ERP sites that are described in the IDP and known to the Air Force Civil Engineer Center (AFCEC) Environmental Restoration Installation Support Team. The EIAP also ensures that all environmental factors, such as LUCs, are considered in the selection of the locations for construction projects.

2.2 Site-Specific Land Use Control Areas

There are four types of site-specific LUC areas identified in **Table 1**, including soil disturbance restriction area, groundwater use restriction area, monitoring well protection area, and potential vapor intrusion (VI) area. These media-specific areas are intended to define the area of land that the facility-wide LUCs are applied.

2.3 Off-Base Land Use Control Areas

As noted in **Section 2.0**, off-base interim LUCs were proactively established at LF002, WP003, and SS039 because releases from on-base sources may extend from the site to off-base properties that are not owned by the USAF. Off-base LUCs were discussed and developed further between the USAF and USEPA between 2016 and 2018; however, in 2019 at the time of the LUC inspections, off-base LUCs were not yet integrated into a DD and the LUCIP was not yet finalized. Off-base LUCs were developed as part of the LF002 PP for a RODA (Bay West, 2019) and will be followed by a RODA anticipated in 2020. Off-site LUCs will be similarly developed as part of the WP003 RODA and will be proactively considered for SS039. If applicable, off-base LUCs for LF002, WP003, and SS039 will be included in the LUCIP.

3.0 LAND USE CONTROL REVIEW AND INSPECTIONS

Bay West, in conjunction with its teaming partner URS Corporation, Inc. (Bay West Team) and USAF, performed checks on LUC mechanisms and procedures to ensure that they are in place and functioning as intended. Beginning in 2015, the Bay West Team, USAF, USEPA, and WDOE started efforts to clarify and strengthen LUCs for Fairchild AFB. These efforts continued through 2019. Future LUC Annual Reports will reflect the revised language that is included in the most recent DDs and the LUCIP. The following sections describe the status of each LUC mechanism for facility-wide, site-specific, and off-base LUCs in 2019.

3.1 Facility-Wide Land Use Controls

The 2019 LUC inspections included determining whether facility-wide LUCs were in place and effective. The Bay West Team reviewed the status of the Work Clearance System (AF103), the IDP, the Base Civil Engineer Work Request System (AF332), and the EIAP (AF813) by reviewing 10 percent of the forms filed for the 2019 calendar year, as applicable. These forms are no longer physically filed and are now filed electronically into databases maintained by USAF. Documentation of the review is provided in the Governmental LUC Inspection Checklist Form included as **Appendix A**.

3.1.1 Work Clearance System

At the time of review in October 2019, there were 114 AF103 forms filed for the 2019 calendar year and 12 AF103 forms were reviewed by the Bay West Team. The 12 forms were completed and approved.

- Where appropriate, the forms reviewed contained comments warning of monitoring wells that should be left undisturbed; however, groundwater and soil contamination was not mentioned on one form (Log# 47701). This form was for intrusive work at ST010 that has a soil disturbance restrictions area. The soil restriction area was not mentioned in the AF103 comments. It should be noted that the contractor conducting the intrusive work was aware of the contamination (intrusive work was to remove the contaminated soil).

Additionally, during site-specific LUC inspections, the Bay West Team and USAF looked for changes in land use and signs of ground disturbance to determine whether the facility-wide LUCs were applied and effective during ground disturbance activities. Ground disturbance (not including minor animal burrows and vehicle ruts) was observed during the on-site site-specific LUC inspections at DP012, DP013, and DP022 (**Appendix B**). No indications of land use changes or ground disturbances were noted off-base at any of the applicable sites (LF002, WP003, or SS039).

- Ground disturbance associated with the installation of a fence and work on an underground utility occurred at DP012 (as noted in the site-specific inspection form) which should have had an associated AF103; however, the associated AF103 for either activity could not be found.
- Ongoing ground disturbance associated with in-ground sprinkler repair was observed at DP013 (as noted in the site-specific inspection form) which should have had an associated AF103; however, the associated AF103 could not be found. The USAF was notified on August 7, 2019, of this ground disturbance event as the event was occurring during the LUC inspection at DP013.

- Ground disturbance associated with planting of tree saplings occurred at DP022 (as noted in the site-specific inspection form) which should have had an associated AF103; however, the associated AF103 for this activity could not be found.

Review of AF103 forms indicate the Work Clearance System is functioning as intended in maintaining the integrity of current or future remedial or monitoring systems, such as monitoring wells; however, is not functioning as intended to prevent access to, or the use of, contaminated soil and/or groundwater.

3.1.2 Installation Development Plan

In 2015, the Bay West Team reviewed the most recent version of the IDP (Fairchild AFB, 2014) to confirm that the IDP discusses the specific LUCs for each site, the reasons for the controls, and the areas where the controls are applied. Review of the IDP indicated that the document did not describe the specific LUCs for each site or the reasons for the controls and did not include LUC boundaries on the maps. The IDP also categorized ERP sites as "No Constraint". The IDP has not yet been updated; therefore, the status of this document as a LUC remains unchanged from 2015.

3.1.3 Base Civil Engineer Work Requests

In the past, the AF332 form served as the document for communicating any construction constraints to the appropriate offices. The AF332 form was replaced by an online database in 2017. The work requests are now filed electronically and are labeled individually with a work task number. If these work tasks require coordination between contactors and the base, they are assigned a facilities project (FP) number. The work tasks and the work clearance forms (AF103) are coordinated and approved by CES Customer Service; any work task with intrusive components is flagged by Customer Service as needing an AF103 form.

The function of the Work Request System has changed, and work tasks are not reviewed against the IDP. Work tasks requiring an AF103 form were part of the review of the Work Clearance System (**Section 3.1.1**); therefore, the work tasks were not reviewed. However, the Work Request System and Work Clearance System relies on Geographic Information System maps from the Geobase Department at Fairchild and if this database does not have updated boundaries of LUC areas then it is not being effective at enforcing LUCs.

3.1.4 Environmental Impact Analysis Process

There were eight AF813 forms filed for the 2019 calendar year and one AF813 form was reviewed by the Bay West Team on October 8, 2019 (#19-0012). The EIAP works to ensure proposed construction sites consider the LUC-related constraints that are described in the IDP and known to AFCEC Environmental Restoration Installation Support Team. Review of the AF813 form indicated the EIAP is in place and working as intended.

3.2 Site-Specific Land Use Controls

Site-specific LUCs were inspected in August, September, and October 2019 as part of the ERP site visits. The completed 2019 LUC Site Inspection Checklist Forms, including site maps, are included in **Appendix B**. Site-specific LUCs appear to be in place and functioning as intended with the exception of the deficiencies noted in **Sections 4.2.1** and **4.2.2**.

The following site-specific LUC or interim LUC inspection items were applied at the applicable sites in **Table 1**:

- Inspection within soil disturbance restriction area for land use changes or soil disturbance at LF002, LF001, WP003, FT004, ST006, SS009, ST010, DP012, DP013, DP022, DP024, DP064, RW011, SR939, TU502, TU503, WP036, TS626, and TS929;
- Inspection within groundwater use restriction area for new wells and of existing wells. Maintenance, repairs, and replacements to be performed as needed at LF002, WP003, FT004, SS009, SS039, SD037, TU502, and TU503;
- Inspect landfill cap or turf/vegetative cover at LF002 and DP013;
- Inspection within potential VI area for new structures at LF002; and
- Inspect fencing and signage to prevent unauthorized access at LF002 and LF001.

3.3 Off-Base Land Use Controls

Off-base interim LUCs were proactively established at LF002, WP003, and SS039 because releases from on-base sources may extend from the site to off-base properties not owned by the USAF. In June 2019, a Restoration Advisory Board (RAB) meeting was held. This meeting was open to the public and a question period was held but the meetings did not specifically discuss LUCs. The LUCIP and site-specific DDs such as the LF002 RODA were not finalized in 2019 as of the LUC inspection dates; therefore, off-base LUC procedures were not in place, and off-base LUCs were not implemented.

The following off-base LUC inspection items were applied at the applicable sites in **Table 1**:

- Inspection within groundwater use restriction area for new wells and of existing wells. Maintenance, repairs, and replacements to be performed as needed at LF002, WP003, and SS039; and
- Inspection within potential VI area for new structures at LF002.

4.0 STATUS OF LAND USE CONTROLS

Upon completion of the LUC review and inspection described in **Section 3.0**, deficiencies were identified for facility-wide, site-specific, and off-base LUCs. The following sections describe the deficiencies noted in the 2018 LUC Report and deficiencies identified from the 2019 review and inspections.

4.1 Facility-Wide Land Use Controls

4.1.1 Facility-Wide Land Use Control Deficiencies from 2018

In 2018, the IDP did not sufficiently identify LUCs associated with ERP sites or appropriately categorize the constraints at ERP sites that require LUCs. Review of the work requests indicates the Work Request System may not yet be working as intended.

4.1.2 Facility-Wide Land Use Control Deficiencies from 2019

As discussed in **Section 3.1.1**, review of AF103 forms indicate the Work Clearance System is functioning as intended in maintaining the integrity of current or future remedial or monitoring systems, such as monitoring wells; however, is not functioning as intended to prevent access to contaminated soil and/or groundwater. One of the forms reviewed for intrusive work within a soil disturbance restriction area did not indicate the presence of contaminated soil and ground disturbance observed during the site-specific inspections at three sites did not appear to have associated AF103s.

As discussed in **Section 3.1.2**, the IDP does not sufficiently identify LUCs associated with ERP sites and does not appropriately categorize the constraints at ERP sites that require LUCs. This deficiency was reported in the Annual Reports on the Status of Land Use Controls in 2015 through 2018, and no changes to address this LUC deficiency have been completed. The IDP is used to cross-check work completed through the Work Clearance System, Base Civil Engineering Work Requests, and EIAP. If the IDP is out-of-date or incorrect, the systems that rely on the IDP may not be functioning correctly.

As discussed in **Section 3.1.3**, review of the work requests indicates the Work Request System that the system no longer is reviewed against the IDP. The function of the Work Request System appears to have changed and the intended communication now is reliant upon the Work Clearance System.

As discussed in **Section 3.1.4**, review of the AF813 form indicated the EIAP is in place and working as intended; however, if the EIAP relies on the IDP to be effective and the IDP is not up to date with current LUCs and LUC boundaries, the EIAP system may not be working correctly.

4.2 Site-Specific Land Use Controls

4.2.1 Site-Specific Land Use Control Deficiencies from 2018

Issues or deficiencies related to LUCs observed during the 2018 annual site inspections included the following, along with corrective actions taken in 2019:

- LF002
    - *Animal burrows were noted in various areas at the site on the landfill cap. A small part of the southern landfill cap has started to creep downslope.* The landfill cap will continue to be monitored quarterly as part of operations and maintenance (O&M) of the LF002 treatment system. Animal burrows are filled when found during landfill cap inspections.

  - *The soil beneath the concrete pad for MW-77 has eroded.* The soil under MW-77 was replaced in May 2019 to support the concrete pad.
  - *Well monument gaskets need to be replaced for NDA-03, NDA-05, VMP 24B, VMP-33B and VMP-8B.* All well gaskets were replaced with new gaskets.
  - *The well identification/etching in concrete is deteriorated and illegible for MW-69.* The identification for MW-69 has been marked on the well casing.
  - *The hinge on the MW-82 well lid is rusted through.* MW-82 is intact and protected; therefore, repairs are not required.
  - *The well pad is cracked for MW-94 and MW-117.* The well pad cracks for MW-94 and MW-117 will be sealed, anticipated in spring 2020.
  - *There is no well pad and the riser pipe is missing a plug for MW-115.* The plug for MW-115 was replaced in March 2019 and the well pad will be addressed in spring 2020.

- WP003—*Off-base monitoring well MW-258 does not have protective bollards*. Protective bollards were installed around MW-258 in May 2019.
- FT004—*Bollards for MW-50, MW-100, MW-225, MW-226, MW-227, and MW-247 appeared to have been disturbed or damaged and may not be protective of the monitoring well stick-up casing. Monitoring wells SMW-05, SMW-10, and MW-152 are missing locks.* Bollard repair was completed in July 2019 and locks were replaced.
- DP012—*There were no signs to prevent unauthorized digging posted at the site.* The NFA DD selected the following action at DP012: "Implement administrative controls to limit excavation in the area of Site SW-10 [DP012] unless protocols are in place to handle sodium-filled valves encountered during excavation. These controls could include posting signs at the site indicating digging restrictions and including such digging restrictions in the on-Base digging process." Facility-wide LUCs are in place to prevent unauthorized digging. Additionally, a fence was installed around the site since the 2018 LUC inspection.
- DP013—*There were no signs to prevent unauthorized digging posted at the site.* The OU3 ROD selected remedy for DP013 was: "The Air Force has determined no further remedial action is necessary at site SW-11 [DP013] to ensure protection of human health and the environment. This decision is based on the results of the human health risk assessment, which determined conditions at the site posed no unacceptable chemical risks to human health or the environment. The Air Force will consider planting and maintaining a vegetative cap to mitigate physical hazards associated with buried metallic debris." Facility-wide LUCs are in place to prevent unauthorized digging and the turf/vegetative cover is inspected annually.
- TU502—*The well monument cover for monitoring well 2160-MW-02 is broken.* 2160-MW-02 is intact and protected; therefore, repairs are not required.
- TU503—*The concrete pad and well monument collar for monitoring well 1212-MW-04 were observed to be cracked. Monitoring well 1212-MW-07 does not appear to have a concrete pad and the well monument collar is broken. The well monument cover for monitoring well 1212-MW-13 is broken.* 1212-MW-04 is intact and protected; therefore, repairs are not required. The well pad for 1212-MW-07 will be addressed in spring 2020. The well monument cover for 1212-MW-13 was replaced in August 2019.

4.2.2 Site-Specific Land Use Control Deficiencies from 2019

Issues or deficiencies related to LUCs observed during the 2019 annual site inspections included the following (unless previously identified in the 2018 annual site inspection as listed in **Section 4.2.1**):

- LF002—Animal burrows were noted in various areas at the site on the landfill cap and some small parts of the southern landfill cap have started to creep downslope. The landfill cap will continue to be monitored quarterly as part of O&M of the LF002 treatment system and animal burrows will be filled when encountered.
- SS039—The well monument collar for MW-294 has broken tabs. MW-109, MW-410, and MW-512 have broken caps. The concrete pad for MW-320 was observed to be cracked.
- SD037—The monument for MW-271 was observed to be sheared off. MW-327 was repaired and a survey is recommended.

Issues or deficiencies related to LUCs observed during the 2019 annual site inspections will be addressed as discussed in **Section 5.0**.

4.3 Off-Base Land Use Controls

4.3.1 Off-Base Land Use Control Deficiencies from 2018

Off-base LUCs were not in place and have not been memorialized in a DD.

4.3.2 Off-Base Land Use Control Deficiencies from 2019

In 2019, the development of off-base LUCs continued. While off-base LUC mechanisms have been identified, these off-base LUCs are not currently in place and have not been memorialized in a DD.

During ERP site visits, LF002, SS039, and WP003 off-base areas were visited. No land use changes or monitoring network deficiencies were observed during the off-base site visits. There were no new structures identified in the potential VI area for LF002.

5.0 CONCLUSIONS AND SUMMARY OF FINDINGS

Review of AF103 forms and site observations indicate the Work Clearance System is functioning as intended in maintaining the integrity of current or future remedial or monitoring systems, such as monitoring wells; however, is not functioning as intended to prevent access to contaminated soil and/or groundwater. Review of the AF813 form indicated the EIAP is in place and working as intended. Review of work requests (formerly AF332) indicated the Work Request System function has changed, work tasks are not reviewed against the IDP, and the intended communication now is reliant upon the Work Clearance System.

The IDP does not sufficiently identify LUCs associated with ERP sites and does not appropriately categorize the constraints at ERP sites that require LUCs. The Work Clearance System and EIAP rely on the IDP to identify whether projects occurring at Fairchild AFB are impacting ERP sites; therefore, these LUC mechanisms may not be functioning correctly. The IDP should be revised with information from the LUCIP to include descriptions of the specific LUCs for each site, the reasons for the controls, and the areas where the controls are applied, in accordance with Air Force Instruction (AFI) 32-7062, AFI 10112, and the Air Force Land Use Control Checklist for Active-Duty Bases on the National Priorities List (NPL; USAF, 2015).

Corrective actions are required to ensure facility-wide LUC objectives are achieved in the future. Recommended corrective actions include the following:

- Prepare and implement a LUCIP in accordance with applicable USEPA and USAF guidance that describes detailed information at the site level about each LUC and the specific actions and processes in place to execute the mechanisms of controlling land use; The LUCIP was finalized in January 2020 ;
- The Work Clearance System should be revisited to ensure proper communication efforts are being made about site contamination and where digging is restricted. The Work Clearance System is expected to be revisited and changes will be reflected in the LUCIP and IDP; and
- Update the IDP to include site-specific LUC descriptions, the reasons for the controls, and the areas where the LUCs are applied, in accordance with AFI 32-7062, AFI 10112, and the Air Force Land Use Control Checklist for Active-Duty Bases on the NPL (USAF, 2015). LUC boundaries should be incorporated and updated into the GEOBASE system. The IDP should direct users to the appropriate resources to ensure the users identify and comply with LUCs. The Facility Utilization Board (FUB) should be informed that these LUCs are established, defined, and accessible in GEOBASE to ensure that future planning and siting decisions will include review of LUCs. As needed, Fairchild Remedial Project Managers should participate in FUB meetings. The IDP should also reflect the appropriate level of constraints at each site due to LUCs. The base is in the process of incorporating information from the LUCIP into the IDP.

Site-specific LUCs appear to be functioning as intended, and site-specific LUC objectives are generally being achieved; however, monitoring well maintenance should be completed where maintenance issues were observed and all human ground disturbance in soil LUC areas should have a corresponding AF103 filed.

In 2019, off-base LUC procedures were not in place, and off-base LUCs were not being implemented because the LUCIP and site-specific decision documents, such as the LF002 RODA, were not finalized. However, information sharing with state and local agencies, the primary mechanism for communicating off-base LUCs, was completed through one RAB meeting in June 2019.

6.0 REFERENCES

Bay West LLC (Bay West), 2018a. Final Explanation of Significant Differences, Operable Unit 2, LF001, WP003, FT004, SS018, and SS026, Fairchild Air Force Base, Spokane, Washington. September.

Bay West, 2018b. Final Explanation of Significant Differences, Operable Unit 3, ST006, SS009, ST010, DP012, DP013, OT017, SD031, and FT032, Fairchild Air Force Base, Spokane, Washington. November.

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United States Army Corps of Engineers, 2011. Final Interim Record of Decision, OU5 Site – Spill Site 39 (SS-39) Chlorinated Hydrocarbon Plume, Fairchild Air Force Base, Washington. August.

United States Environmental Protection Agency (USEPA), 1993a. EPA Superfund Record of Decision: Fairchild Air Force Base 4 Areas (Operable Unit 1), Washington. EPA/ROD/R10-93/053. February.

USEPA, 1993b. EPA Superfund Record of Decision: Fairchild Air Force Base 4 Areas (Operable Unit 2), Washington. EPA/ROD/R10-93/068. July.

USEPA, 1995. EPA Superfund Record of Decision for Priority 2 Sites at Fairchild Air Force Base, Spokane County, Washington. EPA/ROD/R10-96/136. December.

Figure

Figure 1-1

Basewide Land Use Control Sites

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 0.5 1 Miles

0 0.5 1 Kilometers

- Final Groundwater Use Restriction Area
- Final Soil Disturbance Restriction Area
- Interim Groundwater Use Restriction Area
- Interim Soil Disturbance Restriction Area
- LF002 Land Use Control Area I: Groundwater Use, Potential Vapor Intrusion, and Soil Use
- LF002 Land Use Control Area II: Groundwater Use and Potential Vapor Intrusion
- LF002 Land Use Control Area III: Monitoring Well Protection
- Installation Boundary

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Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\MapDocs\Basewide\018_2019_LUC_J130130 FIG 1-1 Basewide Land Use Control Sites_007.mxd

Appendix A
2019 Governmental Land Use Control Inspection Checklist Form

Governmental Land Use Controls Checklist

This checklist shall be used as part of the Fairchild Air Force Base (FAFB) Annual Land Use Control (LUC) Inspection. The objective of this checklist is to evaluate governmental LUCs, facility-wide – to ensure LUCs are in place and functioning as intended. Facility-wide LUCs help prevent exposure to contaminated media identified at FAFB Environmental Restoration Program (ERP) sites. This form must be completed as part of the FAFB Annual LUC Inspection. Governmental LUC processes and forms (Fairchild AFB 103, AF Form 332, and AF Form 813) will be reviewed for appropriate signatures, ERP impact, and overall completeness as it relates to LUC enforcement. Additional information or evidence identified during review useful in evaluation of LUC system effectiveness should also be included.

Date of Inspection:	10/10/2019, 10/24/2019, and 11/14/2019
Inspector name:	Jacob Bradley
Inspector Signature:	
Company or organization:	Bay West LLC
Work Clearance System	Reviewed approximately 10% Fairchild AFB Form 103 filed in current calendar year? YES ☒ NO ☐ If no, explain: Bay West reviewed 12 forms out of the 114 forms that were filed for the calendar year of 2019 up to the date of review.
	Number of AF Form 103 filed/reviewed: 12 forms reviewed / 114 forms filed
	Work Clearance System is operating properly and effectively? YES ☐ NO ☒ Explain an attached example forms that show deficiencies or that support a functioning system: Please see Section 3.1.1 of the report.
Base Civil Engineer Work Requests	Reviewed approximately 10% AF Form 332 filed in current calendar year? YES ☐ NO ☐ Not Applicable ☒ If no, explain: FAFB no longer uses AF Form 332 forms to catalog work. Please see Section 3.1.3 of the report for a more detailed description.
	Number of AF Form 332 reviewed: Not applicable
	Base Civil Engineer Work Request System is operating properly and effectively? YES ☐ NO ☐ Not Applicable ☒ Explain an attached example forms that show deficiencies or that support a functioning system: The new electronic system does not use this form and the Base Civil Engineer Work Request no longer exists.
Environmental Impact Analysis Process	Reviewed approximately 10% AF Form 813 filed in current calendar year? YES ☒ NO ☐ If no, explain:
	Number of AF Form 813 filed/reviewed: 1 form reviewed / 8 forms filed
	Environmental Impact Analysis Process is operating properly and effectively? YES ☒ NO ☐ Explain an attached example forms that show deficiencies or that support a functioning system: Please see Section 3.1.5 of the report.

Installation Development Plan	List IDP Title and Date: Installation Development Plan, May 2014
	LUCs are described in IDP? YES ☐ NO ☒ Not Applicable ☐
	Reasons for LUCs are described in IDP? YES ☐ NO ☒ Not Applicable ☐
	Areas where the LUCs are applied are depicted? YES ☐ NO ☒ Not Applicable ☐
	Installation Development Plan issues or deficiencies? YES ☒ NO ☐ If yes, explain: LUCs are briefly discussed in the IDP but are identified as No Constraint. 17 ERP site are shown on a map in the IDP, but are not clear and LUC boundaries are not included with ERP site.

Appendix B

2019 Land Use Control Site Inspection Checklist Forms and Boundary Maps

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	LF002/Craig Road Landfill
Date and Time of Inspection:	Sep 27, 2019, 8:39:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site LF002/Craig Road Landfill for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU1 ROD 1993, OU1 ESD 1995, CRL ESD 2016** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	No If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspections:	• Facility-Wide LUCs. • Inspect landfill caps. • Inspect fencing and signage to prevent unauthorized access. • Inspection within Soil LUC boundary for land use changes or soil disturbance. • Inspection within Groundwater LUC boundary for new wells (physical and on WDOE website) and of existing wells. Maintenance, repairs, and replacements to be performed as needed. • Inspection within VI LUC boundary for new structures.
Off-Site LUC Inspections:	• Inspection within Groundwater LUC boundary for new wells (physical and on WDOE website) and of existing wells. Maintenance, repairs, and replacements to be performed as needed. • Inspection within VI LUC boundary for new structures.
General LUC Inspection Comments: Overall the site is in adequate condition. The landfill cap and monitoring wells continue to require some routine maintenance as well as the treatment plant. The security of the site is good and the off-site wells are in good condition.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.6351 Lon: -117.60718
General Observation Photos:	
Direction of Photo:	SE
Comments:	This photo shows the NDA cap facing towards Craig rd. and the gravel quarry.
Photo Location:	Lat: 47.62977 Lon: -117.60656
General Observation Photos:	
Direction of Photo:	N
Comments:	This photo was taken from the southern edge of the site on the eastern most point of the SDA.

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Landfill Inspection

<table>
<tr><td rowspan="19">Landfill Cover/Containment
Attach map showing areas of settlement/bulges, cracks, erosion, holes, and/or problems with vegetative or alternative cover, if applicable.</td><td colspan="2">Landfill Cover/Containment Present? Yes</td></tr>
<tr><td rowspan="3">Settlement or Bulges Observed?</td><td>No</td></tr>
<tr><td>Aerial Extent:</td></tr>
<tr><td>Comments: N/A</td></tr>
<tr><td rowspan="5">Cracks Observed?</td><td>No</td></tr>
<tr><td>Average Length:</td></tr>
<tr><td>Average Width:</td></tr>
<tr><td>Average Depth:</td></tr>
<tr><td>Comments: N/A</td></tr>
<tr><td rowspan="3">Erosion Observed?</td><td>Yes</td></tr>
<tr><td>Aerial Extent: 100 sq ft</td></tr>
<tr><td>Comments: Erosion is on the Southeastern corner of the SDA . The erosion will be monitored.</td></tr>
<tr><td rowspan="3">Holes in Cover Observed?</td><td>Yes</td></tr>
<tr><td>Number: 17</td></tr>
<tr><td>Average Depth: 6 in., all holes from animal burrows</td></tr>
<tr><td rowspan="7">Vegetative Cover?</td><td>Yes</td></tr>
<tr><td>Adequately established? Yes</td></tr>
<tr><td>Trees/Shrubs Present? No</td></tr>
<tr><td>Number:</td></tr>
<tr><td>Average Diameter (in):</td></tr>
<tr><td>Comments: Vegetation is well established and is healthy</td></tr>
<tr><td rowspan="3">Alternative Cover?</td><td>No</td></tr>
<tr><td>Construction Material:</td></tr>
<tr><td>Comments: N/A</td></tr>
<tr><td colspan="2">Photo Location: N/A</td></tr>
<tr><td colspan="2">  </td></tr>
<tr><td colspan="2">Direction of Photo: W</td></tr>
<tr><td colspan="2">Comments: This photo shows the small amount of creep on the SDA’s southern edge. EW-12 is seen in the background of the picture.</td></tr>
</table>

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Well Inspections

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: Gaskets in VMP wells VMP-8B, VMP-22B, VMP-24B, and VMP-33B were replaced. All wells are in adequate condition.
	Monitoring Wells Inspected: • MW-074 MW-017 MW-023 MW-063 • MW-069 MW-070 MW-075 MW-077 • MW-094 MW-095 MW-096 MW-140 • NDA-01 NDA-14 NDA-10 NDA-11 • NDA-13 NDA-12 NDA-05 NDA-06 • NDA-09 NDA-07 NDA-08
	Extraction Wells Inspected: • EW-06 EW-05 EW-07 EW-03 • EW-04 EW-10 EW-12 EW-02 • EW-09 EW-11 EW-13 EW-14
	Landfill Gas Wells Inspected: • VMP-09B VMP-12B VMP-33B • VMP-24B VMP-28B

Access Controls

Describe Access Control or Lack Of:	To gain access one must have key to Craig Road Landfill. Keys are under control of treatment plant operator and USAF.
Fencing Adequate?	Yes
Number and Types of Gates Adequate:	Yes
Signs and Other Security Measures Adequate:	Yes
Comments:	There are posted signs, the gate is locked, and the fence is secure.

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Off-Base Well Inspections

Groundwater Monitoring Wells Require Annual Inspection?	Yes
Properly Secured/Locked?	Yes
Need for Maintenance?	No
General Condition:	One well has a cracked concrete pad (MW-117) but all wells are functional and in decent condition.
Monitoring Wells Inspected:	• MW-080 MW-078 MW-116 MW-115 • MW-101 MW-082 MW-083 MW-085 • MW-084 MW-135 MW-117 MW-118 • MW-127 MW-139 MW-141

Off-Base LUC Inspection Details

Communication with State and Local Agencies	Communication with State and Local Agencies Required? No
	Contact Made with the Washington Department of Health (WDOH) Drinking Water Program? No. Off-base LUCs not yet formalized.
	Contact Made with the Washington Department of Ecology (WDOE) Water Resources Program? No. Off-base LUCs not yet formalized.
	Contact Made with the City of Airway Heights Public Works Department? No. Off-base LUCs not yet formalized.
	Contact Made with the City of Airway Heights Planning Department? No. Off-base LUCs not yet formalized.
Off-Base Reconnaissance Conducted?	Yes
	Comments: The WDOE website was reviewed for well development within the LUC boundary of LF002 and found no new wells for the calendar year 2019. The area within the VI boundary was inspected for new structures. No new structures were observed.
Any New (as of Current Calendar Year) Notices Filed on Properties Affected by Off-Site Contamination at the Recording Department of the Spokane County Auditor's Office?	No
	Comments: If yes-List address\date of filing\and include copy of notice.
Describe Any Public Outreach Efforts Made during the Current Calendar Year Related to the Site to Inform the Public of Off-Base Conditions that May Pose a Risk to Human Health:	LF002 was discussed at the Restoration Advisory Board meeting in June 2019. The site was discussed. This meeting was open to the public.

LF002
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 700 1,400 Feet

0 225 450 Meters

- Extraction Well
- Monitoring Well
- Municipal Well
- Railroad
- Craig Road Landfill (LF002) Site Boundary
- Parcel Boundary
- Land Use Control Area I: Groundwater Use, Potential Vapor Intrusion, and Soil Use
- Land Use Control Area II: Groundwater Use and Potential Vapor Intrusion (Proposed Off-site)
- Land Use Control Area III: Monitoring Well Protection (Proposed Off-site)

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	LF001/Old Base Landfill
Date and Time of Inspection:	Aug 21, 2019, 8:08:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site LF001 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Documents and Dates: OU2 ROD 1993, OU2 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspect fencing and signage to prevent unauthorized access. • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: There is no major ground disturbance on the landfill cap. Some small rodent activity was observed in the landfill cap, but no human soil disturbance was observed. The cap has a vegetated cover.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	
General Observation Photos:	
Direction of Photo:	
Comments:	Photos in the flight line are only allowed by authorized personnel

Access Controls

Describe Access Control or Lack Of:	See comments
Fencing Adequate?	Yes
Number and Types of Gates Adequate:	Yes, multiple gates
Signs and Other Security Measures Adequate:	Yes
Comments:	The site is within the flight line at Fairchild AFB and access is strictly limited to personnel in the Air Force or working for the Air Force.

LF001
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS

0 150 300 Feet

0 50 100 Meters

- Monitoring Well
- Installation Boundary
- Approximate Landfill Boundary
- LF001 Soil Disturbance Restriction Area

MW-164
MW-134
MW-201
MW-253
MW-202
MW-203
MW-165
MW-171
MW-128
MW-167
MW-309
MW-132
MW-131
MW-168
MW-166
Perimeter Road

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Drawn By: NJ | Date Drawn/Revised: 12/31/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	WP003/Industrial Wastewater Lagoon System
Date and Time of Inspection:	Sep 16, 2019, 3:38:15
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site WP003 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU2 ROD 1993, OU2 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	No If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance. • Inspection within Groundwater LUC boundary for new wells and of existing wells. Maintenance, repairs, and replacements to be performed as needed.
Off-Site LUC Inspection:	• Inspection within Groundwater LUC boundary for new wells (physical and on WDOE website) and of existing wells. Maintenance, repairs, and replacements to be performed as needed.
General LUC Inspection Comments: No observed ground disturbance on-base at the site. All on-base and off-base wells are in good condition. No photos are allowed on the flight line.	

Well Inspections

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: All wells are in good condition.
	Monitoring Wells Inspected: • MW-102 MW-099 MW-012 EW-03 • MW-011 WP-1 WP-2 WP-3 • MW-103

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Off-Base Well Inspections

Groundwater Monitoring Wells Require Annual Inspection?	Yes
Properly Secured/Locked?	Yes
Need for Maintenance?	No
General Condition:	Wells are in good condition. Some locks are rusty but still usable.
Monitoring Wells Inspected:	• MW-241 MW-147 MW-245A MW-245B • MW-256 MW-255 OW-2 MW-120 • MW-257 MW-242 MW-243 MW-244 • MW-258

Off-Base LUC Inspection Details

Communication with State and Local Agencies	Communication with State and Local Agencies Required? No
	Contact Made with the Washington Department of Health (WDOH) Drinking Water Program? No, off-base LUCs not yet formalized.
	Contact Made with the Washington Department of Ecology (WDOE) Water Resources Program? No, off-base LUCs not yet formalized.
	Contact Made with the City of Airway Heights Public Works Department? No, off-base LUCs not yet formalized.
	Contact Made with the City of Airway Heights Planning Department? No, off-base LUCs not yet formalized.
Off-Base Reconnaissance Conducted?	Yes
	Comments: No new buildings, wells, or excavation were observed in off-base groundwater LUC inspection.
Any New (as of Current Calendar Year) Notices Filed on Properties Affected by Off-Site Contamination at the Recording Department of the Spokane County Auditor's Office?	No
	Comments: If yes-List address\date of filing\and include copy of notice.
Describe Any Public Outreach Efforts Made during the Current Calendar Year Related to the Site to Inform the Public of Off-Base Conditions that May Pose a Risk to Human Health:	A Restoration Advisory Board meeting was held in June 2019. The site was discussed during the meeting.

WP003
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 200 400 Feet

0 60 120 Meters

- Monitoring Well
- Extraction Well
- Decomissioned Monitoring Well
- Residential Well
- Installation Boundary
- WP003 Groundwater Use Restriction Area
- WP003 Soil Disturbance Restriction Area
- Off-base (WP003 Interim Groundwater Use Restriction Area)

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: NJ | Date Drawn/Revised: 11/27/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	FT004/FT-1 Fire Training Area
Date and Time of Inspection:	Aug 6, 2019, 10:52:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site FT004 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU2 ROD 1993, OU2 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance. • Inspection within Groundwater LUC boundary for new wells and of existing wells. Maintenance, repairs, and replacements to be performed as needed.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: There was no ground disturbance observed within the soil LUC boundary. All wells are protected by bollards if they stick up above ground. There is no need for new maintenance at this time.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	
General Observation Photos:	
Direction of Photo:	
Comments:	Photos are not allowed within the flight line by personnel who performed this inspection

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: All wells are in adequate condition. Bollards on some wells are not vertical but still protect the well casing and topper.
	Monitoring Wells Inspected: • MW-001 MW-003 MW-252B MW-252A • MW-252C MW-250B MW-250A MW-250C • MW-251B MW-251A MW-251C MW-151 • MW-152 MW-153 MW-154 MW-155 • MW-227 MW-050 MW-225 SMW-10 • SMW-05 DMW-10 DMW-20 MW-247

FT004
Land Use Control Boundary Map

Fairchild AFB, WA

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 100 200 Feet

0 30 60 Meters

Primary Convoy Haul Route

Ditch

Rambo Road

MW-002
MW-001
MW-225
MW-248
MW-151
MW-152
MW-227
MW-226
MW-247
DMW-20
MW-003
SMW-20
SMW-05
DMW-05
SMW-10
DMW-10
MW-249 (A,B,C)
MW-250 (A,B,C)
MW-251 (A,B,C)
MW-252 (A,B,C)
MW-004
MW-155
MW-246
MW-153
MW-154
MW-050
MW-100

- Monitoring Well
- Installation Boundary
- FT004 Groundwater Use Restriction Area
- FT004 Soil Disturbance Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 9/27/2018 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	ST006/POL Bulk Storage
Date and Time of Inspection:	Aug 14, 2019, 12:07:00 PM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site ST006 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995, OU3 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: There was no ground disturbance observed in the LUC area, except for some rodent activity in the grassy fields surrounding the site and within the LUC boundary.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.63459 Lon: -117.66147
General Observation Photos:	
Direction of Photo:	North East
Comments:	The photo taken from the SW corner of site and is looking towards fuel tanks.
Photo Location:	Lat: 47.63411 Lon: -117.65873

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

General Observation Photos:	
Direction of Photo:	West
Comments:	The photo taken from eastern edge of site just north of MW-196

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: All wells are in good condition. Some of the stick-up wells have hornet nests in them.
	Monitoring Wells Inspected: MW-207 MW-194 MW-195 MW-196 MW-197 MW-208 MW-308
	Comments: All wells are in adequate condition.

ST006
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS

0 100 200 Feet

0 30 60 Meters

- Monitoring Well
- Decommissioned Monitoring Well
- ST006 Soil Disturbance Restriction Area
- Fence
- Former Tank Location

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 9/27/2018 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	SS009/Former Fuel Oil Tank, Wherry Housing
Date and Time of Inspection:	Aug 1, 2019, 3:08:00 PM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site SS009 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995, OU3 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs. • Inspection within Soil LUC boundary for land use changes or soil disturbance. • Inspection within Groundwater LUC boundary for new wells and of existing wells. Maintenance, repairs, and replacements to be performed as needed.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: The site has new wells that are in good condition and there are no new ground disturbances as of the inspection date in 2019.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.62602 Lon: -117.66213
General Observation Photos:	
Direction of Photo:	E
Comments:	This photo was taken from Nebraska Ave. facing the middle of the site.
Photo Location:	Lat: 47.6259 Lon: -117.66195
General Observation Photos:	
Direction of Photo:	N
Comments:	This photo has SS009-MW-01 in the foreground and shows the property just North of SS009

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: Wells are in good condition.
	Monitoring Wells Inspected: • SS009-MW-01 SS009-MW-02 SS009-MW-03

SS009
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 40 80 Feet
0 10 20 Meters

Monitoring Well

Approximate Former Tank Location

Approximate Area of Former Excavation

SS009 Soil Disturbance Restriction Area

SS009 Interim Groundwater Use Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG Date Drawn/Revised: 12/31/2019 Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	ST010/Fuel Oil Storage Tanks
Date and Time of Inspection:	Aug 12, 2019, 10:08:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site ST010for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995, OU3 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: No soil disturbance was observed. Ground is covered with grass.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.6041 Lon: -117.64898
General Observation Photos:	
Direction of Photo:	Facing East
Comments:	The photo shows center of site facing the track to the east. The photo was taken from the SW corner of the site by the conifer trees.

ST010
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 30 60 Feet

0 10 20 Meters

Monitoring Well (Decomissioned in 1999)

Approximate Former Tank Location (Removed Former 500 Gal UST [1987] and UST 1, 2, 3 [1992]

Area of Removed Soils (1992)

Estimated Extent of DRO Contamination in Soil (0 to 6' Depth) (ICF,1993)

ST010 Soil Disturbance Restriction Area

Denver Street

Former Building 1342

MW-71

MW-72

Former UST #1

Former UST #2

MW-206

Former 500 GAL UST (Removed 1987)

Former UST #3

Former Building 1350

Former Sump Location

MW-73

MW-205

Montana Avenue

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 9/27/2018 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	DP012/Disposal Area Near WANG Test Cell
Date and Time of Inspection:	Aug 7, 2019, 10:53:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site DP012 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: NFA DD 1992, OU3 ROD 1995, OU3 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: A fence has been added around the building and asphalt contained within the site boundary.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.62069 Lon: -117.67028
General Observation Photos:	
Direction of Photo:	Northwest
Comments:	The concrete was cut around sewer drain on SE corner of the building within LUC boundary.
Photo Location:	Lat: 47.62038 Lon: -117.6696
General Observation Photos:	
Direction of Photo:	West

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Comments:	The photo shows the southern run of fence line and grain bin on the site.
Photo Location:	Lat: 47.61653 Lon: -117.67207
General Observation Photos:	
Direction of Photo:	North
Comments:	The phot was taken from the southern edge of the site facing north toward the building and grain bin.

DP012
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Aerial Imagery, 6/26/2016

0 100 200 Feet

0 30 60 Meters

Soil Disturbance Restriction Area

Approximate Location Sodium Valves Found (Summer 2015)

Bay West
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Drawn By: SG | Date Drawn/Revised: 12/31/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	DP013/Disposal Area at Warrior Park
Date and Time of Inspection:	Aug 7, 2019, 9:41:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site DP013 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995, OU3 ESD 2018** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs. • Inspect turf/vegetative cover. • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.

General LUC Inspection Comments: Site has a grass cover or is paved. Most grass is healthy and intact with some sections being stressed from mower burns or lack of water. During the inspection a contractor was observed repairing sprinklers and digging approximately 1 ft deep. The contractor did not have a dig permit (AF103) in order to complete the work and the locations he was digging were within the LUC soil boundary. The contractor informed me that he was unaware that he needed a dig permit for his work, which was in-ground sprinkler repair. The white flags in the photo are some the locations in which the digging occurred. The USAF was notified of this event on 8/7/19.

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.62908 Lon: -117.65285
General Observation Photos:	
Direction of Photo:	North
Comments:	The photo was taken from the south edge of site looking north at the main hill in the center of the site.
Photo Location:	Lat: 47.62944 Lon: -117.65247

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

General Observation Photos:	
Direction of Photo:	North
Comments:	The photo was taken from the hill looking north towards the parking lot north of the site.

Vegetative Cover Inspection

Vegetative Cover *Attach map showing areas of settlement/bulges, cracks, erosion, holes, and/or problems with vegetative or alternative cover, if applicable.*	Vegetative Cover Present? Yes	
	Vegetative Cover?	
		Adequately established? Yes
		Trees/Shrubs Present? Yes
		Number: 3
		Average Diameter (in): 6
		Comments: Trees are on the boundary of the LUC area and do not appear to be near the sodium valves. All grass is intact through some sections are stressed due to mower burns or lack of water.

DP013
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 100 200 Feet

0 30 60 Meters

Approximate Location of Disposal Pits With Engine Valves

Soil Disturbance Restriction Area

Approximate Location of Buried Scrap Metal

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 9/27/2018 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	SS039/Orphan TCE Plumes
Date and Time of Inspection:	Multiple: 08/21/19, 08/30/19, and 10/28/19 9:00 AM
Inspected By:	Mark Henry
Company or Organization:	AECOM
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site SS039 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: IROD 2011** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	No If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-wide LUCs • Inspection within Groundwater LUC boundary for new wells (physical and on WDOE website) and of exisiting wells. Maintenance repairs and replacements to be performed as needed.
Off-Site LUC Inspection:	• Inspection within Groundwater LUC boundary for new wells (physical and on WDOE website) and of exisiting wells. Maintenance repairs and replacements to be performed as needed.
General LUC Inspection Comments: • No notable evidence of changes to the site. This is a very large, widespread site. • No new wells were installed in 2019. The monitoring wells at the site continue to require some routine maintenance.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

General Observation Photos:	
Direction of Photo:	East
Comments:	Proximal Plume - Hot Spot #4 vicinity, MW-198 in background. Note, this photo was collected in 2018.

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Well Inspections

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes, however there are at least four separate keys used to open locks on above-ground monuments and some locks may be almost 20 years old. Replacement of all above-ground locks may be a best practice opportunity.
	Monitoring Wells Inspected: A1-IW1, A1-IW2,A1-IW3,A1-IW4,A1-IW5,A1-IW6,A1-IW7,A1-IW8,A1-IW9,A1-IW10,A1-IW11,A1-IW12,A1-IW13,A1-IW14,A1-IW15,A1-IW16,A1-IW17,A3-IW1,A3-IW2,A3-IW3,A3-IW4,A3-IW5,A3-IW6,A3-IW7,A5-IW1,A5-IW2,MP-09,MP-31,MP-38,MW-065,MW-091,MW-092,MW-093,MW-109,MW-133,MW-134,MW-164,MW-165,MW-171,MW-185,MW-190,MW-198,MW-199,MW-200,MW-201,MW-202,MW-203,MW-231,MW-232,MW-233,MW-234,MW-235,MW-253,MW-263,MW-264,MW-265,MW-289,MW-290,MW-291,MW-292,MW-293,MW-294,MW-295,MW-296,MW-297,MW-298,MW-299,MW-300,MW-301,MW-302,MW-303,MW-310,MW-311,MW-312,MW-313,MW-314,MW-315,MW-316,MW-317,MW-318,MW-319,MW-320,MW-321,MW-322,MW-323,MW-324,MW-325,MW-326,MW-332,MW-333,MW-334,MW-335,MW-336,MW-337,MW-338,MW-342,MW-343,MW-344,MW-345,MW-346,MW-347,MW-348,MW-349,MW-350,MW-351,MW-352,MW-353,MW-354,MW-355,MW-356,MW-357,MW-358,MW-359,MW-360,MW-361,MW-362,MW-364,MW-365,MW-366,MW-367,MW-368,MW-369,MW-370,MW-379,MW-380,MW-381,MW-382,MW-383,MW-384,MW-385,MW-386,MW-387,MW-388,MW-389,MW-390,MW-391,MW-392,MW-393,MW-394,MW-395,MW-396,MW-397,MW-398,MW-399,MW-400,MW-401,MW-402,MW-403,MW-404,MW-405,MW-406,MW-407,MW-408,MW-409,MW-410,MW-411,MW-412,MW-413,MW-414,MW-415,MW-416,MW-417,MW-418,MW-419,MW-420,MW-421,MW-422,MW-423,MW-424,MW-425,MW-426,MW-427,MW-428,MW-429,MW-430,MW-431,MW-432,MW-433,MW-434,MW-435,MW-436,MW-437,MW-438,MW-439,MW-440,MW-441,MW-448,MW-449,MW-450,MW-454,MW-455,MW-456,MW-457,MW-458,MW-459,MW-460,MW-461,MW-501,MW-502,MW-503,MW-504,MW-505,MW-506,MW-507,MW-508,MW-509,MW-510,MW-511,MW-512,MW-513,MW-514,MW-515,and MW-CSM-A.
	General Condition: Wells are in acceptable condition. On 9/4/19 minor issues noted from inspections completed on 08/21/19, 08/30/19 were repaired. These repairs included, new locks installed at A1-IW2, MW-133, MW-198, MW-200, MW-203, and MW-234. A new well lid was installed at MW-234. MW-294 was noted to have broken tabs and a broken rim/lid and will need the monument replaced. The inspection on 10/28/19 noted broken caps at MW-109, MW-410, and MW-512 and a cracked concrete pad at MW-320.
	Need for Maintenance? Replace the monument for MW-294. Install a new cap at MW-109, MW-410, and MW-512.

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Off-Base Well Inspections

Groundwater Monitoring Wells Require Annual Inspection?	Yes
Properly Secured/Locked?	Domestic wells under control of property owners/renters
Need for Maintenance?	No
General Condition:	Acceptable
Monitoring Wells Inspected:	RAW-14, RDW-4, RDW-1, RDW-3, and RDW-6
Off-Base Well Issue Photos:	NA
Photo Location:	NA
Photo:	NA
Comments:	NA

Off-Base LUC Inspection Details

Communication with State and Local Agencies	Communication with State and Local Agencies Required? No.
	Contact Made with the Washington Department of Health (WDOH) Drinking Water Program? No. Off-base LUCs not yet formalized.
	Contact Made with the Washington Department of Ecology (WDOE) Water Resources Program? No. Off-base LUCs not yet formalized.
	Contact Made with the City of Airway Heights Public Works Department? NA
	Contact Made with the City of Airway Heights Planning Department? NA
Off-Base Reconnaissance Conducted?	No
	Comments: Sampling only conducted at above-listed wells, no further reconnaissance conducted.
Any New (as of Current Calendar Year) Notices Filed on Properties Affected by Off-Site Contamination at the Recording Department of the Spokane County Auditor's Office?	No
	Comments: If yes-List address\date of filing\and include copy of notice.
Describe Any Public Outreach Efforts Made during the Current Calendar Year Related to the Site to Inform the Public of Off-Base Conditions that May Pose a Risk to Human Health:	SS039 was discussed at the Restoration Advisory Board meeting in June 2019. The meeting was open to the public.

SS039
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 1,000 2,000 Feet

0 300 600 Meters

- Monitoring Well
- Groundwater Use Restriction Area
- Off-base (SS039 Interim Groundwater Use Restriction Area)
- Installation Boundary

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: NJ | Date Drawn/Revised: 2/18/2020 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	DP022/Waste Disposal N of Bldg 2451
Date and Time of Inspection:	Aug 1, 2019, 1:34:00 PM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site DP022 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: Area is vegetated with weeds and grass. New saplings have been planted just E of MW-279 and north of MW-280. Well locks are rusted but functional.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.63815 Lon: -117.65755
General Observation Photos:	
Direction of Photo:	South
Comments:	These trees were planted inside soil disturbance boundary on the east slope of the site South of MW-279.
Photo Location:	Lat: 47.64233 Lon: -117.64907
General Observation Photos:	
Direction of Photo:	South
Comments:	Photo taken from the Northern end of DP022 next to well DP022-MW-01

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: The wells are all in adequate condition
	Monitoring Wells Inspected: MW-280 MW-278 MW-281 DP022-MW-01

DP022
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 300 600 Feet

0 100 200 Meters

- Monitoring Well
- Interim Soil Disturbance Restriction Area
- Railroad
- Installation Boundary

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 11/27/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	DP024/ Waste Disposal S of Taxiway #10
Date and Time of Inspection:	Aug 6, 2019, 10:30:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site DP024 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: The Site is unchanged from the 2018 inspection. No ground disturbance was observed. No photos are allowed on the flight line.	

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: The well is in good condition
	Monitoring Wells Inspected: DP024-MW-01

DP024
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 100 200 Feet

0 30 60 Meters

Monitoring Well Location

Approximate Extent of Asphalt Pile

Interim Soil Disturbance Restriction Area

Asphalt Pile

High Asphalt Pile

DP024-MW-01

Perimeter Road

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG Date Drawn/Revised: 12/31/2019 Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	DP064/ Construction Debris Landfill/Former Coal Storage Area
Date and Time of Inspection:	Aug 1, 2019, 2:54:00 PM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site DP064 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None** Yes
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: All the wells are in good condition. Settlement of soil was observed on. No human or animal ground disturbance was observed.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.63407 Lon: -117.66096
General Observation Photos:	
Direction of Photo:	West
Comments:	The photo was taken next to MW-197 facing west towards the middle of DP064.
Photo Location:	Lat: 47.63512 Lon: -117.66295

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

General Observation Photos:	
Direction of Photo:	East
Comments:	Large hole approximately 10 inches deep and 1 ft wide on NW side of the site, appears to be from settling. It contains concrete and what looks like an old black flow prevention valve.

Well Inspections

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: Well are in good condition.
	Monitoring Wells Inspected: DP064-MW-01 & DP064-MW-02



DP064
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 200 400 Feet

0 60 120 Meters

- Monitoring Well
- Pipeline
- Railroad
- Former Coal Stockpile Location
- Installation Boundary
- Interim Soil Disturbance Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 11/27/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	RW011/Weapon Storage Area Radioactive Disposal Area
Date and Time of Inspection:	Oct 8, 2019, 9:06:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes Provide Comment if No Map Is Attached (i.e., see map for site RW011 for details of this site):
Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None**
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain: On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain: Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified: N/A
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: Site is secure behind locked gate and soil has not been disturbed according to visual inspection of site.	

Site Photos

Photo Location:	Lat: 47.60805 Lon: -117.64124
General Observation Photos:	
Direction of Photo:	S
Comments:	The ground is not disturbed, and the gate is locked.

RW011
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Aerial Imagery WMS, 6/26/2016

0 400 800 Feet

0 125 250 Meters

- Decommissioned Monitoring Well
- RW011 Areas
- Munitions Storage Area Boundary
- Interim Soil Disturbance Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 11/27/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	SD037/Groundwater and Sediment Contamination at Oil Water Separators
Date and Time of Inspection:	08/30/19, 9:00 AM
Inspected By:	Mark Henry
Company or Organization:	AECOM
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site SD037 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None**
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not applicable If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-wide LUCs. • Inspection within Groundwater LUC boundary for new wells and of existing wells. Maintenance repairs and replacements to be performed as needed.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: No notable or evidence of changes to site were observed. No new wells were installed in 2019. Monitoring wells continue to require some routine maintenance.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

General Observation Photos:	
Direction of Photo:	West
Comment:	General vicinity of Building 2447 bioreactor area
General Observation Photos:	
Direction of Photo:	N/A
Comment:	MW-271 monument sheared off

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

General Observation Photos:	
Direction of Photo:	N/A
Comment:	MW-327 before removing 0.23 feet of PVC

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Monitoring Wells Inspected: 2447-IW1,2447-IW2, 2447-IW3, 2447-IW4, 2447-IW5, BW-2447, BW-2447-2, MMW-2447-1, MMW-2447-2, MP-03, MW-260, MW-261, MW-262, MW-269, MW-270, MW-271, MW-274, MW-275, MW-276, MW-277, MW-278, MW-282, MW-327, MW-330, MW-331, MW-339, MW-340, MW-341, MW-363, MW-462, MW-463, MW-464, MW-465, MW-466, MW-467, MW-468, MW-550, MW-551, MW-552, MW-553, MW-554, MW-555, MW-556, MW-557, MW-558, MW-559, MW-560, MW-561, MW-562, MW-563, MW-564, and MW-565.
	General Condition: All wells are in acceptable condition except for the two identified maintenance issues for MW-271 and MW-327 shown in the photos. Sawed off 0.23 feet of PVC casing and installed a new watertight plug and well lid on MW-327 on 9/4/19. MW-327 are functional following field repairs completed on 9/4/19.
	Need for Maintenance? Yes, Replace the monument for MW-271. Recommend resurveying MW-327 due to potential heaving that may have occurred.

SD037
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 175 350 Feet

0 60 120 Meters

Monitoring Well

SD037 Interim Groundwater Use Restriction Area

Installation Boundary

Bay West
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Drawn By: SG | Date Drawn/Revised: 12/31/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	SR939/Machine Gun Range, Facility 2074
Date and Time of Inspection:	Aug 14, 2019, 1:15:00 PM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site SR939 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date:** None
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	NA
General LUC Inspection Comments: No new soil disturbance observed in LUC inspection boundary. Site is not secure as one man-gate had no padlock on it at the time of inspection.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.63026 Long: -117.6417
General Observation Photos:	
Direction of Photo:	South
Comments:	Photo shows back wall of firing range where soil is exposed. The soil exposure appears to be the same as 2018 LUC inspection.
Photo Location:	Lat: 47.63028 Long: -117.64167
General Observation Photos:	
Direction of Photo:	West
Comments:	Photo shows back wall and west wall of firing range with debris currently in the site.



SR939
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 75 150 Feet

0 25 50 Meters

SR939 Interim Soil Disturbance Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG Date Drawn/Revised: 12/31/2019 Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	TU502/Facility 2160
Date and Time of Inspection:	Aug 7, 2019, 10:20:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site TU502 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None**
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain: No
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance. • Inspection within Groundwater LUC boundary for new wells and of existing wells. Maintenance, repairs, and replacements to be performed as needed.
Off-Site LUC Inspection:	NA
General LUC Inspection Comments: There are no visible changes from the last site inspection in 2018. The site is covered in gravel and weeds and the wells are easy to locate. There was no ground disturbance observed within the LUC boundary.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	Lat: 47.62833 Lon: -117.65193
General Observation Photos:	
Direction of Photo:	South West
Comments:	From NE corner of the site looking at Bong Street
Photo Location:	Lat: 47.62734 Lon: -117.65373
General Observation Photos:	
Direction of Photo:	North
Comments:	South end of site next to MW-15 looking north towards tanks and tower.

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: The wells are in adequate condition. Some older wells have some rust on their monuments, but all wells are secure and accessible.
	Monitoring Wells Inspected: 2160-MW-01 2160-MW-02 2160-MW-03 2160-MW-04 2160-MW-05 2160-MW-06 2160-MW-07 2160-MW-08 2160-MW-09 2160-MW-10 2160-MW-11 2160-MW-12 2160-MW-13 2160-MW-14 2160-MW-15 2160-MW-16

TU502
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 75 150 Feet
0 20 40 Meters

- Monitoring Well
- Interim Groundwater Use Restriction Area
- Interim Soil Disturbance Restriction Area
- Former AST Location
- Former UST Location
- Approximate Extent of 1997 Excavation
- Fence

NOTES:

1) AST - above ground storage tank

2) UST - underground storage tank

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: NJ | Date Drawn/Revised: 11/27/2019 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	TU503/Facility 1212
Date and Time of Inspection:	Aug 12, 2019, 9:21:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site TU503 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None**
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance. • Inspection within Groundwater LUC boundary for new wells and of existing wells. Maintenance, repairs, and replacements to be performed as needed.
Off-Site LUC Inspection:	NA
General LUC Inspection Comments: No soil disturbance observed.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

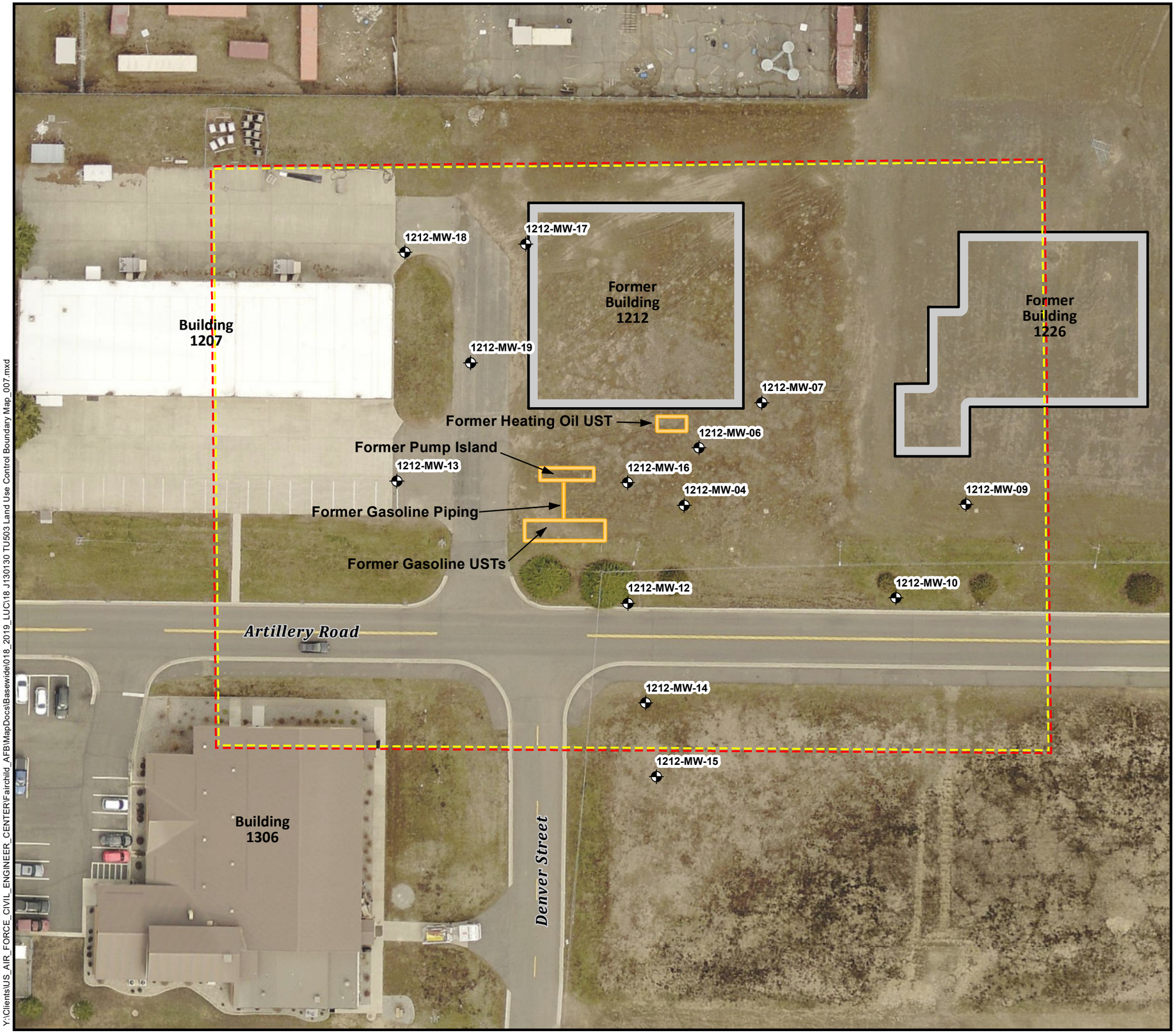
Photo Location:	Lat: 47.60767 Lon: -117.64806
General Observation Photos:	
Direction of Photo:	WEST
Comments:	The photo was taken standing next to MW-09 facing west looking towards building 1012

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? Yes
	General Condition: Wells are in good condition except MW-04 and MW-07 have damaged monuments.
	Monitoring Wells Inspected: 1212-MW-04 1212-MW-06 1212-MW-07 1212-MW-10 1212-MW-12 1212-MW-13 1212-MW-14 1212-MW-15 1212-MW-16 1212-MW-17 1212-MW-18 1212-MW-19

Well Issue Photos	 1212-MW-04: Pad is cracked, and steel collar is cracked such that two of the three bolt holes are broken. (Photo from 2018 inspection)

Well Issue Photos	 1212-MW-07 does not appear to have a concrete pad and the collar is broken. (Photo from 2018 inspection)



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TU503
Land Use Control Boundary Map

Fairchild AFB, WA

Fairchild AFB

WASHINGTON

N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 50 100 Feet
0 15 30 Meters

- Monitoring Well
- Interim Groundwater Use Restriction Area
- Interim Soil Disturbance Restriction Area
- Approximate UST Feature Location
- Approximate Former Building Footprint

NOTES:

UST - underground storage tank

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG | Date Drawn/Revised: 12/31/2019 | Project No. J130130

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	WP036/Contaminated Groundwater and Sediment at Bldg 1454
Date and Time of Inspection:	Oct 8, 2019, 9:42:00 AM
Inspected By:	Jacob Bradley
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site WP036 for details of this site):

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None**
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No If Yes, Explain:
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	Not Required If Yes, Explain:
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-Wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	NA
General LUC Inspection Comments: The site has wildlife and vegetation; a coyote was observed during the inspection. No ground disturbance was found. All wells are in good condition.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos

Photo Location:	N/A
General Observation Photos:	
Direction of Photo:	N/A
Comments:	This photograph shows WP036-MW-02S

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: All wells are in good condition
	Monitoring Wells Inspected: • WP036-MW01S WP036-MW02S WP036-MW03S • WP036-MW04S WP036-MW04D

WP036
Land Use Control Boundary Map

Fairchild AFB, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 100 200 Feet

0 30 60 Meters

Bremerton Road

MSA Patrol Road / Florida Avenue

Former Primary Settling Tank

Former Trickling Filter

Sludge Drying Beds

WP036-MW03S

WP036-MW02S

WP036-MW01S

IMHOFF Tank
(Building 1454)

WP036-MW04S

WP036-MW04D

Georgia Avenue

Albany Street

Monitoring Well

Interim Soil/Sediment Disturbance Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: SG Date Drawn/Revised: 12/31/2019 Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	TS626/Housing Old- Skeet Range
Date and Time of Inspection:	8/2/19 0945hrs
Inspected By:	Jay Burgoon, Megan Riccobono, Contractors
Company or Organization:	AFCEC/CZOM
Site Map Attached?	Yes
	See Attached Map

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: Fairchild Final CSE Phase II**
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	NO
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	NO
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: Site is near a paved jogging path in the Base Housing Area. No evidence of recent soil disturbance.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos:





Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site: TS626 with Monitoring Well



Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: Good
	Monitoring Wells Inspected: MW-316



TS626, TS929
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 200 400 Feet
0 60 120 Meters

Monitoring Well

TS626, TS929 Interim Soil Disturbance Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: NJ | Date Drawn/Revised: 2/5/2020 | Project No. J130130

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Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Information

Site Name/Site ID:	TS929/Skeet Range
Date and Time of Inspection:	8/2/19 0945hrs
Inspected By:	Jay Burgoon, Megan Riccobono, Contractors
Company or Organization:	AFCEC/CZOM
Site Map Attached?	Yes
	See Attached Map

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: Fairchild Final CSE Phase II**
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	NO
	On-Base Change Verified By (Base Representative Name/Organization): On-Base Change Verified:
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	NO
	Off Base Change Verified By (State/Local Representative Name/Organization): Off-Base Change Verified:
On-Site LUC Inspection:	• Facility-wide LUCs • Inspection within Soil LUC boundary for land use changes or soil disturbance.
Off-Site LUC Inspection:	None.
General LUC Inspection Comments: Site is an open field near the Civil Engineer Storage Yard. No evidence of soil disturbance.	

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Site Photos



Site: TS929 with Monitoring Wells



Monitoring Well: MW-302



Monitoring Well: MW-313 2018

Land Use Control Generic Site Inspection Checklist

Fairchild Air Force Base, Washington (EPA ID: WA9571924647)



Monitoring Well: MW-313 2019

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Need for Maintenance? Yes
	General Condition: Signs of erosion at MW-313
	Monitoring Wells Inspected: MW-302, MW-313



TS626, TS929
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery WMS, 6/26/2016

0 200 400 Feet
0 60 120 Meters

Monitoring Well

TS626, TS929 Interim Soil Disturbance Restriction Area

Bay West
Customer-Focused Environmental & Industrial Solutions

Drawn By: NJ | Date Drawn/Revised: 2/5/2020 | Project No. J130130

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