Final
LAND USE CONTROLS
ANNUAL REPORT THROUGH FEBRUARY 2026

Various Sites
Fairchild Air Force Base, Washington

PERFORMANCE-BASED REMEDIATION
FAIRCHILD AIR FORCE BASE, WASHINGTON

Contract FA8903-24-C-0039
June 2026
Revision 00

Prepared for:
AFCEC/CZRW

U.S. Air Force Civil Engineer Center
772nd ESS/PKS
2261 Hughes Avenue, Suite 155
JBSA Lackland, Texas 78236-9853

Prepared by:

Bay West LLC
1450 Energy Park Drive, Suite 300
St. Paul, Minnesota 55108
(651) 291-0456

With Team Partner:

AECOM

TABLE OF CONTENTS

1.0 INTRODUCTION 1-1
1.1 Installation Description 1-1
1.2 Selected Remedy Summary 1-1
2.0 LAND USE CONTROLS 2-1
2.1 Institutional Land Use Controls 2-2
2.1.1 Work Clearance System 2-2
2.1.2 Comprehensive Planning Platform and the Land Use Control Implementation Plan 2-2
2.1.3 Environmental Impact Analysis Process 2-2
2.2 Site-Specific Land Use Control Areas 2-3
2.3 Off-Base Land Use Control Areas 2-3
3.0 LAND USE CONTROL REVIEW AND INSPECTIONS 3-1
3.1 Institutional Land Use Controls 3-1
3.2 Site-Specific Land Use Controls 3-1
3.3 Off-Base Land Use Controls 3-2
4.0 STATUS OF LAND USE CONTROLS 4-1
4.1 Institutional Land Use Controls 4-1
4.1.1 Facility-Wide Land Use Control Results for 2026 4-1
4.2 Site-Specific Land Use Controls 4-1
4.2.1 Site-Specific Land Use Control Results for 2026 4-1
4.3 Off-Base Land Use Controls 4-1
4.3.1 Off-Base Land Use Control Results for 2026 4-1
5.0 CONCLUSIONS AND SUMMARY OF FINDINGS 5-1
6.0 REFERENCES 6-1

List of Tables

Table 1 Fairchild AFB Site-Specific LUC Areas 2-1

List of Figures

Figure 1-1 Basewide Land Use Control Sites

List of Appendices

Appendix A 2026 Land Use Control Site Inspection Checklist Forms and Boundary Maps

ACRONYMS AND ABBREVIATIONS

µg/L.....micrograms per liter
AF103 .....Air Force Form 103
AF813 .....Air Force Form 813
AFB.....Air Force Base
AFCEC.....Air Force Civil Engineer Center
Bay West.....Bay West LLC
CAP.....Cleanup Action Plan
CPP.....Comprehensive Planning Platform
DD.....Decision Document
EIAP.....Environmental Impact Analysis Process
ERP.....Environmental Restoration Program
ESD.....Explanation of Significant Differences
GIS.....geographic information system
ICF .....ICF Technology Inc.
ID .....identification
IROD ..... Interim Record of Decision
LUC..... land use control
LUCIP..... Land Use Control Implementation Plan
NFA..... No Further Action
OU..... Operable Unit
PFAS..... per- and polyfluoroalkyl substances
ROD ..... Record of Decision
RODA..... Record of Decision Amendment
RPM ..... Remedial Project Manager
USACE..... United States Army Corps of Engineers
USAF..... United States Air Force
USEPA..... United States Environmental Protection Agency
WDOE..... Washington Department of Ecology

1.0 INTRODUCTION

The objective of this Land Use Controls (LUCs) Annual Report for 2026 (LUC Report) is to provide results of the 2026 LUC monitoring at Fairchild Air Force Base (AFB) to the United States Environmental Protection Agency (USEPA) and Washington Department of Ecology (WDOE).

LUC reports are used to document effectiveness of required LUCs and to ensure that they are in place. LUC reports also assist with preparing five-year reviews by evaluating effectiveness of LUCs at the sites. The content of this LUC Report is organized 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 institutional LUCs and specific LUCs applied to sites.
- **Section 3.0 Land Use Control Review and Inspections**—Describes review and inspection items involved in determining status of the LUCs.
- Section 4.0 Status of Land Use Controls—Describes LUC deficiencies, if any.
- **Section 5.0 Conclusions and Summary of Findings**—Summarizes management of LUCs at the sites in 2026.
- **Section 6.0 References**—Lists the documents used to develop this LUC Report.

This LUC 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. Therefore, while Fairchild AFB is currently investigating per- and polyfluoroalkyl substances (PFAS), those investigations and controls are not reviewed in this report. PFAS sites currently have no DDs; therefore, no official LUCs specific to these substances have been implemented for specific media. A Land Use Control Implementation Plan (LUCIP) was developed by the United States Air Force (USAF) in December 2024 to define all LUCs contained in this report (USAF, 2024).

1.1 Installation 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, 141st Air National Guard Air Refueling Wing, and over 15 other associated units and encompasses approximately 4,551 acres. Established in 1942, Fairchild AFB has had numerous missions ranging from a repair depot for damaged aircraft returning from World War II, a Strategic Air Command bomber wing during the Cold War, to its current primary mission as the largest air refueling wing in the USAF. Sites with LUCs include debris piles, old skeet ranges, groundwater plumes, and landfills. Fairchild AFB is in a temperate climate with an annual rainfall of approximately 16 inches and a normal annual temperature range of 23 degrees to 83 degrees Fahrenheit.

1.2 Selected Remedy Summary

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

- Operable Unit (OU) 1 Record of Decision (ROD; USEPA, 1993a) — LF002
- OU2 ROD (USEPA, 1993b) — LF001, FT004, and WP003
- OU2 Explanation of Significant Differences (ESD; Bay West LLC [Bay West], 2018a) — LF001, FT004, and WP003

- OU3 ROD (USEPA, 1995) — ST006, SS009, and DP013
- OU3 ESD (Bay West, 2018b) — DP012 and DP013
- No Further Action Decision Document (NFA DD; ICF Technology Inc. [ICF], 1992)
    - DP012 (Historically SW-10)
- Final Interim SS039 ROD (United States Army Corps of Engineers [USACE], 2011)
- LF002 Record of Decision Amendment (RODA; Bay West, 2021) – LF002 LUC update
- WP036 and RW011 ROD (Bay West, 2022)
- TU500 Cleanup Action Plan (CAP; Bay West, 2023a) and TU506 CAP (Bay West, 2023b)

Descriptions of selected remedies and LUC objectives are provided in the associated DDs.

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 current knowledge of sites. These sites include SS009, DP064, SD037, TU502, and off-base LUCs at WP003 and SS039. LUCs have also been proactively established by the USAF for two munitions response sites, TS626 and TS929. These established LUCs are not formalized within any DD but are established at the request of the USEPA and summarized in this report and the LUCIP (AFCEC, 2024). Locations of sites and associated LUC area boundaries are shown on **Figure 1-1**.

2.0 LAND USE CONTROLS

Facility-wide institutional 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 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, Area III (Off-site): Monitoring Well Protection Area
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)*
DP012 (SW-10)	OU3 ROD, OU3 ESD	Soil Disturbance Restriction Area
DP013 (SW-11)	OU3 ROD, OU3 ESD	Soil Disturbance Restriction Area
DP064	None	*Soil Disturbance Restriction Area (Interim)*
SS039 (SS-39)	SS039 IROD	Groundwater Use Restriction Area *Off-Base Groundwater Use Restriction Area (Interim)*
SD037 (SD-37)	None	*Groundwater Use Restriction Area (Interim)*
TU500	TU500 CAP	Soil Disturbance Restriction Area Groundwater Use Restriction Area
TU502	None	*Soil Disturbance Restriction Area (Interim)* *Groundwater Use Restriction Area (Interim)*
TU506	TU506 CAP	Soil Disturbance Restriction Area Groundwater Use Restriction Area
WP036 (WP-36)	WP036 ROD	Soil Disturbance Restriction Area
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.
CAP = Cleanup Action Plan
DD = Decision Document
ESD = Explanation of Significant Differences
ID = identification
IROD = Interim Record of Decision
LUCs = Land Use Controls
OU = Operable Unit
ROD = Record of Decision
RODA = Record of Decision Amendment

*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.

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 two sites at Fairchild AFB because releases from on-base sources extend from the site to off-base properties not owned by the USAF; however, these established LUCs were not formalized in any DDs. Sites with off-base interim LUCs are WP003 and SS039.

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

2.1 Institutional Land Use Controls

Institutional LUCs are intended to prevent exposure to contaminated media at all sites included in **Table 1**. Internal procedures that Fairchild AFB uses and has used to implement the LUCs include, but are not limited to the following, as referenced in the OU2 and OU3 ESDs (Bay West, 2018a; Bay West, 2018b) and in previous LUC Reports (Bay West, 2024).

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 Commander. The Work Clearance System prevents access to, or the use of, contaminated site media and maintains the integrity of current monitoring systems with this administrative control. All AF103 forms are routed for signature through the Air Force Civil Engineer Center (AFCEC) office at Fairchild AFB.

2.1.2 Comprehensive Planning Platform and the Land Use Control Implementation Plan

Currently, LUCs are incorporated into existing land-use planning and management systems on base using a geographic information system (GIS), which allows base organizations access to LUC data. The GIS maps are aggregated into an online database. This database is referred to as the Comprehensive Planning Platform (CPP). The CPP, which has been established at Fairchild AFB as a database and is maintained by USAF, provides critical information about the location of LUC boundaries and the media that is controlled (usually soil or groundwater). To ensure that LUC management takes place and that the presence of LUCs is effectively communicated, the CPP must be reviewed and updated whenever LUCs are amended. The CPP has effectively established communication for current LUCs.

A LUCIP was developed by AFCEC personnel at Fairchild AFB. This document follows the *Policy on Land Use Controls Associated with Environmental Restoration Activities* (United States Department of Defense, 2001). The LUCIP was finalized December 2024.

2.1.3 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. Air Force Form 813 (AF813) initiates the EIAP. The AF103s are also subject to evaluation under the EIAP. The proponent of a proposed action is required to submit the 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 consider the constraints related to ERP sites that were described in the Installation Development Plan and known to the AFCEC Environmental 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 three types of site-specific LUC areas identified in **Table 1**, including soil disturbance restriction area, groundwater use restriction area, and monitoring well protection area. These media-specific areas are intended to define an area of land with protections that are in addition to the administrative LUCs established at Fairchild AFB. All these areas are applied to the LF002 site because it is completely outside Fairchild AFB's installation boundary, and the site contains contaminants in both soil and groundwater that require LUCs for the protection of human health and the environment. These LUCs were memorialized in the LF002 RODA and are included in the CPP. Most sites at Fairchild AFB have only groundwater use restrictions or soil disturbance restrictions (**Figure 1-1**).

2.3 Off-Base Land Use Control Areas

As noted in **Section 2.0**, off-base interim LUCs were proactively established at WP003 and SS039 because releases from on-base sources extend from the site to off-base properties that are not owned by the USAF; however, these LUCs are not memorialized in DDs. In 2021, LF002 off-base LUCs were formalized in the LF002 RODA. Off-base LUCs are planned to be similarly formalized as part of the WP003 RODA. SS039 interim LUCs will also be formalized when a DD is written for the site. Interim off-base LUCs for WP003 and SS039 are included in the CPP and are incorporated in the LUCIP.

3.0 LAND USE CONTROL REVIEW AND INSPECTIONS

Bay West 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. The following sections describe the status of each LUC mechanism for administrative, site-specific, and off-base LUCs in 2026.

3.1 Institutional Land Use Controls

In accordance with the LUCIP, the institutional LUCs are checked by the Fairchild AFB Remedial Project Managers (RPMs) on an as needed basis. A Fairchild RPM uses internal USAF electronic databases to review AF103 forms, otherwise known as “dig permits”. These reviews are conducted on an as needed basis as is stated in the LUCIP Section 2.2.6. A Fairchild RPM also reviews the EIAP Forms or AF813s that are submitted by the EIAP Manager as stated in Section 2.2.5 of the LUCIP (USAF, 2024). To ensure that all work is reviewed, RPMs may also routinely check the Work Task Request system, which is an internal USAF database for work being completed at Fairchild AFB. These three systems form a network of checks to ensure that institutional LUCs are being followed at Fairchild AFB. By reviewing AF103, AF813, and checking the Work Task Request system as needed, Fairchild AFB RPMs maintain the LUCs at Fairchild AFB.

During the evaluation period (March 2025 through February 2026), 88 AF103s were processed through Fairchild’s system. AFCEC reviewed these individual project requests for clearance and approval. Due to size and/or project layout, individual AF103s frequently involved review of multiple ERP sites that were adjacent to one another. The following identify the ERP sites most frequently located/associated with these reviews:

- Site SS039 – 24 reviews
- Voluntary Cleanup Program sites TU500 and TU506 – 9 reviews
- Aqueous Film-Forming Foam sites – 4 reviews

Additionally, 40 AF103s were located in areas where there was known/suspected PFAS in soil and/or shallow groundwater that could impact project direction.

During the evaluation period (March 2025 through February 2026), 33 AF813s were processed through Fairchild’s system. AFCEC reviewed these individual design requests for clearance, input, and approval. Due to size and/or project layout, individual AF813s frequently involved review of multiple ERP sites that were adjacent to one another. The following identify the ERP sites most frequently located/associated with these reviews:

- Site SS039 – 8 reviews
- Aqueous Film-Forming Foam sites – 6 reviews

Additionally, 11 AF813s were identified with areas where there was known/suspected PFAS in soil and/or shallow groundwater that could impact project direction.

3.2 Site-Specific Land Use Controls

Site-specific LUCs were inspected in February of 2026. The completed 2026 LUC Site Inspection Checklist Forms, including site maps, are included in **Appendix A**. Evaluations of site-specific LUCs are presented in **Section 4.2**.

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, DP012, DP013, DP064, TU502, WP036, TS626, TS929, TU500, and TU506.
- 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, TU500, and TU506.
- Inspection of landfill cap or turf/vegetative cover at LF002, LF001, and DP013.
- Inspection within potential VI area for new structures at LF002.
- Inspection of fencing and signage to prevent unauthorized access at LF002.
- Wells at sites LF001, TS626, TS929, ST006, and WP036 were inspected as a courtesy to the USAF to maintain USAF infrastructure.

3.3 Off-Base Land Use Controls

Off-base interim LUCs were proactively established at WP003 and SS039 because releases from on-base sources extend from the site to off-base properties not owned by the USAF; however, the site-specific DDs for SS039 and WP003 were not finalized for 2026. Therefore, permanent off-base LUC procedures were not enforced for those properties. For LF002, the off-base LUCs were finalized in the RODA (2021) and were checked as part of the LF002 site inspection. Off-base LUC inspections were performed and off-base letters were sent for LF002, SS039, and WP003.

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 at SS039, WP003, and LF002.
- Maintenance, repairs, and replacements to be performed as needed for wells at LF002, WP003, and SS039.
- Inspection within potential VI area at LF002 for new structures.
- Letters to property owners were sent for properties within the LUC boundaries at LF002, SS039, and WP003, where groundwater contamination was measured above the maximum contaminant level set by the USEPA. For these sites, specifically the chemicals of conern, maximum contaminant levels are trichloroethene at 5 micrograms per liter (µg/L) and vinyl chloride at 0.2 µg/L (USEPA, 2025).

4.0 STATUS OF LAND USE CONTROLS

Upon completion of the LUC inspections described in **Section 3.0**, the recorded information was compiled and evaluated. The following sections summarize the results of the LUC inspections conducted between March 2025 and February 2026.

4.1 Institutional Land Use Controls

4.1.1 Facility-Wide Land Use Control Results for 2026

No Facility-Wide LUC deficiencies have been noted between the LUC inspections for the calendar year of 2025 and the 2026 LUC inspections. Forms are reviewed on an as needed basis by AFCEC RPMs in accordance with the LUCIP (USAF, 2024). AFCEC personnel did not identify any issues or inconsistencies in the AF103s and AF813s that they reviewed.

4.2 Site-Specific Land Use Controls

4.2.1 Site-Specific Land Use Control Results for 2026

No issues or deficiencies were identified during the site-specific LUC inspections conducted in 2026. Minor ground disturbances from burrowing rodents or other animals were observed at all sites except SS039, TU502, and WP036. Minor ground disturbances due to human activity were limited to tire tracks observed at SD037, ST006, TS929, and TU502, minor surface soil disturbances from snow plowing observed at TU500 and TU506, and a small aboveground garden and compost pile constructed at the south side of DP012. Two small gaps are present in the eastern and southeastern portions of the fence at LF002, likely due to animal activity. Some signage on the fence surrounding LF002 has faded to white such that “KEEP OUT” is less visible, and there is no signage posted at DP012 or DP013 that deters unauthorized digging. Damage to a sewer drain lid was observed at TU506.

4.3 Off-Base Land Use Controls

4.3.1 Off-Base Land Use Control Results for 2026

No issues or deficiencies were identified during LUC inspections conducted at off-base sites in 2026. Minor ground disturbances from burrowing rodents or other animals were observed at WP003; no ground disturbances were observed at SS039 or LF002. During the LF002 site inspection, Bay West staff did not observe any new buildings being constructed. No new wells were observed during the site inspection or when checking the state database for well installations. The USAF provided landowners near LF002, SS039, and WP003 with the latest sampling data for the wells on or near their respective properties on 24 March 2026 as is required by LUCs established in the LF002 RODA (Bay West, 2021) and in accordance with the 2024 LUCIP for SS039 and WP003.

5.0 CONCLUSIONS AND SUMMARY OF FINDINGS

No issues or deficiencies were observed during the February 2026 site LUC inspections. Site-specific LUCs were observed to be functioning as intended, and site-specific LUC objectives are being achieved with the current institutional systems in place.

- Ground disturbances were observed at 14 sites during the LUC inspections. However, all ground disturbances that were observed during site inspections were limited to animal burrows, tire tracks, or perturbations to surface soil due to snow plowing.
    - Animal-created ground disturbances not in landfill caps were left in place. Small animal ground disturbances at LF002 landfill caps were corrected and will continue to be corrected during the quarterly cap inspections.
- A small aboveground compost pile and cinderblock space has been constructed at DP012.
- No groundwater use in restricted groundwater areas was observed during site inspections. There are no deficiencies with LUCs at Fairchild AFB.
- Institutional LUCs are now reviewed solely by USAF personnel as is stated in the LUCIP (USAF, 2024). Bay West has not been notified to date of any deficiencies in the Work Clearance System or in the AFCEC reviews of AF103s and AF813s.
- The CPP has not had any noted deficiencies. There are no noted deficiencies in USAF systems in 2026.

Institutional LUCs and site-specific LUCs are functioning as intended. LUCs are being utilized and followed properly to protect human health and the environment at Fairchild AFB.

6.0 REFERENCES

Air Force Civil Engineer Center (AFCEC), 2024. Land Use Control Implementation Plan (LUCIP) Fairchild Air Force Base, Washington, December.

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.

Bay West, 2021. Final Record of Decision Amendment, Operable Unit 1 LF002 Craig Road Landfill A, Fairchild Air Force Base, Washington. April.

Bay West, 2022. Final Record of Decision Site RW011 (Weapon Storage Area Radioactive Disposal Area) and Site WP036 (Contaminated Groundwater and Sediment at Bldg. 1454), Fairchild Air Force Base, Washington. March.

Bay West, 2023a. Final Voluntary Cleanup Program Consolidated Site TU500 Cleanup Action Plan Site, Fairchild Air Force Base, Spokane, WA. November.

Bay West, 2023b. Final Voluntary Cleanup Program Consolidated Site TU506 Cleanup Action Plan Site, Fairchild Air Force Base, Spokane, WA. November.

Bay West, 2024. Final Annual Report on the Status of Land Use Control in 2024 Fairchild Air Force Base, Washington. June.

Fairchild Air Force Base (AFB), 2008. Fairchild Air Force Base Instruction 32-1001, Preparing Base Civil Engineering Work Clearance Request. April.

Fairchild AFB, 2021. Comprehensive Planning Platform. https://portal.afcec.hedc.af.mil/CP/CPP/

ICF Technology Inc. (ICF), 1992. No Further Action Decision Document for Selected Priority 2 Sites. Fairchild Air Force Base, Washington. September.

USAF, 2024. Final Land Use Control Implementation Plan for Fairchild AFB. December.

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

United States Department of Defense, 2001. Memorandum: Policy on Land Use Controls associated with Environmental Restoration Activities. January.

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.

USEPA, 2025. National Primary Drinking Water Regulations. www.epa.gov/ground-water-and-drinking-water/national-primary-drinking-water-regulations. December.

Figures

Figure 1-1

Basewide Land Use Control Sites

Fairchild Air Force Base, WA





Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 2,300 4,600 Feet

0 0.5 1 Kilometers

- Groundwater Use Restriction Area
- Interim Groundwater Use Restriction Area
- Off-base (SS039 Interim Groundwater Use Restriction Area)
- Soil Disturbance Restriction Area
- Interim Soil Disturbance Restriction Area
- Land Use Control Area I: Groundwater Use and Soil Use
- Land Use Control Area II: Groundwater Use
- Land Use Control Area III: Monitoring Well Protection
- Installation Boundary

Bay West

Drawn By: DL Date Drawn/Revised: 6/1/2026 Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

Appendix A

2026 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

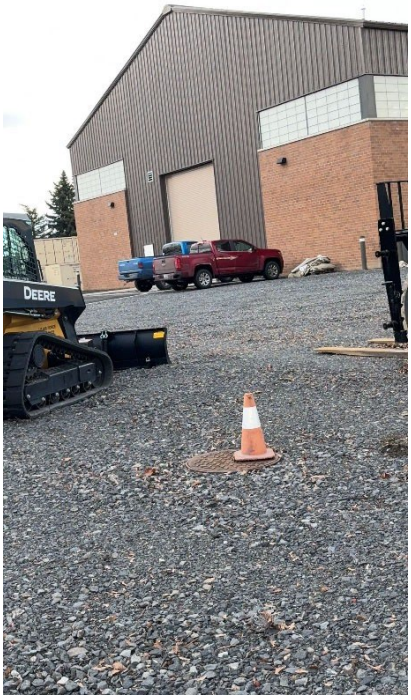
Site Name/Site ID:	DP012/Disposal Area Near WANG Test Cell
Date and Time of Inspection:	2/9/2026 at 1550
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site DP012 for details of this site): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: NFA DD 1992, OU3 ROD 1995, OU3 ESD 2019** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	Changes observed If Yes, Explain: Small garden and compost pile developed on south side of site.
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspect signage to prevent unauthorized digging. • Inspect turf/vegetative cover • Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments: There is no significant soil disturbance from humans at DP012. There is burrowing from rodents on the south side of the site. A small garden and compost pile have been developed since 2025. The south side of the site has moderate vegetative cover; however the area where subsurface work presents the most hazard has been paved and vegetation cannot be inspected. The building and parking area are completely fenced with no signage to prevent unauthorized digging.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	Northwest Corner 47.619432, -117.666732
General Observation Photos:	
Direction of Photo:	Southeast
Comments:	This photo shows the northwest corner of DP012, within the fence.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South side of site 47.618138, -117.66662
General Observation Photos:	
Direction of Photo:	North
Comments:	This photo shows animal burrows on the south side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South side of site 47.618654, -117.666481
General Observation Photos:	
Direction of Photo:	South
Comments:	This photo shows a small garden built from cinder blocks on the south side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South side of site 47.618479, -117.666706
General Observation Photos:	
Direction of Photo:	Northwest
Comments:	Compost pile on south side of site

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Southwest Corner 47.618655, -117.666466
General Observation Photos:	
Direction of Photo:	North
Comments:	This photo shows the southwest corner of the site and a clear view of the south side of the facility.

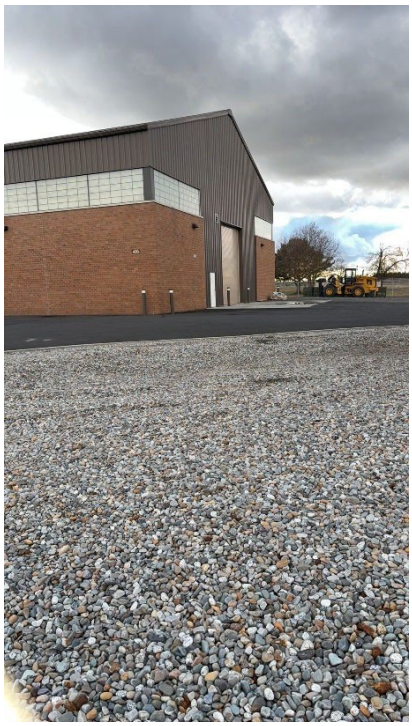
Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Southeast Corner 47.618606, -117.665732
General Observation Photos:	
Direction of Photo:	Northwest
Comments:	This photo shows the southeast corner of the site and a small shed behind the main facility.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Northeast Corner 47.619354, -117.665764
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	This photo shows the northeast corner of the site and a clear view of the entrance to the facility.

Land Use Control Generic Site Inspection Checklist

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

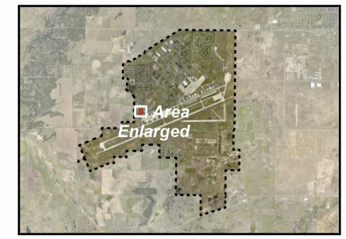
Photo Location:	North entrance to DP012 47.619547, -117.666107
General Observation Photos:	
Direction of Photo:	South
Comments:	This photo shows a general overview of the site entrance.

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?	
	Vegetative Cover?	Yes
		Adequately established? Yes
		Trees/Shrubs Present? Some trees around the perimeter of the Site and one by the small shed.
		Number: 4
		Average Diameter (in): 4-6 inches
		Comments: All vegetative cover looks to be in okay condition. Most of the vegetation at the site is weeds. Trees are mostly found around the borders of the site except for the tree by the shed see photo on page seven.

DP012
Land Use Control Boundary Map

Fairchild Air Force Base, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 100 200 Feet
0 30 60 Meters

- Interim Soil Disturbance Restriction Area
- Approximate Location Sodium Valves Found (Summer 2015)
- Approximate Location of Above Ground Garden and Compost Pile

Bay West

Drawn By: EL | Date Drawn/Revised: 5/26/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

Land Use Control Generic Site Inspection Checklist

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

Site Information

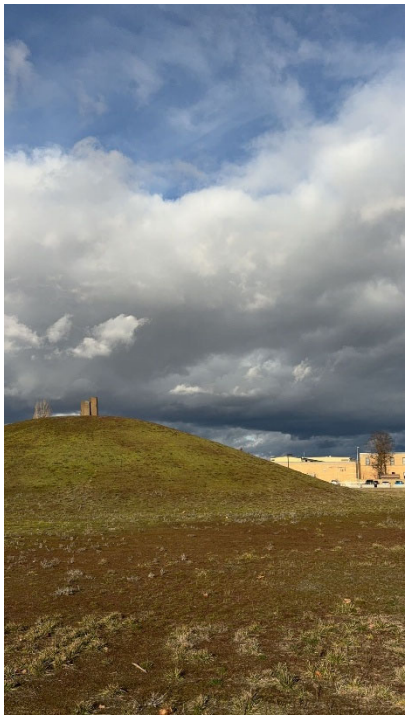
Site Name/Site ID:	DP013/Disposal Area at Warrior Park
Date and Time of Inspection:	2/9/2026 at 1430
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site DP013 for details of this site): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995, OU3 ESD 2019** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspect turf/vegetative cover. • Inspect signage to prevent unauthorized digging. • Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments: There have been no significant ground disturbances on this site and no human disturbance observed. The only soil disturbance present is occasional animal burrowing from rodents. The vegetation cover throughout the site is consistent. No signs are posted to prevent unauthorized digging. There were no changes to land use in 2026 at DP013.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	South side of site 47.629056, -117.65299
General Observation Photos:	
Direction of Photo:	North
Comments:	Photo shows the main hill from the north. No ground disturbance was observed.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South side of site 47.629183, -117.652183
General Observation Photos:	
Direction of Photo:	N/A
Comments:	Photo shows animal burrows on south side of site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	West side of site 47.629424, -117.65263
General Observation Photos:	
Direction of Photo:	West
Comments:	Photo shows some animal burrows on the west side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	North side of site 47.629758, -117.652486
General Observation Photos:	
Direction of Photo:	South
Comments:	Photo shows an overview of the north side 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?	
	Vegetative Cover?	Yes
		Adequately established? Yes
		Trees/Shrubs Present? Some trees around the perimeter of the site
		Number: 3
		Average Diameter (in): 4-6 inches
		Comments: All vegetative cover looks to be in decent condition. Most vegetation on the site consists of weeds. Trees and shrubs are only found around the borders of the site.

DP013
Land Use Control Boundary Map

Fairchild Air Force Base, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 100 200 Feet

0 30 60 Meters

Approximate Location of Disposal Pits With Engine Valves

Interim Soil Disturbance Restriction Area

Approximate Location of Buried Scrap Metal

Bay West

Drawn By: EL | Date Drawn/Revised: 5/26/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/10/2026 at 1215 2/11/2026 at 1130
Inspected By:	Kalley Elwell
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): N/A

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 changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments: There have been no significant ground disturbances on this site and no human disturbance observed. The only soil disturbance present is occasional animal burrowing from rodents. The vegetative cover throughout the site is consistent. There were no changes to land use in 2026 at DP064.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	Northeast Corner 47.636297, -117.663424
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	This photo shows the access road that runs through the eastern side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Center of site 47.635518, -117.664254
General Observation Photos:	
Direction of Photo:	South
Comments:	This photo shows an overview of the center of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	West side of site 47.634508, -117.665665
General Observation Photos:	
Direction of Photo:	West
Comments:	This photo shows the west side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Center of site 47.634357, -117.663795
General Observation Photos:	
Direction of Photo:	West
Comments:	This photo shows an example of animal burrowing on the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South end of the site 47.634229, -117.660949
General Observation Photos:	
Direction of Photo:	West
Comments:	This photo shows an overview of the south side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	RV Parking 47.635750, -117.663314
General Observation Photos:	
Direction of Photo:	East
Comments:	This photo shows an overview of the parking lot well locations.

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? No
	Need for Maintenance? No
	General Condition: All wells are in good condition. The gasket for DP064-MW-02 was not properly secured when initially observed. The gasket has been replaced in DP064-MW-02 and all wells are now properly secured/locked.
	Monitoring Wells Inspected: DP064-MW-01 and DP064-MW-02.

Land Use Control Generic Site Inspection Checklist

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

Well Photos

Photo Location:	DP064-MW-02
Photo:	
Comments:	Gasket replaced at DP064-MW-02.

Land Use Control Generic Site Inspection Checklist

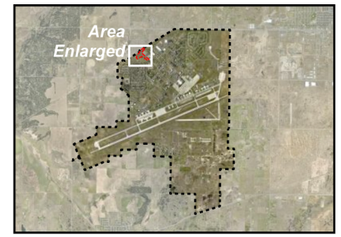
Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Photo Location:	DP064-MW-01
Photo:	
Comments:	DP064-MW-01 in good condition.



DP064
Land Use Control
Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 200 400 Feet

0 50 100 Meters

- Monitoring Well
- Pipeline
- Railroad
- Coal Area
- Soil Disturbance Restriction Area
- Installation Boundary

Bay West

Drawn By: EL | Date Drawn/Revised: 5/22/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_

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:	2/9/2026 at 1145
Inspected By:	Kalley Elwell
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): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU2 ROD 1993, OU2 ESD 2019** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• 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.
General LUC Inspection Comments: There have been no significant ground disturbances on this site and no human disturbance observed. The only soil disturbance present is occasional animal burrowing from rodents. There is consistent vegetation cover throughout the site. There were no changes to land use in 2026 at FT004.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	N/A
General Observation Photos:	N/A
Direction of Photo:	N/A
Comments:	No photography allowed on the flight line by unauthorized personnel.

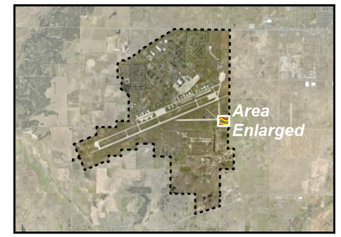
Well Inspection

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: MW-01, MW-02, MW-03, MW-04, MW-50, MW-100, MW-151, MW-152, MW-153, MW-154, MW-156, MW-225, MW-226, MW-227, MW-246, MW-247, MW-248, MW249A, MW-249B, MW-249C, MW-250A, MW-250B, MW-250C, MW-251A, MW-251B, MW-251C, MW-252A, MW-252B, MW-252C, SMW-05, DMW-05, SMW-10, DMW-10, SMW-10
Well Issue Photos	Comments: No issues observed. No photography allowed on the flight line by unauthorized personnel.



FT004
Land Use Control
Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 100 200 Feet

0 25 50 Meters

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

Bay West

Drawn By: EL | Date Drawn/Revised: 5/22/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/9/2026 at 0930
Inspected By:	Kalley Elwell
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): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Documents and Dates: OU2 ROD 1993, OU2 ESD 2019, LF001 RACR 2019** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspect fencing and signage to prevent unauthorized access. • Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments: There have been no significant ground disturbances on this site and no human disturbance observed. The only soil disturbance present is occasional animal burrowing from rodents. There are no gaps under the fencing north of the site. The monitoring wells are all in good condition. The vegetation cover throughout the site is consistent. There were no changes to land use in 2026 at LF001.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	N/A
General Observation Photos:	N/A
Direction of Photo:	N/A
Comments:	No photography allowed on the flight line by unauthorized personnel.

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: MW-128, MW-131, MW-132, MW-167, MW-168, and MW-309
Well Issue Photos	No issues observed
	Photo: N/A
	Comments: No photography allowed on the flight line by unauthorized personnel.

Access Controls

Describe Access Control or Lack Of:	The LF001 site is within the flight line of Fairchild AFB and has strict control of access to the site.
Fencing Adequate?	Fencing around the flightline is well maintained and in good condition.
Number and Types of Gates Adequate:	Gates are maintained by the United States Air Force and the National Guard. They are well maintained and in working condition
Comments:	All access controls are working as intended to limit access to the site.

LF001
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 150 300 Feet

0 50 100 Meters

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

Bay West
Customer-Focused Environmental & Industrial Solutions

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

Perimeter Road

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\MapDocs\Basewide\018_2019_LUC\02 J130130 LF001 Land Use Control Boundary Map_007.mxd

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:	2/11/2026 at 1530 2/20/2026 at 0930
Inspected By:	Kalley Elwell
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): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU1 ROD 1993, OU1 ESD 1995, CRL ESD 2016, LF002 RODA 2021** Decision documents were reviewed.
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	Off Base Change Verified By (State/Local Representative Name/Organization): N/A Off-Base Change Verified: N/A
On-Site LUC Inspections:	• 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: The LF002 site is in good condition – including the landfill cap and building. The fence surrounding the property has minor gaps along the east edge and in the southeast corner. There is vegetative cover present across the site with sparse animal burrows. There were no changes to land use in 2026 at LF002.	

Land Use Control Generic Site Inspection Checklist

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

Landfill Inspection

Landfill Cover/Containment *Attach map showing areas of settlement/bulges, cracks, erosion, holes, and/or problems with vegetative or alternative cover, if applicable.*	Landfill Cover/Containment Present? Yes	
	Settlement or Bulges Observed?	No settling was observed
		Aerial Extent: N/A
		Comments: N/A
	Cracks Observed?	No cracks observed
		Average Length: N/A
		Average Width: N/A
		Average Depth: N/A
		Comments: N/A
	Erosion Observed?	Some minor creep observed
		Aerial Extent: N/A
		Comments: The soil creep is from water saturation on steeper slopes of the landfill caps. It is slow-moving and not a concern.
	Holes in Cover Observed?	No
		Number: N/A
		Average Depth: N/A
	Vegetative Cover?	Yes, there is vegetative cover.
		Adequately established? Yes
		Trees/Shrubs Present? Yes
		Number: 30
		Average Diameter (in): 3-10
		Comments: Vegetation consists of native grasses that were planted at the time of landfill cap construction. There are several trees concentrated at the center of the site not in the landfill cap. Some weeds have encroached into the site.
	Alternative Cover?	No
		Construction Material: N/A
		Comments: N/A

Access Controls

Describe Access Control or Lack Of:	The entire site is fenced with access limited to one locked gate.
Fencing Adequate?	There were two gaps observed under the fencing. Some sections along the east edge of the site have a gap underneath it. Additionally, near the southeast corner, there is a larger gap and an animal trail leading to it (presumed from coyotes). All other sections of the fence are in acceptable condition.
Number and Types of Gates Adequate:	One gate allows access to the site from Craig Road.
Signs and Other Security Measures Adequate:	Signs are posted every 30 feet on the fence. The “KEEP OUT” portion of the sign has now faded to white.
Comments:	Site is secure and access is limited by the gate.

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	Southern Well Cluster 47.631251, -117.606602
General Observation Photos:	
Direction of Photo:	West
Comments:	Overview of southern well cluster in LF002.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Northern Well Cluster 47.635160, -117.607231
General Observation Photos:	
Direction of Photo:	East
Comments:	Overview of northern well cluster in LF002.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Southwest Corner 47.630249, -117.609500
General Observation Photos:	
Direction of Photo:	West
Comments:	Gap underneath the gate and the animal trail behind.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	East Edge of Site 47.630429, -117.604249
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Gap visible underneath the fence along the east edge of site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Access gate on Craig Road 47.635526, -117.604170
General Observation Photos:	
Direction of Photo:	West
Comments:	Signage on the Front gate of Craig Road Landfill (LF002).

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Left of Main Access Gate 47.635282, -117.604048
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Sign on fence surrounding Craig Road Landfill (LF002).

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Treatment Facility 47.635523, -117.606931
General Observation Photos:	
Direction of Photo:	West
Comments:	Overview of on-site facility.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Center of Site 47.633741, -117.607423
General Observation Photos:	
Direction of Photo:	West
Comments:	Cluster of trees in center of LF002.

Land Use Control Generic Site Inspection Checklist

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

On-Site Well Inspections

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? No; new lock needed at NDA-09.
	Need for Maintenance? Yes
	General Condition: Wells are generally in good condition unless noted in the comments.
	Monitoring Wells Inspected: MW-17, MW-23, MW-63, MW-69, MW-74, MW-77, MW-94, MW-95, MW-96, MW-140, MW-600A, MW-600B, NDA-01, NDA-05, NDA-06, NDA-07, NDA-08, NDA-09, NDA-10, NDA-11, NDA-12, NDA-13, NDA-14
	Extraction Wells Inspected: EW-02, EW-03, EW-04, EW-05, EW-06, EW-07, EW-09, EW-10, EW-11, EW-12, EW-14, RW-13, RW-14
	Landfill Gas Wells Inspected: VMP-09B, VMP-024B, VMP-28B, VMP-33B
	Comments: Wells are generally in good condition. The hinge is broken in RW-18 and will need repair. RW-17 and NDA-09 need new J-plugs. NDA-09 has no padlock and needs a new one applied. In 2025, new bolts were added to repair NDA-01, NDA-06, NDA-05, and NDA-03.

Land Use Control Generic Site Inspection Checklist

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

On-Site Well Photos

Photo Location:	RW-18
Photo:	
Comments:	Hinge broken – otherwise in good condition.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	RW-16
Photo:	
Comments:	RW-16 in good condition.

Land Use Control Generic Site Inspection Checklist

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

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
	Contact Made with the Washington Department of Ecology (WDOE) Water Resources Program? No
	Contact Made with the City of Airway Heights Public Works Department? No
	Contact Made with the City of Airway Heights Planning Department? No
Off-Base Reconnaissance Conducted?	Yes
	Comments: The WDOE website was reviewed for well development within the LUC boundary of LF002 and no new wells for the calendar year of 2025 or 2026 were reported. During the inspection of the VI Boundary 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 notices found on county auditor site for properties within the monitoring well protection area.
	Comments: N/A
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:	RAB meeting scheduled for April 2026.

Off-Site 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-78, MW-80, MW-82, MW-83, MW-84, MW-85, MW-101, MW-115, MW-116, MW-117, MW-118, MW-127, MW-135, MW-139, MW-141, MW-601 and MW-602
	Comments: All wells are in good condition. In 2025, there were repairs completed on off-site wells. A major repair was completed at MW-82. A lock was added to MW-101 and a J-plug added to MW-079. In addition to the repairs, two landfill gas wells were decommissioned, VMP-1 and VMP-2.

Land Use Control Generic Site Inspection Checklist

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

Off-Site Well Photos

Photo Location:	MW-141
Photo:	
Comments:	MW-141 in good condition.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-139
Photo:	
Comments:	MW-139 in good condition.

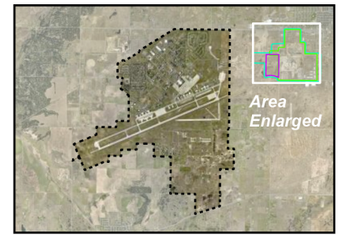
Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-82
Photo:	
Comments:	MW-82 in good condition. Repair completed in 2025.

LF002
Land Use Control Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 600 1,200 Feet

0 200 400 Meters

- Extraction Well
- Monitoring Well
- Municipal Well
- Railroad
- USAF Property
- Parcel Boundary
- Land Use Control Area I: Groundwater Use and Soil Use
- Land Use Control Area II: Groundwater Use
- Land Use Control Area III: Monitoring Well Protection

Bay West

Drawn By: EL | Date Drawn/Revised: 5/28/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/10/2026 at 1030 2/11/2026 at 1415
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site SD037 for details of this site): N/A

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 changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspection within Groundwater LUC boundary for new wells and of existing wells. Maintenance repairs and replacements to be performed as needed.
General LUC Inspection Comments: There have been no ground disturbances on this site and vegetative cover is consistent. A few tire tracks were observed between the 2451 and 2447 buildings. There were no changes to land use in 2026 at SD037.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	Far East Area 47.637313, -117.651310
General Observation Photos:	
Direction of Photo:	Northeast
Comments:	Overview of far east section of SD037

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	North Corner 47.638638, -117.656734
General Observation Photos:	
Direction of Photo:	South
Comments:	Overview of north corner of SD037.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Field between building 2447 and building 2451 47.637507, -117.658287
General Observation Photos:	
Direction of Photo:	Southeast
Comments:	Overview of the field between building 2447 and building 2451.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Southeast well cluster 47.636045, -117.656924
General Observation Photos:	
Direction of Photo:	Southeast
Comments:	Overview of the southeast well cluster

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Southeast well cluster 47.635542, -117.657214
General Observation Photos:	
Direction of Photo:	West
Comments:	Overview of the southeast well cluster

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, unless otherwise noted in this report.
	Monitoring Wells Inspected: 2447-IW1, 2447-IW2, 2447-IW3, 2447-IW4, 2447-IW5, 2447-IW6, 2447-IW7, 2447-IW8, 2447-IW9, 2447-IW10, 2447-IW11, 2447-IW12, 2447-IW13, 2447-IW14, 2447-IW15, 2447-IW16, 2447-IW17, 2447-IW18, 2447-IW19, 2447-IW20, 2447-IW21, 2447-IW22, 2447-IW23, 2447-IW24, 2447-IW25, 2447-IW26, 2447-IW27, 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-329, 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-545, MW-546, MW-547, MW-548, MW-549, 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, MW-565, MW-566.
	General Condition: All wells are in good condition unless otherwise noted in this report. The gasket on MW-557 and MW-558 were replaced. Well 2447-IW6 has all three bolts sheared off. In 2025, a major repair was completed at MW-561. The well vault was replaced and a new concrete pad was poured. The PVC riser in MW-561 was cut down to accommodate a J-plug on the riser inside the new vault. In 2025, minor repairs were made to several wells in SD037. Casing cap was added to 2447-IW23, 2447-IW21, 2447-IW3, MW-269, 2447-IW16, 2447-IW5, 2447-IW13, 2447-IW14, 2447-IW15, MW-270, 2447-IW17, 2447-IW18, 2447-IW12, MMW-2447-2, 2447-IW6, and MW-545. Bolts were added to 2447-IW1, MW-556, MW-561, and MW-545. Repairs were not possible on MW-554, MW-558, 2447-IW11, 2447-IW7, 2447-IW9, and 2447-IW10 due to sheared bolts.
	Need for Maintenance: Yes, 2447-IW6 needs the vault replaced. Sheared bolts need maintenance at MW-554, MW-558, 2447-IW11, 2447-IW7, 2447-IW9, and 2447-IW10.

Land Use Control Generic Site Inspection Checklist

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

Well Issue Photos

Photo Location:	MW-340
Photo:	
Comments:	MW-340 is in good condition

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-557
Photo:	
Comments:	Gasket replaced in MW-557.

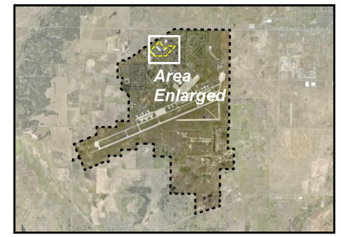
Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-2447-IW6
Photo:	
Comments:	All three bolts are sheared off. Unable to open cap on the inner riser.

SD037
Land Use Control Boundary Map

Fairchild Air Force Base, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 300 600
Feet
Meters
0 100 200

Monitoring Well

SD037 Interim Groundwater Use Restriction Area

Installation Boundary

MW-281
MW-280
MW-279
MW-282
MW-330
MW-331
MW-275
MW-274
MW-564
MW-562
MW-558
MW-565
MW-557
MW-561
MW-560
MW-554
MW-467
MW-553
MW-563
MW-559
MW-276
Westover St
Spaatz Rd
Twinning Ave
Ent St
See Inset
BUILDING 2451
BUILDING 2452
BUILDING 2447
BUILDING 2411
BUILDING 2455
Depot Ave
P.O.L Rd
P.O.L Rd

INSET

MW-462
MW-277
MW-463
MW-556
MMW-2447-1
IW-13
IW-341
IW-14
IW-09
IW-08
IW-06
IW-07
MW-555
2447-IW2
2447-IW5
IW-15
MW-363
IW-16
2447-IW1
MW-464
IW-10
MMW-2447-2
MW-552
2447-IW4
MW-270
MW-271
MW-328
MW-550
IW-11
MW-545
MP-03
MW-329
MW-339
MW-327
IW-19
2447-IW3
MW-551
MW-465
IW-12
IW-20
IW-17
MW-261
IW-18
MW-260
MW-466
MW-549
MW-468
BW-2447-2
MW-269
MW-546
MW-340
MW-547
BW-2447
IW-24
MW-262
IW-25
IW-26
IW-23
MW-276
IW-27
MW-566
IW-22
MW-548
IW-21

Bay West

Drawn By: EL | Date Drawn/Revised: 5/26/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/10/2026 at 1315 2/11/2026 at 1445
Inspected By:	Kalley Elwell
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): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995, OU3 ESD 2019** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• 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.
General LUC Inspection Comments: No significant ground disturbances observed at this site. The only soil disturbances present are occasional animal burrowing from rodents and tire tracks located at the east side of this site. The vegetative cover throughout the site is consistent. There were no changes to land use in 2026 at SS009.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	West side of site 47.626124, -117.662298
General Observation Photos:	
Direction of Photo:	East
Comments:	Overview of SS009 from Nebraska St.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	East edge of Site 47.626106, -117.661549
General Observation Photos:	
Direction of Photo:	West
Comments:	Overview of SS009 from the east side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Center of site 47.626124, -117.661631
General Observation Photos:	
Direction of Photo:	West
Comments:	Example of animal burrows on the site.

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: All wells are in good condition.
	Monitoring Wells Inspected: SS009-MW-01, SS009-MW-02, SS009-MW-03

Well Photos

Photo Location:	SS009-MW-01
Photo:	
Comments:	SS009-MW-01 in good condition.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	SS009-MW-02
Photo:	
Comments:	SS009-MW-02 in good condition.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	SS009-MW-03
Photo:	
Comments:	SS009-MW-03 in good condition.

SS009
Land Use Control Boundary Map

Fairchild Air Force Base, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

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

Drawn By: EL | Date Drawn/Revised: 5/26/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/11/2026 at 0830
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site SS039 for details of this site): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: IROD 2011** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	Off Base Change Verified By (State/Local Representative Name/Organization): N/A Off-Base Change Verified: N/A
On-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.
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 land use changes were observed. Vegetative cover is consistent across all three SS039 plumes. There were no disturbances observed and minor repairs were completed during the inspection. There were no changes to land use in 2026 at SS039.

Land Use Control Generic Site Inspection Checklist

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

On-Base Site Photos

Photo Location:	North edge of site 47.642178, -117.636787
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Overview of northern most edge of site on base.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	North edge of site 47.642546, -117.635931
General Observation Photos:	
Direction of Photo:	West
Comments:	Overview of well location on northernmost edge of site on base.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Center of north site 47.634817, -117.639746
General Observation Photos:	
Direction of Photo:	Southeast
Comments:	Overview of the center of the north SS039 site

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South edge of the north site 47.630557, -117.638286
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Overview of the south end of the north SS039 site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	92/141 MXS Site 47.628751, -117.648034
General Observation Photos:	
Direction of Photo:	North
Comments:	Overview of well location on north side within the center SS039 site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Southeast Site 47.620496, -117.668005
General Observation Photos:	
Direction of Photo:	East
Comments:	Overview of west edge within the southeast SS039 site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Southeast Site 47.621034, -117.658380
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Overview of far east edge within the southeast SS039 site.

Land Use Control Generic Site Inspection Checklist

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

On-Base Well Inspections

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Monitoring Wells Inspected: A1-IW1, A1-IW2, A1-IW4, A1-IW5, A1-IW6, A1-IW7, A1-IW8, A1-IW9, A1-IW10, A1-IW12, A1-IW13, A1-IW14, A1-IW15, A1-IW17, A1-IW-18, A1-IW-19, A3-IW2, A3-IW5, A3-IW7, A4-IW1, A4-IW2, A5-IW1, A5-IW2, AI-IW16, MP-31, MW-065, MW-093, MW-109, MW-133, MW-134, MW-164, MW-165, MW-171, MW-198, MW-199, MW-200, MW-201, MW-202, MW-231, MW-232, MW-233, MW-234, MW-235, MW-245, MW-253, MW-289, MW-290, MW-291, MW-292, MW-293, MW-294, MW-296, 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-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-346, MW-347, MW-348, MW-349, MW-350, MW-352, MW-353, MW-354, MW-355, 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-38, MW-380, MW-381, MW-382, MW-383, MW-384, MW-385, MW-389, MW-390, MW-393, MW-394, MW-398, MW-399, MW-400, MW-401 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-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, MW-539, MW-540, MW-542, MW-543, MW-544, MW-CSM-A, MW-CSM-B, RAW-14, RDW-1, RDW-3, RDW-4, RDW-6, MW-356, MW-391, MW-396, MW-386, MW-388, MW-450, MW-541, MW-091, MW-263, MW-264, MW-265, MW-295, MW-297, MW-387, MW-392, MW-404, MW-203.
	General Condition: The majority of wells are in good condition. Monitoring well A4-IW1 has a J-plug that is stuck and 2/3 bolts are sheared off, one bolt added during inspection. The vault on MW-366 also has minor damage. While observing SS039, there were bolts added to A1-IW-18, MW-369, MW-514, MW-093, MW-366, and A4-IW1. The gasket was also replaced on MW-514, MW-415, MW-093, and MW-366. In 2025, minor repairs were made to several wells in SS039. Casing cap was added to MW-414, A1-IW-18, and MW-200. Bolts were added to MW-408, MW-407, MW-171, A1-IW-7, MW-511, MW-503, MW-358, MW-364, MW-365, MW-416, MW-410, MW-411, A3-IW-7, A3-IW-2, MW-351, MW-456, MW-454, MW-527, MW-438, MW-429, MW-405, MW-389, MW-368, MW-460, MW-421, and MW-422. The bolts were sheared and repair was not possible at A1-IW-19 and MW-424. A lock was added or replaced on MW-233, MW-232, MW-415, MW-231, MW-292, MW-289, MW-290, MW-198, MW-199, MW-065, MW-295, MW-296, MW-300, A5-IW-2, MW-301, MW-303, A1-IW-18, and MW-200. In 2025, there were major repairs made to MW-298, MW-CSM-B, MW-409, ME-291, MW-294, MW-322, and MW-542. One well, MW-091, was decommissioned in 2025. Additionally, MW-398 was found to have been destroyed.
	Need for Maintenance: Yes, MW-366 vault is broken.
	Access Issues: Bay West was unable to locate MP-09.

On-Base Well Photos

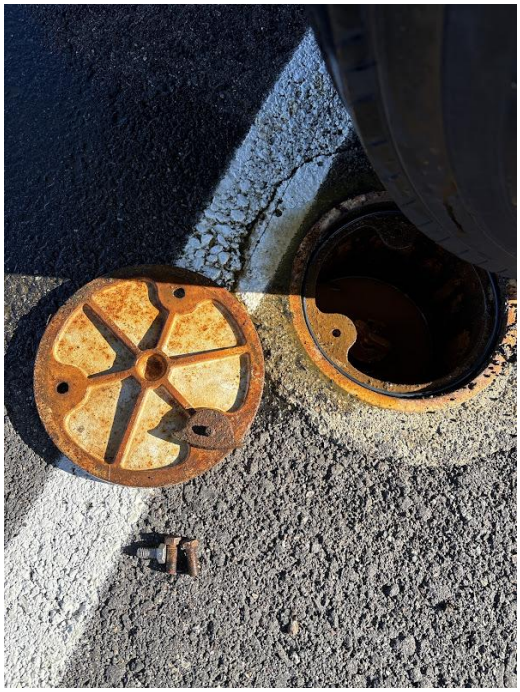
Photo Location:	MW-514
Photo:	
Comments:	Bolts and gasket replaced.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-415
Photo:	
Comments:	Gasket replaced.

Photo Location:	MW-093
Photo:	
Comments:	Bolts and gasket replaced.

Photo Location:	MW-366
Photo:	
Comments:	Bolts and gasket replaced. Vault is broken.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	A4-IW1
Photo:	
Comments:	J-plug is stuck. Bolts replaced.

Land Use Control Generic Site Inspection Checklist

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

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?	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:	A RAB meeting is scheduled for April 2026.

Land Use Control Generic Site Inspection Checklist

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

Off-Base Site Photos

Photo Location:	Off-Base Field 47.643201, -117.639064
General Observation Photos:	
Direction of Photo:	North
Comments:	General site photo of field where off-base wells are located.

Land Use Control Generic Site Inspection Checklist

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

Off-Base Well Inspections

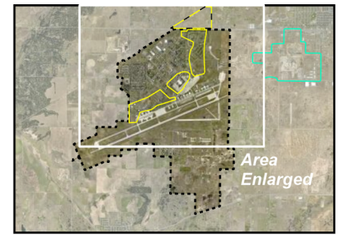
Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes. Domestic wells under control of property owners/renters.
	Monitoring Wells Inspected: MW-541, MW-540, MW-542, MW-543, MW-544
	General Condition: All wells are in acceptable condition
	Need for Maintenance: No
	Access Issues: No access issues

Off-Base Well Photos

Photo Location:	MW-542
Photo:	
Comments:	The bollard in the foreground had been dislodged from the ground and tipped over. This bollard was re-erected and anchored in the soil during major repairs in June 2025.

SS039
Land Use Control Boundary Map

Fairchild Air Force Base, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 1,650 3,300 Feet

0 500 1,000 Meters

- Monitoring Well
- Groundwater Use Restriction Area
- Off-base (SS039 Interim Groundwater Use Restriction Area)
- Land Use Control Area III: Monitoring Well Protection
- Installation Boundary

Bay West

Drawn By: EL	Date Drawn/Revised: 5/22/2026	Project No. J230736

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:	2/10/2026 at 1145 2/11/2026 at 1200
Inspected By:	Kalley Elwell
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): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU3 ROD 1995, OU3 ESD 2019** Decision documents were reviewed.
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments: No significant ground disturbances were observed and vegetative cover on the perimeter of the site is consistent. Tire tracks are present on the southeast edge of the site, resulting in an uneven ground surface. There were no changes to land use in 2026 at ST006.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	North Corner 47.635435, -117.660127
General Observation Photos:	
Direction of Photo:	South
Comments:	This photo shows the fuel storage tanks and an overview of the north side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	West Corner 47.634821, -117.661426
General Observation Photos:	
Direction of Photo:	Southeast
Comments:	This photo shows the fuel storage tanks and an overview of the west side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South Corner 47.633509, -117.659306
General Observation Photos:	
Direction of Photo:	West
Comments:	This photo shows an overview of the west side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	East Corner 47.634322, -117.658570
General Observation Photos:	
Direction of Photo:	West
Comments:	This photo shows the fuel storage tanks and an overview of the east side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Access gate to storage tanks 47.633325, -117.659132
General Observation Photos:	
Direction of Photo:	West
Comments:	Signage on the access gate.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South Corner
General Observation Photos:	
Direction of Photo:	West
Comments:	Tire tracks on the south corner of the site.

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? Yes, bollard repairs.
	General Condition: All wells are in decent condition. One bollard askew at MW-207. Two bollards missing at MW-195.
	Monitoring Wells Inspected: MW-207 and MW-195

Land Use Control Generic Site Inspection Checklist

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

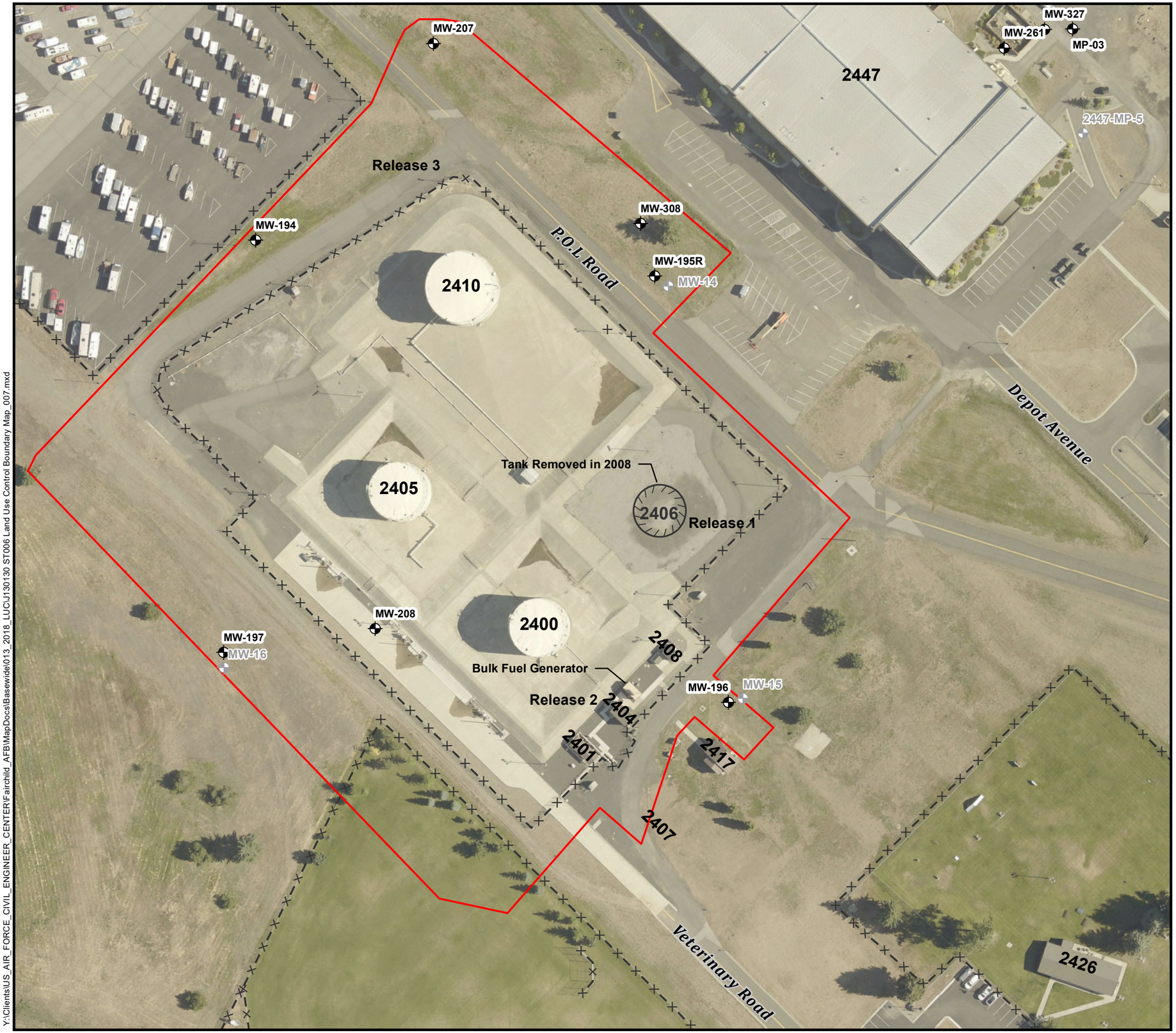
Well Photos

Photo Location:	MW-195
Photo:	
Comments:	MW-195 in good condition. Only one bollard present.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-207
Photo:	
Comments:	MW-207 is in good condition. One bollard askew.



ST006
Land Use Control Boundary Map

Fairchild AFB, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 100 200 Feet

0 30 60 Meters

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

- Shows the building number. For example 2447 is Building 2447

Bay West
Customer-Focused Environmental & Industrial Solutions

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

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\MapDocs\Basewide\013_2018_LUC\J130130 ST006 Land Use Control Boundary Map_007.mxd

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:	2/10/2026 at 1000 2/11/2026 at 1230
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site TS626 for details of this site): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None**
Land Use Change On-Base: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A Off-Base Change Verified: N/A
On-Base LUC Inspection:	• Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments (note if ground disturbance observed in Soil LUC boundary): No significant ground disturbances were observed and vegetative cover is consistent. The only soil disturbances present are occasional animal burrowing from rodents towards the southern end of the site. There were no changes to land use in 2026 at TS626.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	North Park Area 47.639493, -117.637582
General Observation Photos:	
Direction of Photo:	North
Comments:	Overview of north park area of TS626.

Photo Location:	South Side 47.638287, -117.636629
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Overview of south side of site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South Side 47.638407, -117.636942
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Animal burrows on the south side of TS626.

Land Use Control Generic Site Inspection Checklist

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

Well Inspections

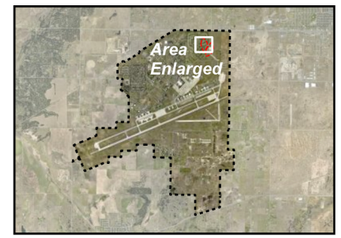
Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? No
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: MW-316 in good condition.
	Monitoring Wells Inspected: MW-316

Well Photos

Photo Location:	MW-316
Photo:	
Comments:	MW-316 in good condition.

TS626
Land Use Control Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 150 300 Feet

0 50 100 Meters

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

MW-505
MW-425
MW-424
MW-423
MW-316
MW-314
TS626
TS929
PINE STREET
SYCAMORE STREET
KAMIAKIN TRAIL
Kamiakin Trail
CATALPA ROAD
OBSTACLE ROAD
OAK STREET
LINDEN AVENUE
WALNUT STREET
TEMPLE ROAD
SPORTS RANGE ROAD
ORONO ROAD

Bay West

Drawn By: EL | Date Drawn/Revised: 5/22/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/10/2026 at 0915 2/11/2026 at 1230
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site TS929 for details of this site): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: None**
Land Use Change On-Base: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Base LUC Inspection:	• Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments: No significant ground disturbance was observed and vegetative cover is consistent. Tire tracks on the northeast edge of the site and sporadic rodent burrows and comprise the minor ground disturbances at the site. There were no changes to land use in 2026 at TS929.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	Sport Range Road 47.635799, -117.633757
General Observation Photos:	
Direction of Photo:	West
Comments:	Overview of Sport Range Rd

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	East side of site 47.637140, -117.633116
General Observation Photos:	
Direction of Photo:	West
Comments:	Minor soil disturbance on east side of site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	North side of site 47.638758, -117.632342
General Observation Photos:	
Direction of Photo:	South
Comments:	Overview of north side of site.

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? No
	Properly Secured/Locked? Yes
	Need for Maintenance? No
	General Condition: Both wells are in good condition.
	Monitoring Wells Inspected: MW-313 and MW-302

Well Photos

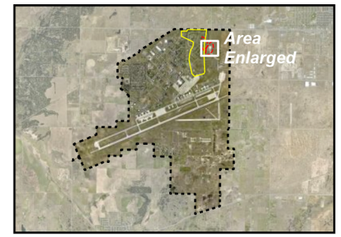
Photo Location:	MW-313
Photo:	
Comments:	MW-313 in good condition.

Photo Location:	MW-302
Photo:	
Comments:	MW-302 in good condition.



TS929
Land Use Control Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 150 300 Feet

0 50 100 Meters

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

Bay West

Drawn By: EL | Date Drawn/Revised: 5/22/2026 | Project No. J230736

Y:\Clients\US AIR FORCE CIVIL ENGINEER CENTER\Fairchild AFB\Projects\Basewide\031 LUC 2026 Report\Fairchild AFB LUC 2026 Report.aprx

Land Use Control Generic Site Inspection Checklist

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

Site Information

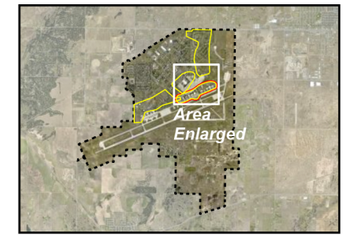
Site Name/Site ID:	Consolidated Site TU500
Date and Time of Inspection:	2/9/2026 at 1045 and 1500
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: Consolidated Site TU500 Cleanup Action Plan** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A Off-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspection within LUC boundary for new and existing wells. Maintenance repairs and replacements to be performed as needed.
General LUC Inspection Comments: No significant land use changes were observed. Photos of the site were not collected due to it's location within the AFB flight path. There was some asphalt damage observed near the MW-524 area. Minor soil disturbance from plowing snow was observed near Hangar 1005. Vegetative cover was generally consistent, apart from the area surrounding 2035-MW-06 where it was very minimal and vehicle tracks were present. There were no changes to the land use in 2026 at TU500.	

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes
	Monitoring Wells Inspected: EDF-MP-5, EDF-MP-6, EDF-MW-9, MW-568, MW-569, 2035-MW-06, 2035-MW-07, MMW-1012-4, MMW-1019-3, MMW-1013-3, MW-189, MW-190, MW-516, MW-517, MW-518, MW-519, MW-520, MW-521, MW-522, MW-523, MW-524, MW-525, MW-534, MW-535, MW-568, MW-569, MW-570, WDF-MP-1, WDF-MP-7, WDF-MP-11, WDF-MP-13, MW-373, MW-374, MW-375, MW-67, MW-68, MW-31.
	General Condition: All wells are in acceptable condition. Photos of the wells were not collected due to all wells being within the AFB flight path. Water draining was observed causing sediment deposits over MW-374. In 2025, minor repairs were made to several wells in TU500. Casing cap was added to EDF-MP-9 and WDF-MP-13. Bolts were added to 2035-MW-06, MW-519, MW-375, EDF-MP-6, and WDF-MP-13. A lock was replaced on MW-300. A temporary vault lid was applied at MW-068. A significant number of wells were decommissioned, including MMW-1019-2, MMW-1019-1, MMW-1019-4, MMW-1017-2, MMW-1017-4, MMW-1015-1, MMW-1015-4, MMW-1013-1, MMW-1013-2, MMW-1013-4, WDF-MP-06, WDF-MP-14, WDF-MP-15, 2035-MW-05, 2035-MW-09, EDF-MP-1, EDF-MP-4, EDF-MP-3, EDF-MP-8, EDF-MP-7, 2035-MW-11, 2035-MW-10, 2035-MW-01, WDF-MP-09, WDF-MP-10, WDF-MP-12, MW-183, MMW-1012-1, and MMW-1012-2.
	Need for Maintenance: N/A
	Access Issues: No access issues

TU500
Land Use Control Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 400 800
Feet
Meters
0 100 200

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

Bay West

Drawn By: EL Date Drawn/Revised: 5/22/2026 Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/10/2026 at 1245 2/11/2026 at 1345
Inspected By:	Kalley Elwell
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): N/A

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 changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• 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.
General LUC Inspection Comments: No significant ground disturbances were observed. The vegetative cover varies throughout the site with locations in the southeast section having minimal cover. There are some vehicle tracks in the north corner of the site. There were no changes to land use in 2026 at TU502.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	North Corner 47.628323, -117.652465
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Overview of north corner and tire tracks causing a soil disturbance

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	South Corner 47.627014, -117.653156
General Observation Photos:	
Direction of Photo:	Northeast
Comments:	Overview of the south corner of the site.

Photo Location:	East Corner
General Observation Photos:	
Direction of Photo:	West
Comments:	Photo shows the sparse vegetation at the site and the gravel backfill at the surface of the site

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: All wells are in good condition. Gaskets were replaced in 2160-MW-11 and 2160-MW-14. In 2025, 2160-MW-02 was decommissioned.
	Monitoring Wells Inspected: 2160-MW-01, 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

Well Photos

Photo Location:	2160-MW-14
Photo:	
Comments:	Gasket replaced

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	2160-MW-11
Photo:	
Comments:	Gasket replaced

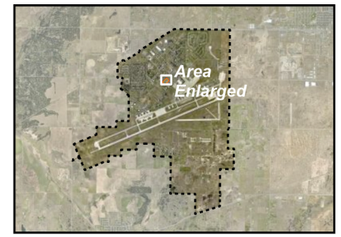
Land Use Control Generic Site Inspection Checklist

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

Photo Location:	2160-MW-15
Photo:	
Comments:	2160-MW-15 in good condition.

TU502
Land Use Control Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 90 180 Feet

0 30 60 Meters

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

Notes:
AST = above ground storage tank
UST = underground storage tank

Bay West

Drawn By: EL | Date Drawn/Revised: 5/22/2026 | Project No. J230736

Land Use Control Generic Site Inspection Checklist

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

Site Information

Site Name/Site ID:	Consolidated Site TU506
Date and Time of Inspection:	2/9/2026 at 1015 and 1515
Inspected By:	Kalley Elwell
Company or Organization:	Bay West
Site Map Attached?	Yes
	Provide Comment if No Map Is Attached (i.e., see map for site TU506 for details of this site): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: Consolidated Site TU506 Cleanup Action Plan** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No significant changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspection within LUC boundary for new and existing wells. Maintenance repairs and replacements to be performed as needed.
General LUC Inspection Comments: There have been no significant ground disturbances on this site. There is a minor soil disturbance near Gate 60 Road and Cato Road due to snow plowing. There are sparse rodent burrows from rodents visible on the east side of the site. Vegetative cover is fairly consistent with significantly more gravel deposited on the south side of Boston Ave. There is a damaged sewer drain with the lid ajar surrounded by cones near MW-527.	

Well Inspection

Wells Inspections	Groundwater Monitoring Wells Require Annual Inspection? Yes
	Properly Secured/Locked? Yes - except MW-I09 and MW-176.
	Monitoring Wells Inspected: MW-055, MW-I09, MW-I10, MW-176, MW-198, MW-199, MW-370, MW-371, MW-526, MW-527, MW-528, MW-529, MW-531, MW-532, MW-567
	General Condition: Both bolts (Allen key-type) are missing on MW-I09 and the flush-mount well was submerged under water. A photo for MW-109 was not collected due to it's location within the AFB flight path. One bolt is missing on MW-176 (Allen key-type). Unable to repair during LUC inspection. In 2025, minor repairs were completed to wells in TU506. Locks were replaced or added at MW-198 and MW-199. Bolts were added to well MW-527.
	Need for Maintenance: Yes

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	Field near MW-200 47.62036, -117.6593
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	The photo shows an overview of the field on the east side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	East side of site 47.62071, -117.660016
General Observation Photos:	
Direction of Photo:	East
Comments:	Gravel near Boston Ave

Well Photos

Photo Location:	MW-528
Photo:	
Comments:	This photo shows MW-528 in good condition.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-119
Photo:	
Comments:	This photo shows MW-119 in good condition.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	MW-200
Photo:	
Comments:	This photo shows MW-200 in good condition.

TU506
Land Use Control Boundary Map

Fairchild Air Force Base, WA



Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 250 500 Feet
0 75 150 Meters

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

Bay West

Drawn By: EL | Date Drawn/Revised: 5/22/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/9/2026 at 1215 and 1630
Inspected By:	Kalley Elwell
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): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: OU2 ROD 1993, OU2 ESD 2019** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
Land Use Change Off-Site: ***See off-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	Off Base Change Verified By (State/Local Representative Name/Organization): N/A Off-Base Change Verified: N/A
On-Site LUC Inspection:	• 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.
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 significant ground disturbance was observed on- or off-base and vegetative cover is consistent. Site photos were not collected due to the site's location within the AFB flight path. There is minor burrowing by rodents on the airfield, and significantly less burrowing on the off-base side. The off-base field was plowed, allowing easy access to monitoring wells. There were no changes to land use in 2026 at WP003.

Land Use Control Generic Site Inspection Checklist

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

On-Site Wells

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-12, MW-11, MW-99, MW-102, MW-103, WP-1, WP-2, WP-3.On-site well photos were not collected due to their location within the AFB flight path.

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 are not yet formalized.
	Contact Made with the Washington Department of Ecology (WDOE) Water Resources Program? No, off base LUCs are not yet formalized.
	Contact Made with the City of Airway Heights Public Works Department? No, off base LUCs are not yet formalized.
	Contact Made with the City of Airway Heights Planning Department? No, off base LUCs are not yet formalized.
Off-Base Reconnaissance Conducted?	Yes
	Comments: No new off base buildings, wells, or excavations were observed withing the LUC inspection boundary. Off-base well inspections are discussed on page 4.
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, notices are filed every year after sampling with the property owners. The notices for WP003 were sent out 5/7/2025.
	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 RAB meeting is scheduled for April 2026.

Land Use Control Generic Site Inspection Checklist

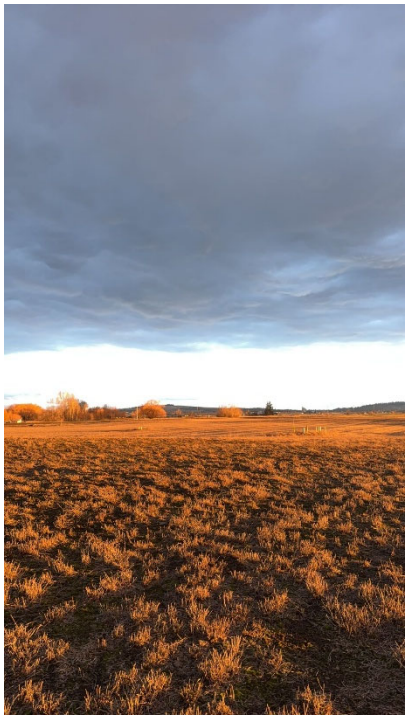
Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Off-Base Site Photos

Photo Location:	Off-Base Field 47.618523, -117.621834
General Observation Photos:	
Direction of Photo:	West
Comments:	The photo shows an overview of the field where the off-base wells are located.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	Off-Base Field 47.619506, -117.623074
General Observation Photos:	
Direction of Photo:	South
Comments:	The photo shows an overview of the field where the off-base wells are located.

Off-Base 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. In 2025, the locks were replaced on OW-3, MW-243, EW-01, MW-147, MW-241, OW-1, MW-245A.
	Monitoring Wells Inspected: MW-120, MW-147, MW-241, MW-242, MW-243, MW-244, MW-245A, MW-245B, MW-256, MW-257 MW-258, OW-1, OW-2, OW-3

Land Use Control Generic Site Inspection Checklist

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

Off-Base Well Photos

Photo Location:	MW-245A
Photo:	
Comments:	This photo shows MW-245A in good condition.

Land Use Control Generic Site Inspection Checklist

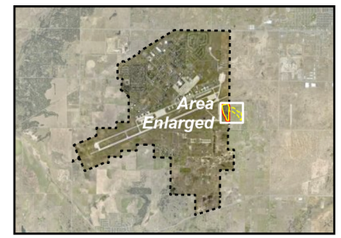
Fairchild Air Force Base, Washington (EPA ID: WA9571924647)

Photo Location:	OW-1
Photo:	
Comments:	This photo shows OW-1 in good condition.

Photo Location:	OW-3
Photo:	
Comments:	This photo shows OW-3 in good condition.

WP003
Land Use Control
Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 200 400 Feet

0 50 100 Meters

- Monitoring Well
- Extraction Well
- Decommissioned Monitoring Well
- Residential Well
- Installation Boundary
- WP003 Groundwater Use Restriction Area
- WP003 Soil Disturbance Restriction Area

Bay West

Drawn By: EL | Date Drawn/Revised: 5/26/2026 | Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx

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:	2/10/2026 at 0815 2/11/2026 at 1300
Inspected By:	Kalley Elwell
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): N/A

Acknowledgment of Inspector's Review of Current Decision Document:	**Decision Document and Date: WP036 & RW011 ROD (OU7)** Decision documents were reviewed
Land Use Change On-Site: ***See on-base LUC inspection details section for additional information.***	No changes observed If Yes, Explain: N/A
	On-Base Change Verified By (Base Representative Name/Organization): N/A On-Base Change Verified: N/A
On-Site LUC Inspection:	• Inspection within Soil LUC boundary for land use changes or soil disturbance.
General LUC Inspection Comments: There have been no significant ground disturbances on this site and no human disturbance observed. Access is limited by the MSA fence. The vegetation cover throughout the site is consistent. There were no changes to land use in 2026 at WP036.	

Land Use Control Generic Site Inspection Checklist

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

Site Photos

Photo Location:	West side of site 47.609806, -117.637875
General Observation Photos:	
Direction of Photo:	East
Comments:	Overview of the west side of the site.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	East side of site
General Observation Photos:	
Direction of Photo:	Southwest
Comments:	Overview of the east side of the site.

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: All wells are in good condition.
	Monitoring Wells Inspected: WP036-MW01S, WP036-MW02S, WP036-MW03S, WP036-MW04S, WP036-MW04D

Well Photos

Photo Location:	WP036-MW-02S
Photo:	
Comments:	WP036-MW-02S in good condition.

Land Use Control Generic Site Inspection Checklist

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

Photo Location:	WP036-MW-03S
Photo:	
Comments:	WP036-MW-03S in good condition.

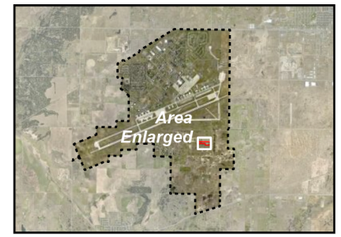
Land Use Control Generic Site Inspection Checklist

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

Photo Location:	WP036-MW-01S
Photo:	
Comments:	WP036-MW-01S in good condition.

WP036
Land Use Control Boundary Map

Fairchild Air Force Base, WA



N
W E
S

Map Projection: NAD 1983 UTM Zone 11N, Meters
Basemap: ESRI World Imagery Vantor (3/16/2024)

0 125 250 Feet

0 30 60 Meters

Monitoring Well

Interim Soil/Sediment Disturbance Restriction Area

Bay West

Drawn By: EL	Date Drawn/Revised: 5/26/2026	Project No. J230736

Y:\Clients\US_AIR_FORCE_CIVIL_ENGINEER_CENTER\Fairchild_AFB\Projects\Basewide\031_LUC_2026_Report\Fairchild_AFB_LUC_2026_Report.aprx