DEPARTMENT OF THE AIR FORCE
AIR FORCE CIVIL ENGINEER CENTER
JOINT BASE SAN ANTONIO LACKLAND TEXAS

06 Nov 17

MEMORANDUM FOR DISTRIBUTION

FROM: AFCEC/CZOP
10471 20th Street, Suite 317
JBER AK 99506-3240

SUBJECT: CY2016 Annual Land Use Control (LUC) and Institutional Control (IC) Monitoring at Joint Base Elmendorf-Richardson (JBER)

References: (a) DP98 Record of Decision, Section 12.2.3.4, May 2004
(b) OU6 Explanation of Significant Differences, Section 4.3.1.3, Mar 2007
(c) Memorandum to the Site File for OUs 1, 2, 4, and 5, Section 4, Jan 2010

1. This letter serves as the annual monitoring report on the status of LUCs/ICs in place on JBER-Elmendorf (JBER-E) and JBER-Richardson (JBER-R). The Air Force ensures compliance with LUCs by conducting periodic monitoring and site inspections. Formal LUC/IC inspections occur annually on JBER during late spring through early fall and are typically conducted by contract. A total of 55 sites were formally inspected. Random site inspections are also conducted throughout the year by JBER Restoration staff.

2. The sites on JBER-E that were inspected in 2016 include: CG509, CG527, CG529, CG530, CG536, CG539, CG543, CG551/SO550, CG702, DP098, FT023, LF002, LF003, LF004, LF059, PL081, SD015, SD024, SD025, SD029, SO507, SO508, SO510, SS418, SS522, ST032, ST036, ST037, ST041, ST048, ST068, ST408, TS003, TU091, TU107, and WP014. The discrepancies identified at these sites are summarized in Attachment 1.

The sites on JBER-R that were inspected in 2016 include: AT029, AT035, AT052, CG039, DA089, DP009, SS013, SS019, SS041, SS044, SS090, TU037, TU043, TU064, TU101, TU102, TU103, XE023, and XU022. The discrepancies identified at these sites are summarized in Attachment 2.

Please note that the completed LUC inspection forms are included in the 2016 Field Activities Report or in the Land Use Control Inspection Report. Unless a discrepancy was corrected on the spot, it will be included in the 2017 RA-O & Monitoring Letter Work Plan and addressed in the 2017 field season.

3. In addition to formal inspections, JBER also employs a LUC educational program and relies on information from contractors and base personnel on potential discrepancies. As an example, the breach of the JBER-R SS090 LUC came to light when a base contractor informed us of the situation while coordinating on a dig permit for a different construction project. This exchange

of information allowed us to rapidly respond and perform repairs to the liner and cap to minimize any threat of exposure.

4. Separate controls are in place and enforced to prevent inappropriate soil and groundwater exposure at restoration sites. JBER requires all projects that result in soil disturbance to follow 673rd Wing Instruction 32-1007, *Safeguarding Utilities from Damage*, dated 03 Jul 2013 and 673d Wing Instruction 32-7003, *Land Use control Management*, dated 19 May 2011. Both instructions require the proponent to obtain an approved Base Civil Engineer Work Clearance Request (673 WG Form 3) prior to conducting any work on the Base. This form is also referred to as a dig permit. It is required for ANY project in which mechanized equipment penetrates or disturbs the ground (including vacuum excavation), or hand digging activities that penetrate deeper than 4 inches into the ground.

5. A total of 413 dig permits were reviewed by this office in CY2016 (250 on JBER-E and 163 on JBER-R). Of those, 42 were for activities that occurred on open restoration sites, or sites that had LUCs/ICs, potential to impact groundwater monitoring wells, or had other environmental requirements (30 on JBER-E and 12 on JBER-R). There were 20 dig permits issued for environmental projects. No projects required approved Storm Water Pollution Prevention Plans that were reviewed by the JBER Environmental Quality section. There was one activity that required the potential use of dewatering. Unless it was specifically noted no soil was removed from the sites. The dig permits with the above mentioned environmental requirements are summarized and presented as Attachment 3.

6. JBER requires certificates of compliance for every dig permit. These certificates are presented to the proponent during review of the dig permit and provide site-specific information on LUCs and other applicable environmental requirements. The proponent is required to return the signed certificate within 30 days of completing the project signifying that they have compiled with the requirements. As of the date of this letter we have received 212 signed certificates or a 51% return rate which is 4% less than last year, but much better than the 31% that were returned in 2012. Additional efforts are being made to ensure that the return rate improves.

7. If you require additional information, or if you have any comments or questions, please contact me at (907) 384-2984.

DONALD R. AIDE, GS-12
Restoration Project Manager

DISTRIBUTION:
EPA Region X – Operations Office (Ms. Sandy Halstead)
ADEC-SPAR CS Programs DoD Oversight (Mr. Louis Howard)

Attachments:
1. JBER-E LUC/IC Inspection Discrepancies
2. JBER-R LUC/IC Inspection Discrepancies
3. JBER Dig Permits with Special Requirements

Attachment 1: JBER-E LUC/IC Inspection Discrepancies

Site	Discrepancies
CERCLA Sites:	
DP098	Well 41755WL-03, which had one bolt sheared off. The bolt could not be removed and appears to be stuck in the casing lid. The outer casing was secured with a second bolt and the well is protected. The inner well casing of 41655WL-08 was cut down to a level below the top of the outer casing and the outer lid was secured.
FT023	A bolt was added to well FS-52 and the well was secured. All other wells were in good condition except for well 407MW-01, which requires replacement of the outer metal casing. The well is covered but cannot be secured with bolts, however it is protected.
LF002	A tree continues to grow through the open gate at the east access point to the site.
LF003	A small amount of trash (plastic water bottles) was located and removed from the hill on the east side of the site.
SD015	There was evidence of approximately 6 small fires located at the site. The fires appeared to have been small and most likely resulting from military training in the area.
SD029	The parking area on the south side of Building 16716 was under construction with paving activities and utility installation. The old parking area was demolished and the entire ground surface has been disturbed. A new bolt was placed on well IS6-01. One bolt hole is stripped out, but the outer casing is secure with one bolt.
ST037	A few areas of construction activities that included ground disturbances were noted: 1) disturbance around an electrical box near the intersection of Jerstad Ave and Arctic Warrior, 2) construction activities related to utility installation at the intersection Sijan Ave. and Arctic Warrior, and 3) a section of asphalt was cut near well 61WL-04 along Sijan Ave. None of the disturbances were in areas of known or suspected contamination. Repairs were made at well OU5MW-34 and the inner PVC casing was repaired to enable the well to be sampled. Well OU5MW-15 was cut down during maintenance activities.
ST041	Kiosk is still intact, but still needs some repairs. The inner PVC casing of well ST041-10R was cut down so that the outer casing lid could be secured. It was confirmed that well ST41-ES02 no longer exists. All other monitoring wells were in good condition and secured. Well ST41SW-30 cannot be located due to marshy area and overgrown groundcover.
WP014	The inner PVC casing of well OU6MW-46 was cut down so that the outer casing lid could be secured.
State Sites:	
CG509	Some smell of fuel behind the small "valve house", at pipe with insulation around it. Trash material and creosote logs present. Peeling paint on "valve house".
CG527	Two small (~10 x 10 foot) excavations were located on the eastern portion of the site and were approximately 3-4 feet deep. Excavations were a result of 2016 site characterization work being conducted by Weston Solutions. The lock was replaced on well 538BV-04. Well 61WL-02 could not be located; there was evidence of new asphalt and it is possible the well was paved over.

Attachment 2: JBER-R LUC/IC Inspection Discrepancies

Site	Discrepancies
CERCLA Sites:	
AT029	Field appears to have been tilled in the recent past. Some frozen pools of water observed Vegetation is short, appears to be re-growing after disturbance.
AT035	AT35NWZ missing, parking lot in place smells of diesel at former site. AT035-MW1 missing. AP4592, not observed.
CG039	Large information sign providing details about SVE system & contamination at the site is in disrepair. Though it has been re-hung, much of the sign is fading,
DA089	2 of the 3 protective bollards surrounding monitoring well AP-3870 are broken; one lying on the ground, the other severally bent. No damage to the well
SS044	The interior PVC cap of monitoring well AP-3231 was missing during the time of the 2016 inspection/sampling effort.
State Sites:	
TU101	The concrete bases of MWs AP-3876 and AP-3880 have cracked and will be re-poured to secure outer casing in the spring of 2017. No apparent issues with the stability of the well and outer casing were observed at the time of inspection.

Attachment 3: Dig Permits with Special Requirements

Description	Site, Well or OU#	Environmental Comments
SS013 & SS119 Field Investigation	SS013 & SS119	Felled trees limbed, stacked; coordinate with Forestry. Adhere to USFWS MBTA guidelines
Install monitoring well, drill soil borings on RV lot	DA090	No soil removal. Potentially contaminated area. Already permitted to clear
Sewer Repair at dump station	OT092	Potential contaminated area, potential to encounter abandoned fuel pipeline
Geotech Borings at water plant	TU101	Must protect wells. Potentially contaminated area
Install 4 poles E of hangar 5	SD031 & SS054	No soil removal. Potentially contaminated area
Soil Sampling at 14410	SD027	No soil removal. Potentially contaminated area. Must protect well
Building 14410 Geotech Borings	OU4W	No soil removal unless sampled. Potentially contaminated area. Need to see sampling plan
GCI Trench by Boniface Gate	SA100	No soil removal. Potentially contaminated area
Fire Station 6 addition	OU4E & ST420	No soil removal. Potentially contaminated area
Monitoring well decommissioning at DP098	DP098	No soil removal. Potentially contaminated area.
Monitoring well decommissioning at Nike Site Summit (upper & lower)	SS047	No soil removal. Potentially contaminated area.
Place bollards south of Bldg. 13373, fill sinkhole near SS522	SS043 & SS522	No soil removal. Potentially contaminated area.
Place bollards south of bldg. 13373, between SS043 and SS522	SS043 & SS522	No soil removal. Potentially contaminated area.
Excavate for pipeline work	OU4W	No soil removal. Potentially contaminated area
Electrical trench on Sijan between 20th and Rickenbacker	61WL-04	Must protect well.
Replace Light Poles along Arctic Valley Rd	n/a	Storm water protection. Felled trees limbed, stacked; coordinate with Forestry and Cultural Resources. Adhere to USFWS MBTA guidelines.
Replace wire through existing conduit, trench to transformer pad	SS047	No soil removal. Potentially contaminated area. Felled trees limbed, stacked; coordinate with Forestry and Cultural Resources. Adhere to USFWS MBTA guidelines
PFC monitoring well installation to about 30 ft at Corrosion Control Hanger (Bldg. 6263- south side).	ST037	Potentially contaminated area.

Attachment 3: Dig Permits with Special Requirements

Description	Site, Well or OU#	Environmental Comments
Replace fire hydrant S of the Hush House	ST410	No soil removal. Potentially contaminated area
Electrical trench by Bldgs. 11540, 10551 & Heritage Circle	ST020	No soil removal. Potentially contaminated area
Remove hydrant and pour pit cover	ST079	Protect storm drains. No soil removal. Potentially contaminated area
Repair GOV fuel station	ST502	No soil removal. Potentially contaminated area
Comm Line installation at Bldg. 710	n/a	No soil removal. Potentially contaminated area.
Remove 3 1,000 gallon USTs from north side of Bldg. 796	SS001	No soil removal. Potentially contaminated area.
PFC project install monitoring well near Cherry Hill Ditch (30 ft depth)	n/a	Potentially contaminated area.
PFC project install monitoring well in Cherry Hill Ditch N of 25th St.	n/a	Potentially contaminated area.
Install waterliner, vault & hydrant E of Bldg. 14410, SE of Bldg. 14400, S of Bldg 14431. 14 ft depth.	SD027, ST505, & ST511	No soil removal. Potentially contaminated area
Fuel Line work E-W RW overrun	n/a	ADEC dewatering permit required
Remove USTS W of Bldg. 740	TU064	No soil removal. Potentially contaminated area
Remove ISTS N & S of Bldg. 750	TU064	No soil removal. Potentially contaminated area
Trench N of Bldg 7201	ST502	No soil removal. Potentially contaminated area
Repair Bldg 16716 parking lot	SD029	No soil removal. Potentially contaminated area
Non-invasive water fowl survey at Eagle River Flats	XU022	No soil removal. Potentially contaminated area
Sediment sampling at Eagle River Flats	XU022	No soil removal. Potentially contaminated area
Install 2 monitoring wells and 3 soil borings to about 35 ft bgs	CG111	No soil removal. Potentially contaminated area
Drill one monitoring well boring to a depth of ~35 ft bgs	CG112	No soil removal. Potentially contaminated area
Drill one soil boring to a depth of ~35 ft bgs	CG112	No soil removal. Potentially contaminated area

Attachment 3: Dig Permits with Special Requirements

Description	Site, Well or OU#	Environmental Comments
2 soil borings to ~35 ft bgs	CG111	No soil removal. Potentially contaminated area
VI- TU091, Bldg 8691	TU091	No soil removal. Potentially contaminated area
Soils borings at D St & 5th St	TU117	Must protect storm drains. Potentially contaminated area