

**BY ORDER OF THE COMMANDER  
EIELSON AIR FORCE BASE**

**EIELSON AIR FORCE BASE  
INSTRUCTION 32-7006**



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**Civil Engineering**

**LAND USE CONTROLMANAGEMENT**

**COMPLIANCE WITH THIS PUBLICATION IS MANDATORY**

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This publication implements AFPD 32-70, *Environmental Considerations in Air Force Programs and Activities*, and is used in conjunction with AFI 32-7020, *The Environmental Restoration Program*; and Eielson AFB's Land Use Control Implementation Plan (2021). It prescribes the processes and responsibilities for the management of adherence to land use controls on Eielson Air Force Base (EAFB) and areas administrated by the EAFB Environmental Restoration Program. It applies to all military and civilian organizations that occupy facilities or conduct business on the installation or EAFB administrated sites. Refer recommended changes and questions about this publication to the Office of Primary Responsibility (OPR) using the Department of the Air Force (DAF) 847, *Recommendation for Change of Publication*; route DAF 847s through appropriate chain of command. Ensure that all records created as a result of processes prescribed in this publication are maintained in accordance with Air Force Instruction (AFI) 33-322, *Records Management and Information Governance Program*, and disposed of IAW Air Force Records Information Management System (AFRIMS) Records Disposition Schedule (RDS).

## 1. General.

1.1. Land use controls (LUCs) are physical, legal, and/or administrative mechanisms that restrict the use of, or limit access to, contaminated real property to prevent or reduce risks to human health and the environment. Although the term “LUCs” is sometimes used interchangeably with “Institutional Controls (IC),” LUCs contain two subsets of controls: engineered controls and institutional controls. Engineered controls are physical controls, such as fences, gates, or caps. Institutional Controls are administrative or legal measures. This can be limitations on access to an area, water use, or excavations. Institutional Controls may also consist of producing administrative forms to be filled out in order to conduct work in a contaminated area.

1.2. Land use controls were established at EAFB to prevent exposure to contaminants, based on agreements between the United States Air Force (USAF), the U.S. Environmental Protection Agency (EPA), and the Alaska Department of Environmental Conservation (ADEC). Land use controls are used to reduce the potential exposure to hazardous substances or to enhance the protectiveness of a soil and/or water cleanup remedy. They include a preliminary review process for all planned construction work on base property or conducted by base personnel/agents; coordination between 354 Civil Engineer Squadron (Installation Management, Operations, and Engineering), 354 Contracting Squadron, and the Alaska branch of the Air Force Civil Engineer Center Environmental Restoration Program (AFCEC/CZOP) to address planning actions, execution, and follow up of any construction projects; and controls. Land use controls have been implemented as part of the Environmental Restoration Program (ERP) with specific LUCs applying to several sites and operable units. Land use controls must be in place as long as a property is not available for unrestricted use/unlimited exposure (UU/UE); and may include temporary or permanent restrictions or requirements. Controls may be removed when all the cleanup goals have been achieved for a given site.

1.2.1. Land use controls include the following components:

1.2.1.1. A prohibition on the installation or use of drinking water wells.

1.2.1.2. A requirement that all monitoring wells are capped and secured with locks to prevent unauthorized access to groundwater.

1.2.1.3. A catch and release requirement for fishing in all water bodies on EAFB. Eielson Air Force Base fishing licenses require educating licensees against consuming fish caught on base.

1.2.1.4. Any ground disturbing activity, dewatering, or movement of soil will require digital approval by 354 CES on DAF 103 and DAF 813. If work is to occur in a known contaminated site, EPA and ADEC approval of the Sample and Analysis Plan is required before Eielson ERP (AFCEC/CZOP) will approve the Work Clearance Request. Per the 2013 IC/LUC Settlement Agreement, written notice to regulators shall be provided via email within 5 business days when Eielson ERP (AFCEC/CZOP) receives a form, plan, or design for a ground disturbing activity in an area covered by an IC/LUC remedy or within a 200-foot buffer area.

1.2.1.5. Any activity that may result in the disturbance of any remedial action or remedy-in-place requires approval by Eielson ERP (AFCEC/CZOP).

1.2.1.6. In the event that contaminated soil or groundwater is removed from areas where LUCs are applicable or contamination is known, the soil shall be disposed of or treated in accordance with applicable Air Force Policy, State, or Federal regulations.

1.2.1.7. Limitations on changing land use controls are outlined in the Eielson AFB IC/LUC Settlement Agreement (2013).

1.2.1.8. A requirement to notify ADEC and EPA of any proposal to change the existing land use at a site subject to LUCs.

## **2. Responsibilities.**

2.1. Eielson Air Force Base personnel, tenants, or contractors whose projects or activities require excavation shall comply with all LUCs, applicable Air Force Instructions, ADEC regulations, EPA regulations, and Settlement Agreements. Base contractors and tenant organizations shall have LUC compliance requirements incorporated into their contracts and interagency agreements, as necessary. The digital DAF 103 is required to be completed and signed by all applicable reviewing parties prior to work commencing. Signatures on this form will be withheld by AFCEC/CZOP if LUC work requirements and approvals are not met.

### **2.2. Air Force Civil Engineer Center – (AFCEC)**

#### **2.2.1. Eielson Environmental Restoration Program (AFCEC/CZOP)**

2.2.1.1. Shall provide groundwater and site-specific LUC requirements throughout the installation and identify any known soil contaminated sites and monitoring wells for the immediate and surrounding areas of the proposed project.

2.2.1.2. Shall coordinate with the project managers whenever site visits are requested by ADEC or EPA regulators. Regulators may request visits to verify that work plan requirements are being followed.

2.2.1.3. Shall conduct 5-year reviews, at 5-year intervals, or as required by any subsequent Record of Decision (ROD), Decision Document (DD), or Settlement Agreement.

2.2.1.4. Shall prepare annual IC/LUCs compliance reports, IC/LUC database updates, and IC/LUC Atlas updates. These shall be submitted to the ADEC and the EPA each year, as required by AFCEC LUCs Guidance and the 2013 Eielson IC/LUC Settlement Agreement.

2.2.1.5. Shall disseminate LUCs information to personnel involved in LUCs management, including 354 CES/CEIAP Real Property and 354 CES/CENME Execution Support for inclusion into GeoBase files.

2.2.1.6. Shall inform the EPA and the ADEC of any land use changes in the Base General Plan (BGP) or real estate land transfers in areas where LUCs apply.

2.2.1.7. Shall extend invitations within 5-days to any major milestone meeting for designs or construction projects or meetings affecting ground disturbances or dewatering activities. Eielson Environmental Restoration Program shall provide written notice of any potential or actual delays related to IC/LUC actions, including site work, documents, maps, figures, meetings, and teleconferences. Notification of delays to meetings shall be submitted no later than 3 business days before the meeting.

- 2.2.1.8. Shall provide written notice to EPA and ADEC via email within 5 business days of receiving a form, plan, or design for a ground disturbing activity which may encroach on or impact an area covered by a LUC remedy or buffer zone agreed upon by USAF, EPA, and ADEC.
- 2.2.1.9. Shall provide email invitations to EPA and ADEC to all major milestone design meetings for work plans that impact an area covered by a LUC remedy. AFCEC/CZOP will provide regulators with an opportunity to review and comment on work plans in accordance with the 2013. IC/LUC agreement.
- 2.2.1.10. Shall conduct annual inspections of all areas covered by a LUC remedy.
- 2.2.2. Construction Project Management
- 2.2.2.1. Eielson Environmental Restoration Program shall review all DAF 103 and DAF 813s to determine if LUCs apply to the project sites.
- 2.2.2.2. If no LUCs are applicable then the project can proceed using the Generic Sample and Analysis Plan for areas with no known contamination which is preapproved by AFCEC/CZOP, EPA, and ADEC.
- 2.2.2.3. If LUCs apply, AFCEC/CZOP shall provide a statement specifying the applicable LUCs. The Eielson Environmental Restoration Program will provide liaison and coordination between the EPA and ADEC environmental regulators and the project management. The project will require a site-specific Sample and Analysis Plan which will need to be approved by the ADEC and or the EPA depending on the specific site. The project will not be able to proceed until written approval of this plan has been received from the ADEC and or the EPA and forwarded by AFCEC/CZOP to the project manager.
- 2.2.2.4. The Team Lead of Eielson Environmental Restoration Program is responsible for providing weekly updates to EPA and ADEC of all ground disturbing activities on Eielson AFB and their impact to land use controls.
- 2.3. 354<sup>th</sup> Civil Engineer Squadron (354 CES)
- 2.3.1. CEIE Environmental (354 CES/CEIE)
- 2.3.1.1. Shall coordinate with AFCEC/CZOP on all projects, activities, and investigations that may impact or encroach on IC's or LUC's.
- 2.3.1.2. Will coordinate to extend invitations to AFCEC/CZOP for all construction charrettes, design reviews, National Environmental Protection Act documents, and other ground disturbing activity meetings in order to ensure compliance with the 2013 IC/LUC Settlement Agreement and the Federal Facilities Agreement.
- 2.3.1.3. Shall review and update the environmental portion of technical specifications for contracting documents on an annual basis.
- 2.3.2. Real Property (354 CES/CEIAP)

- 2.3.2.1. Shall ensure LUCs, as appropriate, are incorporated into new real estate documents such as leases, transfers, tenant support agreements, easements, and rights-of-way. In accordance with AFI 32-9004 land use and groundwater use restrictions identified in Environmental Baseline Surveys shall be incorporated into real estate documents.
- 2.3.2.2. Shall notify AFCEC/CZOP at least 6 months prior to any lease, transfer, or sale of Air Force land where LUCs apply so that EPA and ADEC can be involved in discussions to ensure appropriate provisions are included in the lease, transfer, or sale terms. Review and comment opportunities afforded to EPA and ADEC as to federal-to-federal transfers shall be in accordance with all applicable federal laws.
- 2.3.3. Engineering (354 CES/CEN)
- 2.3.3.1. Shall ensure compliance with LUCs by incorporating general LUCs language, provided by 354 CES/CEIE Environmental within the environmental portion of the technical specifications and Design Guide.
- 2.3.4. Geo Integration Office, GeoBase Program (354 CES/CENME)
- 2.3.4.1. Shall post a LUCs map layer to the interactive map on the installation local area network, allowing all installation organizations access to LUCs data on their desktop computers. This layer will be updated annually to reflect current contaminated site changes.
- 2.3.5. Community Planner (354 CES/CENPL)
- 2.3.5.1. Shall incorporate LUCs into the BGP, which is available to all base organizations, consultants, and site activation task forces to aid in the facility planning process. The BGP shall be consulted prior to placement of facility siting or proposing changes in land use.
- 2.3.5.2. Shall coordinate any changes to BGP which could affect LUCs with AFCEC/CZOP and ensure EPA and ADEC have 30 days to review the proposed changes.
- 2.3.5.3. May invite AFCEC/CZOP to plan charrettes and updates to BGP.
- 2.3.6. Operations (354 CES/CEO)
- 2.3.6.1. Shall ensure compliance with LUCs by ensuring organizations and contractors follow DAF 103 process for work clearance approval before beginning work.
- 2.4. The 354 Contracting Squadron and other service centers, such as the United States Army Corps of Engineers (USACE), shall incorporate environmental technical specifications provided by 354 CES and monitor for compliance with LUCs and agreements by building in adequate time for ADEC and EPA review of project documents.

### **3. Existing LUCs at EAFB:**

- 3.1. LUCs in effect at EAFB include site-specific LUCs and restrictions on soil, surface water, and groundwater use. LUCs shall be terminated as specified in the Records of Decision (ROD) when the sites or operable units have met requirements for unlimited use, unrestricted exposure status.

3.2. Site-specific LUCs are specified in the governing ROD, Decision Document (DD), or Land Use Control Implementation Plan (LUCIP). These documents are located in the information repository on base, or available at <https://ar.cce.af.mil/>.

3.3. Eielson Air Force Base has implemented a prohibition on the installation of drinking water wells in contaminated sites, a fishing advisory for all waterbodies, and a variety of administrative controls to ensure that exposure to contaminated groundwater or soil is kept to a minimum while abiding by all EPA and ADEC regulations. The current groundwater control boundary can be found on the Eielson AFB Environmental Restoration Atlas or located on the GeoBase webpage available from 354 CES/CENME.

MATTHEW R. JOHNSTON, Colonel, USAF  
Commander

**Attachment 1****GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION*****References***

ADEC, EPA, and USAF, *Settlement Agreement (IC/LUC) Concerning the Federal Facility Agreement Under CERCLA Section 120 For Eielson AFB*, 16 April 2013

AFPD 32-70, *Environmental Considerations in Air Force Programs and Activities*, 30 July 2018

AFI 32-7020, *Environmental Restoration Program*, 12 March 2020

AFI 33-322, *Records Management and Information Governance Program*, 22 March 2020

USAF, *Land Use Control Implementation Plan 2021*, 7 February 2022

***Prescribed Forms***

DAF 103, *Base Civil Engineering Work Clearance Request*

***Adopted Forms***

DAF 813, *Request for Environmental Impact Analysis*

DAF 847, *Recommendation for Change of Publication*

***Abbreviations and Acronyms***

**ADEC**—Alaska Department of Environmental Conservation

**AF Form**—Air Force Form

**AFCEC**—Air Force Civil Engineer Center

**AFI**—Air Force Instruction

**AFRIMS**—Air Force Records Information Management System

**BGP**—Base General Plan

**DAF**—Department of the Air Force

**DD**—Decision Document

**EAFB**—Eielson Air Force Base

**EPA**—United States Environmental Protection Agency

**ERP**—Environmental Restoration Program

**IAW**—in accordance with

**IC**—Institutional Control

**IC/LUC**—Institutional Control/Land Use Control

**LUC**—Land Use Control

**LUCIP**—Land Use Control Implementation Plan

**OPR**—Office of Primary Responsibility

**RDS**—Records Disposition Schedule

**ROD**—Record of Decision

**USACE**—United States Army Corps of Engineers

**USAF**—United States Air Force

**UU/UE**—Unrestricted Use/Unlimited Exposure