

Community Relations Plan

Former Lee Field Naval Air Station Green Cove Springs, Florida



**U.S. Army Corps of Engineers
Jacksonville District
Jacksonville, FL 32207-0019**

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Abbreviations and Acronyms

%	Percent
AST	Aboveground Storage Tank
DERP	Defense Environmental Restoration Program
DoD	Department of Defense
FDEP	Florida Department of Environmental Protection
FUDS	Formerly Used Defense Site
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
RAB	Restoration Advisory Board
RI	Remedial Investigation
RI/FS	Remedial Investigation/Feasibility Study
TCRA	Time-Critical Removal Action
Corps	U.S. Army Corps of Engineers
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

1.0 OVERVIEW OF COMMUNITY RELATIONS PLAN

The U.S. Army Corps of Engineers (Corps) developed this Community Relations Plan to facilitate two-way communication between the community living or working within or near the Lee Field Naval Air Station Formerly Used Defense Site (FUDS) and the Corps and to encourage community involvement in site activities. The Corps will use the community involvement activities outlined in this plan to ensure that those living or working on or near the former Lee Field are continuously informed and provided opportunities to participate in the environmental restoration process.

This Community Relations Plan addresses the site's relationship to the community and the Corps (Section 2.0), provides a background of the community (Section 3.0), presents the Corps' community involvement program (Section 4.0) and provides a listing of available resources. We drew upon several information sources to develop this plan, including community interviews and site files. The Corps' Jacksonville District will oversee the implementation of the community involvement activities outlined in this plan.

2.0 SITE DESCRIPTION AND HISTORY

Across the country, the military acquired properties, often during times of conflict, to use for military operations, demonstrations, training and testing. Once the military no longer needed the land, it was transferred to other entities. These sites can range from privately owned farms to national parks. They also include residential, educational and industrial areas. The Department of Defense (DoD) committed to correcting environmental damage caused by its activities and created the Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS) to evaluate, and if necessary, remediate sites such as the former Lee Field Naval Air Station. The Corps is responsible for managing the program on behalf of the Department of Defense.

2.1 PROPERTY HISTORY

The former Lee Field Naval Air Station, now known as Reynolds Industrial Park, comprises approximately 1,560 acres on the west side of the St. Johns River in Green Cove Springs (Clay County), Florida. The military originally acquired the property in the 1940s. During World War II, Lee Field was commissioned as a Naval Auxiliary Air Facility and Naval Auxiliary Air Station and used for naval aviator training.

Following the war, Lee Field was decommissioned as a Naval Auxiliary Air Station and recommissioned as U.S. Naval Station Green Cove Springs. The new mission was to accommodate and deactivate vessels of the inactive naval fleet. The deactivation process involved maintaining and preserving the ships to prevent deterioration during inactive periods. This provided a large reserve fleet of ships that could easily be reactivated on short notice. Eleven piers were constructed to provide permanent berthing facilities for the reserve fleet.

Lee Field consisted of runways, taxiways, roads, utility systems, fuel storage tanks, ship mooring facilities, piers in the St. Johns River, aircraft hangars, administrative buildings, barracks, mess halls and family housing.

The former Lee Field Naval Air Station property and facilities were no longer needed and declared excess by the Navy in 1963 and deeded to the City of Green Cove Springs. The City later sold the property to Mr. J. Louis Reynolds in 1965, who established Reynolds Industrial

Park. The property was purchased in 1981 by Clay County Port, Inc., who has continued operation and development of the site as an industrial park.

There are 21 locations identified in the Revised Inventory Project Report, dated 27 September 2012 where the Corps is concerned about potential contamination resulting from the military's previous use of the property. These areas are described below and are shown on Figures 3 and 4.

Project 00 Spill Area: Project 00 is the Spill Area (Area 4) located at the end of the former Pier Alpha pipeline. The Navy used a 3,000-foot pipeline to transfer fuel from ships in the St. Johns River to the Tank Farm Area on land. When the pipeline was no longer needed, it was terminated before the pier and capped. Cleaning fluids and petroleum were spilled during cleaning operations, and about 20 cubic yards of petroleum-contaminated soil were removed from the spill area at the end of the pipeline. The Florida Department of Environmental Protection (FDEP) agreed that the Spill Area (Area 4) required No Further Action.

Project 01 Tank Farm: The Tank Farm Area is located at the southeastern corner of the intersection of Reynolds Boulevard and Roland Avenue. This site included eight underground storage tanks (USTs) with a capacity of 25,000 gallons each and three aboveground storage tanks (ASTs). The aboveground storage tanks had capacities of 50,000, 100,000, and 250,000 gallons. The underground storage tanks, their associated piping, contaminated water, sludge and soil were removed in 1993. The aboveground storage tanks were cleaned and abandoned in place. Groundwater monitoring results indicated no residual contamination is present at the Tank Farm Area. Therefore, no further action is necessary.

Project 02: Not used.

Project 03 Underground Storage Tanks at Areas 2, 3 and Building 9 and 3,000 Feet of Pipeline: This project includes the underground storage tanks associated with Building 351 (Area 2), Building 9 (Area 3 and Lube Oil Underground Storage Tank) and 3,000 feet of pipeline. Area 2 is located at 3971 Reynolds Boulevard, just north of State Road 16; Area 3 is located at the southwest corner of Hangar Building 9 (991 Bunker Avenue); the 500 gallon lube oil underground storage tank was located just south of Building 9; and the 3,000 foot pipeline connected the Tank Farm Area with Pier Alpha. The underground storage tanks and the pipeline have been removed. No further action is required for this project.

Project 04 Landfill Area 2: This project includes an approximate 7.5 acre former Public Works Storage Area near the west-central edge of the former Lee Field Naval Air Station. A remedial investigation (RI) of the site discovered isolated detections of benzo(a)pyrene in soil in excess of the Florida Department of Environmental Protection soil cleanup target levels. Test pit excavations did not indicate the presence of buried waste or debris. Human health and ecological risk assessments conducted indicated no unacceptable risks. Based on their review of all available data, the Florida Department of Environmental Protection concluded there was no indication the site was used as a landfill and did not indicate the presence of a discharge or release and determined that "no additional assessment work will be required" in their letter dated 22 August 2014. A Proposed Plan recommending No Action is currently being prepared for this site.

Project 05 Pyridine/Burn Area: The Pyridine/Burn Area is located in a wooded area between Wildwood Road and the earthen berm for the Small Arms Range. It was used to dispose of materials removed from the deactivated ships. A remedial investigation of the site has detected

vinyl chloride in the groundwater and arsenic and other metals in soil in this area. A Time-Critical Removal Action (TCRA) was conducted within the Pyridine Burn Area from July to September 2014. The Time-Critical Removal Action consisted of the removal of Department of Defense-related exposed and buried waste and debris and soil in contact with those materials that represented an exposure risk to human health and the environment. Supplemental remedial investigation activities to define the extent of potential remaining contamination and determine an appropriate response are scheduled to be conducted in 2015.

Project 06 Fire Training Area: The Fire Training Area (adjacent to Building 323) is located on approximately 1.9 acres near the northwest end of Bulkhead Road and consists of three brick fire circles on the north end of the dock area where fire-fighter training was conducted in the early 1950s. The Corps is concerned about the presence of polychlorinated biphenyls (PCBs) in the soil and benzene, vinyl chloride and liquid phase hydrocarbons in the groundwater. Supplemental remedial investigation activities to define the extent of potential contamination and determine an appropriate response are scheduled to be conducted in 2015.

Project 07 Grease Rack Ditch Area: The Grease Rack (Building 329) is described as a pair of concrete ramps onto which vehicles were driven for servicing, located adjacent to Building 8 (current Pile Equipment, Inc.). Waste oil was discharged to a drain between the ramps. This project includes the Grease Rack and the drainage ditch it discharged into via a 6-inch diameter drain pipe. The Corps is concerned about the potential presence of polychlorinated biphenyls and polycyclic aromatic hydrocarbons (PAHs) in the soil. Supplemental remedial investigation activities to define the extent of potential contamination and determine an appropriate response are scheduled to be conducted in 2015.

Project 08 Small Arms Range: The Small Arms Range is an approximately seven-acre area in the southeast portion of the former Lee Field, located north of the Pyridine Burn Area. The Small Arms Range consisted of a concrete aircraft-firing curb connected to a runway; a flat, open firing line where weapons were fired; and an outer, earthen bunker and inner soil berm that formed the impact zone. The site also included a skeet range. The concrete curb was connected to a runway spur where aircraft were aligned to fire their .50-caliber machine guns into the berm approximately 1,000 feet away. The berm was approximately 5 feet deep, 120 feet long and 25 feet tall.

Previous environmental sampling showed that the berm and the soil directly in front of the berm were contaminated with lead and other metals associated with small arms range activities (arsenic, copper, selenium, vanadium, antimony, cadmium, chromium, mercury, nickel and zinc). In January 2004, 2,067 tons of soil was removed from the impact face of the earthen berm. However, since the removal action, additional bullet fragment have been exposed in the impact face of the berm by weathering. Further investigation is necessary to determine the extent of bullet fragments within the remaining berm and an appropriate course of action.

Project 09 Landfill Areas 1 and 3: Landfill Area 1, about 6.2 acres, is on the southern side of Wildwood Road. It was primarily used as a sanitary yard dump during and just after World War II. Petroleum breakdown products, polychlorinated biphenyls, pesticides and metals were detected in the soil, and vinyl chloride and chlorobenzene were detected in the groundwater. The 4-acre Landfill Area 3 is just east of State Road 209 in the southwest corner of the property near Three Mile Swamp. The site was used primarily as a sanitary landfill after World War II. Chlorinated hydrocarbons were detected in groundwater adjacent to the southern edge of the

landfill. Supplemental remedial investigation activities to define the extent of potential contamination and determine an appropriate response are scheduled to be conducted in 2015.

Project 10 Polychlorinated Biphenyls Bunker Area: The Polychlorinated Biphenyls Bunker Area is located on the western side of Lee Field, just east of Wildwood Road. The area formerly housed two ammunition bunkers listed as Buildings 76 and 77. Eighteen transformers that contained oil with polychlorinated biphenyls were stored in Building 77 from 1986 to 1993. Polychlorinated biphenyls were detected on the floor inside the building and in the soil in front of the building. The transformers were removed, the building was cleaned, both buildings were demolished, and contaminated soil was removed. A second soil removal action was conducted to remove the remaining polychlorinated biphenyls-contaminated soil to the west and east of Wildwood Road. Additional sediment sampling was conducted in October 2013 and confirmed the presence of polychlorinated biphenyls at concentrations greater than the action level (consensus based probability effects concentration of 0.676 mg/kg) in the stream that flows into Three Mile Swamp. Additional actions scheduled for 2015 are required to remedy sediment impacts to support site closure.

Project 11 Underground Storage Tank Area 1 and Power Plant: Underground Storage Tank Area 1 is located on the northwest corner of the intersection of Reynolds Boulevard and Roland Avenue where a gas station and automotive hobby shop (Building 46) were located. There were three underground storage tanks associated with Building 46. Five aboveground storage tanks were associated with the Power Plant (Building 16), located just west of Area 1. The tanks, related piping and petroleum-contaminated soil were removed. Site assessment activities detected petroleum contamination in soil and groundwater from the Power Plant aboveground storage tanks migrating to the east and merging with contaminants related to Area 1. As a result, both sites were investigated as one site. The site remedy involved excavation and removal of petroleum contaminated soil and the injection of oxidizers during two separate events, followed by quarterly groundwater monitoring. A No Further Action request has been submitted to the Florida Department of Environmental Protection.

Project 12 Water Treatment Plant 1 and 2 Underground Storage Tanks: A 560-gallon diesel underground storage tank was previously located and removed from the former Water Treatment Plant 1 located on the northeast corner of the intersection of Reynolds Boulevard and Roland Avenue. It was suspected that a similar underground storage tank may have been located near the former Water Treatment Plant 2 (on Cary Avenue, south of State Road 16). Following additional research by the Corps, documentation was identified that confirmed no underground storage tank was located at this site. No Further Action is necessary at this site.

Project 13 Service Pit Area: The 28-acre Service Pit Area is located south of the former aircraft hangar buildings (Buildings 9 and 19) between Bunker Avenue and Runway 5-23. The Service Pit Area contained 52 service pits fitted with fuel-dispensing equipment. Standing water, solid debris and equipment were removed from the pits; the lines were flushed, and the pits were sealed with concrete. Several site assessments have detected volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons in soil and groundwater. Additional sampling is required to determine the presence of isolated hot spots in soil and groundwater to complete the site assessment. Following completion of the site assessment, a Remedial Action Plan will be prepared to propose an appropriate remedial alternative.

Project 14 Building 19 Underground Storage Tank Area: A 500-gallon lube oil underground storage tank was previously located on the south side of eastern Hangar Building 19 (965 Bunker Avenue), which is located between Bunker Avenue and the Service Pit Area. The underground storage tank and associated petroleum-contaminated soil were removed. Subsequent site assessment activities primarily identified isopropylbenzene in groundwater at concentrations exceeding cleanup target levels, which is unrelated to the lube oil tank. Further investigation is needed to determine the source and extent of isopropylbenzene in the vicinity of Building 19 to complete the site assessment. Following completion of the site assessment, a Remedial Action Plan will be prepared to propose an appropriate remedial alternative.

Project 15 Incinerator/Disposal Area: The military may have disposed of incinerated waste in a small area at the northwest end of Bulkhead Road, just west of the Fire Training Area and adjacent to the St. Johns River. A Site Inspection was conducted at this site during 2013 and 2014 to determine presence or absence of contamination. The draft final report is currently under review by the Corps.

Project 16 Building 245 Underground Storage Tank Area: Building 245 was formerly used as a Navy gasoline and oil station. The building is located southwest of Hangar Building 19 and between Bunker Avenue and the Service Pit Area. Three underground storage tanks were discovered adjacent to Building 245 and were removed. Based on the tank closure results and subsequent Site Assessment Report, No Further Action is required in this area.

2.1.1 Potential Contaminants

Because of the nature of the work previously conducted at Lee Field, a number of industrial chemicals could potentially be present in the soil and groundwater. Additionally, there could be petroleum or petroleum breakdown products in the soil and groundwater from underground storage tanks that were used for fuel and/or oil. There is also the potential for elevated levels of metals in the soil and groundwater near the former Small Arms Range and at other sites throughout Lee Field.

2.1.2 The Corps' Involvement

Shortly after the Defense Environmental Restoration Program for Formerly Used Defense Sites began, the Corps visited the former Lee Field. The site was determined to be eligible for the program in 1989.

The Corps has issued a contract to include multiple tasks at multiple sites at Lee Field. Tasks include completion of Site Assessments and Remedial Action Plans for fuel-related sites and Remedial Investigations/Feasibility Studies (RI/FS) and subsequent phases for non-fuel related sites. These studies will further evaluate areas where petroleum or other products could contaminate the soil and groundwater. The purpose of a Site Assessment/Remedial Action Plan or Remedial Investigation/Feasibility Study is to determine the nature and extent of contamination and determine an appropriate remedial alternative.

The Corps completed a Time-Critical Removal Action at the Pyridine Burn Area from July to September 2014. Additional site assessment and remedial investigation activities are scheduled to be conducted in 2015.

2.1.3 Community Reaction

Work has been on-going at Lee Field for over a decade, and teams have spoken with property owners and others who work in the industrial park. Thus far, no community concerns have been raised. The Corps will continue to monitor the community's interest and will address any concerns as they arise.

2.2 PROPERTY DESCRIPTION AND LOCATION

The 1,560-acre site is located approximately 23 miles from downtown Jacksonville on the western bank of the St. Johns River in Green Cove Springs, Florida (Please see Figures 1 through 3). It is now Reynolds Industrial Park/Clay County Port and is used for industrial and commercial purposes.

There are no residential or educational properties within the site boundaries, but there is a trailer park adjacent to the site to the northwest. A portion of Three Mile Swamp is within the southwestern corner of the former Lee Field property. The Cattail Creek Golf Course and the Bayard Wildlife Management Area are along the site's eastern boundary.

The Bayard Wildlife Management Area is managed in cooperation with the St. Johns River Water Management District and the Florida Fish and Wildlife Conservation Commission. There are floodplain forests along the St. Johns River and pine flatwoods and sandhill communities on higher ground. The Gopher tortoise and Eastern Indigo snake, both threatened species, are present at Lee Field. Other species include white-tailed deer, bald eagle, osprey, alligator, bobcat, and wild turkey. Recreational activities in the vicinity include hunting, fishing, hiking, horseback riding, bicycling, camping and picnicking.

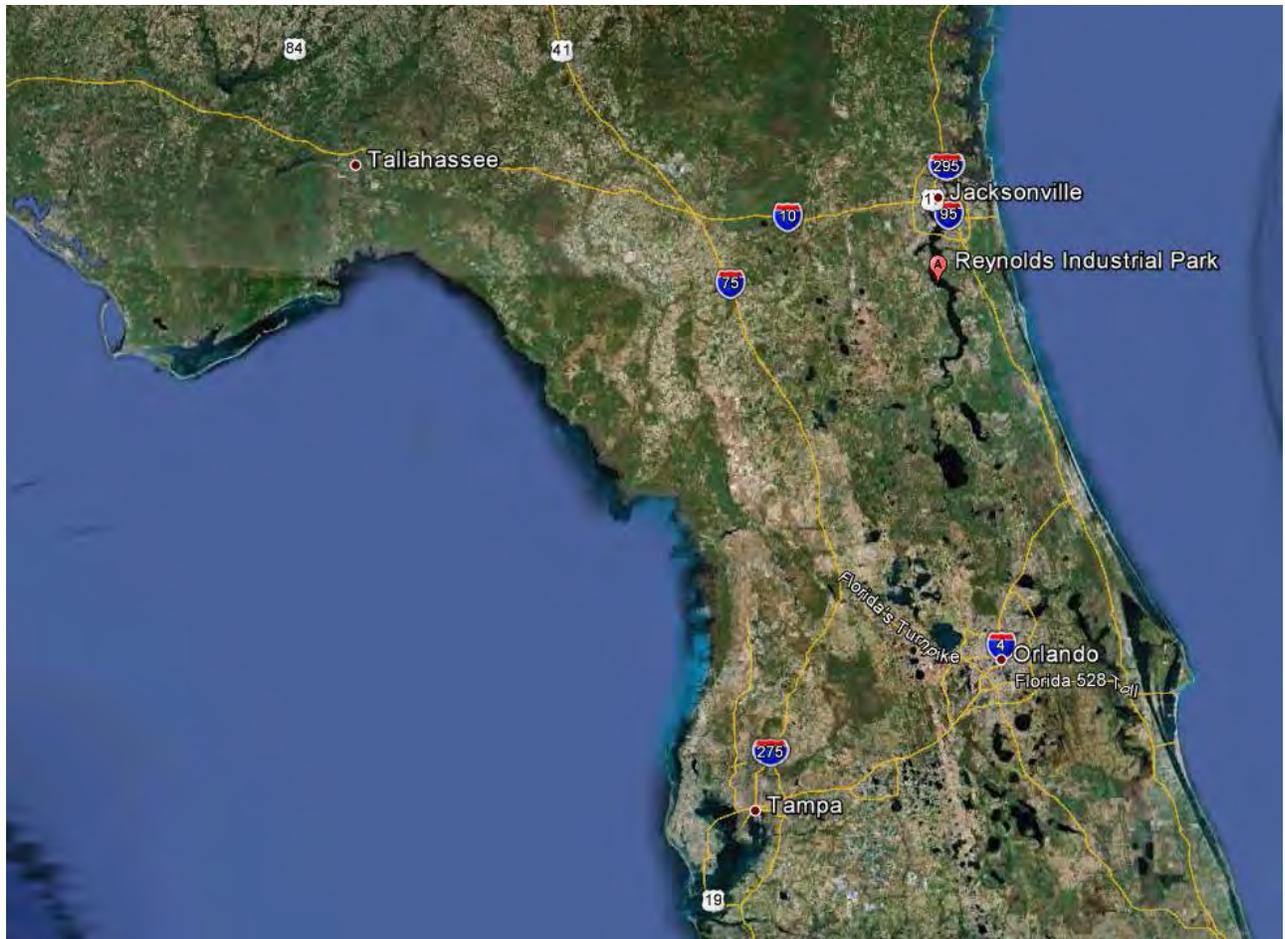


Figure 1: Map of Florida Showing the Location of the Former Lee Field Naval Air Station (Reynolds Industrial Park)



Figure 2: Map Showing the Location of the Former Lee Field Naval Air Station

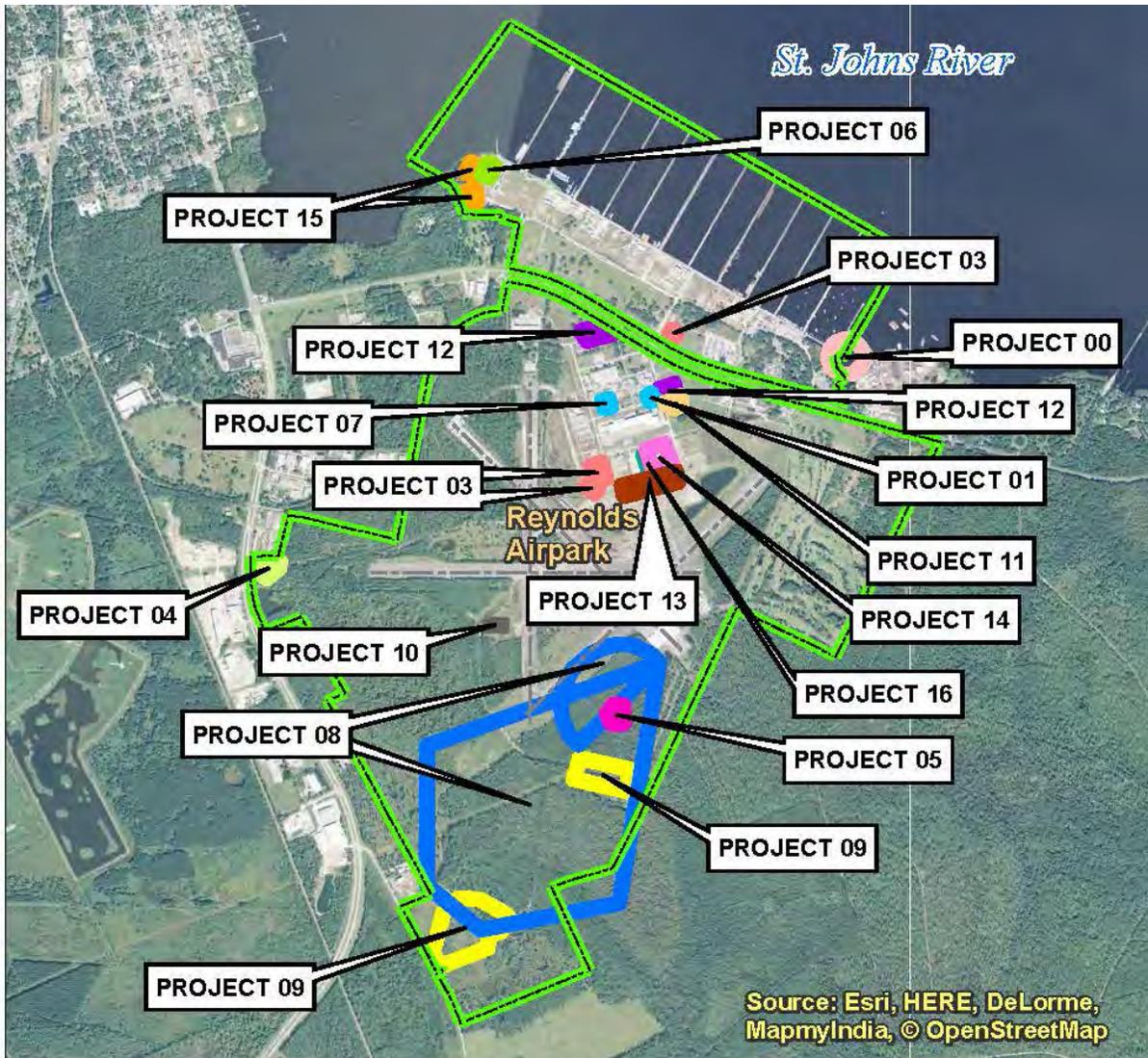
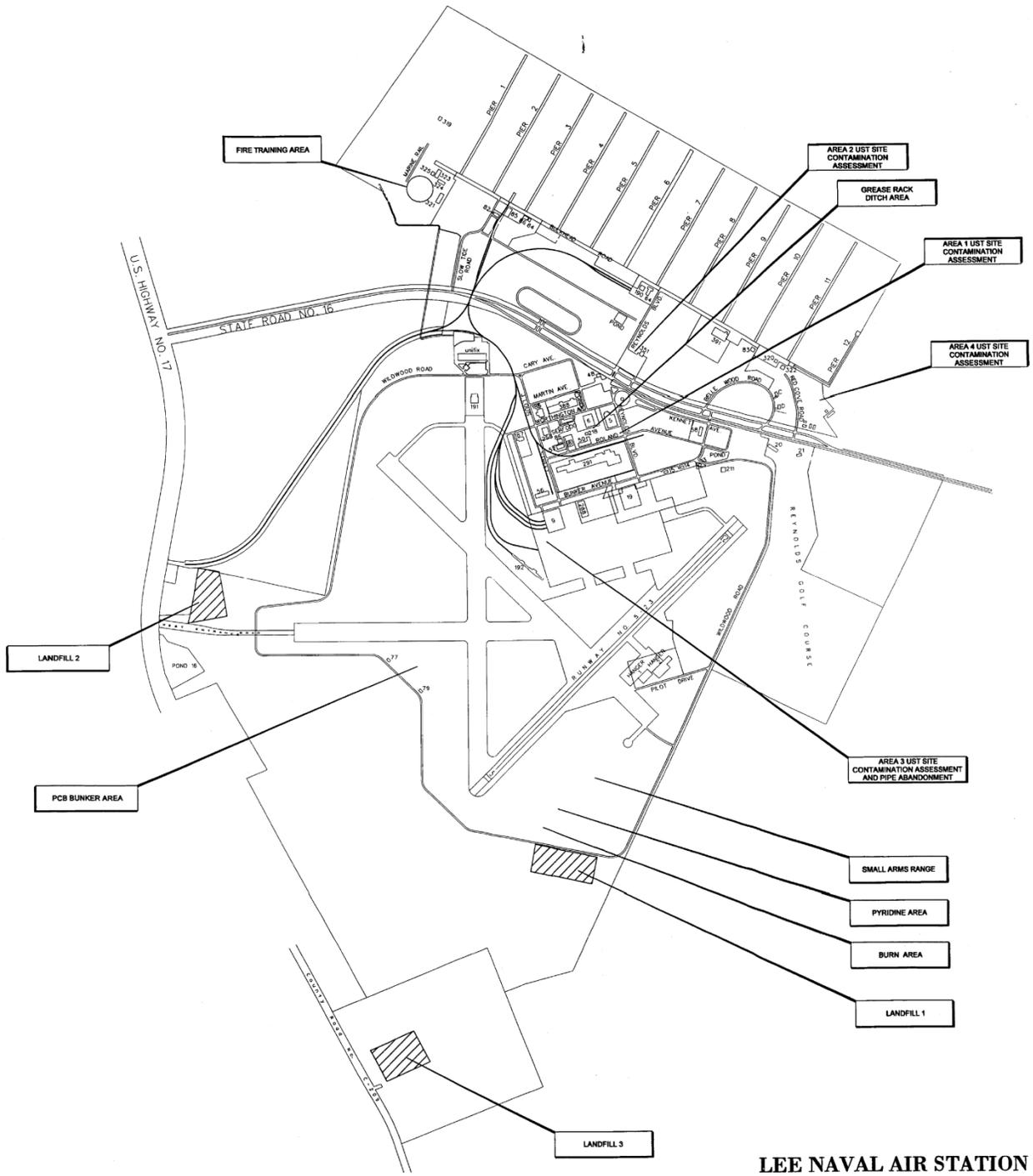


Figure 3: Map of the Former Lee Field Naval Air Station with Project Locations



LEE NAVAL AIR STATION

Figure 4: Former Lee Field Naval Air Station Site Locations

2.3 PROPERTY INSPECTIONS AND CLEANUP ACTIVITIES

2.3.1 Known or Suspected Contamination

Based on the known historical use of the property and previous investigations, the contaminants of concerns are petroleum and industrial chemicals. The following table summarizes the contaminants of concern for each project location and the status of the investigations.

Project Number	Project Location/Use	Project Description	Project Status
00	<p><i>Spill Area (Area 4)</i></p> <p>The Spill Area is located near the St. Johns River by the former Pier Alpha.</p> <p>A pipeline was used to off-load fuel from ships to the Tank Farm Area.</p>	Fuel spilled at the end of the pipeline. Petroleum hydrocarbon-contaminated soil was removed and further investigation indicated no remaining contamination.	No Further Action
01	<p><i>Tank Farm</i></p> <p>The Tank Farm Area is located on the southeast corner of the intersection of Reynolds Boulevard and Roland Avenue.</p> <p>The tanks stored fuel for ships, planes and other equipment.</p>	Petroleum-contaminated water, sludge and soil were removed during the removal of the 8 underground storage tanks and in-place abandonment of the 3 aboveground storage tanks.	No Further Action
02	Not Used		
03	<p><i>Underground Storage Tanks at Areas 2, 3, and Building 9, and 3,000 Foot Pipeline</i></p> <p>Area 2 was a gasoline station located at 3971 Reynolds Boulevard.</p> <p>Area 3 was located at the southwest corner of former Hangar Building 9.</p> <p>The Lube Oil Underground Storage Tank was located just south of Building 9.</p> <p>The pipeline connected the Tank Farm Area and Pier Alpha.</p>	<p>Two underground storage tanks and the associated piping were removed from Area 2; sampling showed petroleum hydrocarbon contamination; site assessment conducted.</p> <p>Four underground storage tanks and petroleum-contaminated soil were removed from Area 3; site assessment and groundwater monitoring conducted.</p> <p>The Building 9 Underground Storage Tank was removed.</p>	No Further Action for Areas 2 and 3, the Building 9 Lube Oil Underground Storage Tank, and the pipeline from the Tank Farm to Pier Alpha.

Project Number	Project Location/Use	Project Description	Project Status
04	<p><i>Landfill Area 2</i></p> <p>Landfill Area 2 is a 7.5-acre former Public Work Storage Area located near the western edge of the former Lee Field.</p>	Isolated benzo(a)pyrene detections were discovered in the soil. No unacceptable risks were identified.	No additional assessment work is required. A No Action Proposed Plan is in progress.
05	<p><i>Pyridine/Burn Area</i></p> <p>The pyridine/burn area comprises 7.5 acres of pinewoods located between the Small Arms Range berm and Wildwood Road.</p> <p>The site was used as a disposal area for materials removed from mothballed ships.</p>	Chlorinated hydrocarbons have been detected in groundwater, with arsenic and other metals detected in soil.	A Time-Critical Removal Action involving waste, debris, and soil removal was conducted in 2014. Supplemental remedial investigation activities for residual contamination and subsequent phases to be conducted in 2015 and 2016.
06	<p><i>Fire Training Area</i></p> <p>The Fire Training Area is located at the northwest end of Bulkhead Road, adjacent to the Clay County Port, Inc. offices and St. Johns River.</p> <p>Fire training activities such as extinguishing gasoline, diesel, and oil fires were practiced here.</p>	Polychlorinated biphenyls, metals, and dioxins/furans have been detected in the soil. Benzene, vinyl chloride, and liquid phase hydrocarbons have been detected in the groundwater.	Supplemental remedial investigation activities and subsequent phases to be conducted in 2015 and 2016.
07	<p><i>Grease Rack Ditch Area</i></p> <p>The Grease Rack is a pair of concrete ramps located on Roland Avenue adjacent to the north side of Building 8 (currently occupied by Pile Equipment).</p> <p>Vehicles were driven onto the ramps and waste oil and other fluids were discharged into a drain between the ramps that discharged into a grassy ditch.</p>	Polychlorinated biphenyls and polycyclic aromatic hydrocarbons have been detected in the soil.	Supplemental remedial investigation activities and subsequent phases to be conducted in 2015 and 2016.

Project Number	Project Location/Use	Project Description	Project Status
08	<p><i>Small Arms Range</i></p> <p>The small arms range comprises seven acres in the southeast portion of Lee Field, north of the Pyridine Burn Area.</p> <p>The range was used for aircraft target training during World War II (primarily with .50 caliber machine guns) and later for small arms.</p>	<p>Sampling indicated elevated levels of lead and other metals associated with firing ranges in the soil. Soil was excavated from the berm and remediated in 2004. Since then, additional bullet fragments have been observed in the impact face.</p>	<p>Further investigation is necessary to determine the extent of soil contamination and the path forward, but these activities have not been scheduled or awarded yet.</p>
09	<p><i>Landfill Areas 1 and 3</i></p> <p>Landfill Area 1 is about 6.2 acres located in the southeastern corner of Lee Field, on the south side of Wildwood Road. Landfill Area 1 was used as a sanitary yard dump during World War II and shortly thereafter.</p> <p>Landfill Area 3 is 4 acres located at the southern edge of Lee Field on State Road 209 adjacent to Three Mile Swamp. The site was used as a sanitary landfill by the Navy after World War II.</p>	<p>At Area 1, several chemicals were detected in the soil including polychlorinated biphenyls, polycyclic aromatic hydrocarbons, volatile organic compounds, pesticides and metals. Vinyl chloride and chlorobenzene were detected in the groundwater.</p> <p>At Area 3, chlorinated hydrocarbons are the primary concern in groundwater.</p>	<p>Supplemental remedial investigation activities and subsequent phases to be conducted at both landfill areas in 2015 and 2016.</p>
10	<p><i>Polychlorinated Biphenyls Bunker Area</i></p> <p>The Bunker Area includes former ammunition bunker Buildings 76 and 77 in the southwest corner of the intersection of the north-south and east-west taxiway between Wildwood Road and the north-south taxiway.</p> <p>Between 1986 and 1993, polychlorinated biphenyl oil-containing transformers were stored in Building 77.</p>	<p>Transformers were removed and the buildings were demolished. Polychlorinated biphenyls were detected in the soil east and west of Wildwood Road and in sediment from a stream that flows into Three Mile Swamp. Two soil removal actions were conducted, which eliminated terrestrial impacts. Additional samples collected confirmed polychlorinated biphenyls remaining in stream sediment.</p>	<p>Supplemental remedial investigation activities and subsequent phases to be conducted in 2015 and 2016.</p>

Project Number	Project Location/Use	Project Description	Project Status
11	<p><i>Underground Storage Tank Area 1 and Power Plant</i></p> <p>Area 1 (Building 46) is located on the northwest corner of the intersection of Reynolds Boulevard and Roland Avenue.</p> <p>Beginning in 1943, Building 46 was used as a filling station and later became an automotive hobby shop.</p> <p>The Power Plant (Building 16) is located just west of Area 1 and utilized fuel oil stored in 5 aboveground storage tanks to operate the boilers.</p>	<p>There were three underground storage tanks at Area 1. The tanks, piping, and petroleum-contaminated soil were previously removed. Site assessment sampling indicated contamination from the former underground storage tanks and from upgradient aboveground storage tanks associated with the Power Plant. Two pilot studies for groundwater were conducted.</p>	<p>No Further Action has been recommended based on results from recent excavation sidewall soil samples and groundwater monitoring.</p>
12	<p><i>Water Treatment Plant 1 and 2</i></p> <p>Water Treatment Plant 1 is on the northeast corner of the intersection of Reynolds Boulevard and Roland Avenue.</p> <p>Water Treatment Plant 2 is located between Cary Avenue and State Road 16.</p>	<p>A 560 gallon underground storage tank was present at Water Treatment Plant 1. The underground storage tank was removed, with no contamination requiring further assessment.</p> <p>No underground storage tank was indicated at Water Treatment Plant 2.</p>	<p>No Further Action is required for Water Treatment Plant 1.</p> <p>No Further Action is required for Water Treatment Plant 2 based on the lack of an underground storage tank.</p>
13	<p><i>Service Pit Area</i></p> <p>The 28-acre Service Pit Area is located south of former hangar Buildings 9 and 19 between Bunker Avenue and Runway 5-23.</p> <p>The Service Pit Area contained 52 individual service pits that housed aircraft fuel dispensing equipment.</p>	<p>Standing water, debris and equipment were removed from the pits; the lines were flushed and the pits were sealed with concrete. Volatile organic compounds and polycyclic aromatic hydrocarbons have been detected in soil and groundwater. Two pilot studies have been conducted.</p>	<p>Supplemental site assessment activities and subsequent phases to be conducted in 2015 and 2016.</p>

Project Number	Project Location/Use	Project Description	Project Status
14	<i>Building 19 Underground Storage Tank Area</i> Building 19 is the easternmost hangar building located between Bunker Avenue and the Service Pit Area.	A lube oil underground storage tank and petroleum contaminated soil were previously removed. Subsequent site assessment activities identified the presence of isopropylbenzene in groundwater at concentrations that exceed cleanup target levels. The groundwater contaminant is not associated with the former lube oil tank, but is a component of aviation fuel.	Supplemental site assessment activities and subsequent phases to be conducted in 2015 and 2016.
15	<i>Incinerator/Disposal Area</i> The incinerator/disposal area comprises a small area at the northwest end of Bulkhead Road on the St. Johns River, just west of the Fire Training Area. Based on charred items discovered with the Navy insignia, it appears this area was used to burn/dispose of various items.	A Site Inspection was recently conducted to determine presence or absence of contamination associated with the burned debris.	Pending results of the Site Inspection, additional work may be required.
16	<i>Building 245 Underground Storage Tank Area</i> Building 245 is located southwest of Building 19, between Bunker Avenue and the Service Pit Area.	Three underground storage tanks were removed and a site assessment conducted.	No Further Action.

2.3.2 Nature of Threat

There is a potential danger to the environment from petroleum, metals and other products in the soil and groundwater. If those who work in the industrial park are exposed to contaminated soil or groundwater, it could potentially be harmful to them.

2.3.3 History of Inspections and Studies Conducted at the Site

Table 1: Previous Investigations at the former Lee Field Naval Air Station

Year Completed	Activity
1989	Inventory Project Report
1994	Underground Storage Tanks Removal - Multiple Areas
1995	Inventory Project Report (Revised)
2000	Lee Field Naval Air Station Site Inspection

Year Completed	Activity
2000	Underground Storage Tank Contamination Assessments
2001	Lee Field Naval Air Station Background Chemical Data Study
2003	Remedial Investigation - Landfill Area 2
2004	Removal Action - Small Arms Range
2004	Site Investigation - Multiple Areas
2004	Pre-Remedial Assessment - Small Arms Range
2004	Remedial Investigation - Landfill Area 2
2004	Remedial Investigation - Landfill Areas 1 and 3
2004	Supplemental Investigation – Underground Storage Tank Area 4
2005	Underground Storage Tank Removal Action - Buildings 9 and 19
2005	Groundwater Investigation - Service Pit Area
2005	Groundwater Investigation - Small Arm Range
2006	Supplemental Groundwater Investigation - Service Pit Area
2006	Excavation Report - Building 19 Underground State Tank Site
2010	Remedial Investigation Work Plan - Grease Rack Ditch Area
2010	Remedial Action Work Plan - PCB Bunker Area
2011	Inventory Project Report (Revised)
2011	Remedial Investigation Work Plan - Landfill Area 2
2011	Remedial Investigation Work Plan - Landfill Area 3
2011	Remedial Investigation Work Plan - Pyridine Burn Area
2012	Inventory Project Report (Revised)
2012	Remedial Investigation - Fire Training Area
2012	Remedial Investigation - Pyridine Burn Area
2012	Site Assessment Work Plan - Service Pit Area
2012	Remedial Investigation Work Plan - PCB Bunker Area Sediment Delineation
2014	Time-Critical Removal Action Work Plan/UFP-QAPP – Pyridine Burn Area
2015	Time-Critical Removal Action Report – Pyridine Burn Area
2015	Dioxin Background Study Work Plan/UFP-QAPP – Site Wide

2.3.4 Lead Agency

The Corps is responsible for cleanup activities related to the military’s use of the site and is coordinating with the Florida Department of Environmental Protection, Clay County Port, Inc., businesses in the industrial park, and other stakeholders.

3.0 COMMUNITY BACKGROUND

3.1 COMMUNITY PROFILE

Lee Field (Reynolds Industrial Park) is a small portion of a large census tract (315). The census tract contiguous to the site is 314, but the industrial park is within the city limits of Green Cove Springs which is primarily in tract 313. The census tract data presented in Table 2 below presents an average of the three census tracts. However, there are some significant differences among the three census tracts primarily in terms of race, education and income. The minority population adjacent to the former Lee Field is almost 30 percent, compared to around 10 percent in Green

Cove Springs and 6 percent in the other census tract. Less than 8 percent of the population in Green Cove Springs over age 25 does not have a high school diploma, but that number is more than 20 percent in the other two census tracts. The median income in Green Cove Springs is more than \$81,000; however, the median income in the census tract next to Lee Field is \$47,075 and is \$51,518 in tract 315 where Lee Field resides.

The Corps will be mindful when selecting meeting locations as greater than 7 percent of the population does not have access to a vehicle. Meetings and print materials will probably not need to be translated, but the team will monitor the situation and will provide translations as necessary.

Table 2: Census Data Comparing the Lee Field Community to the County, State and Nation

Subject	Census Tracts		Clay County		Florida		United States	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Total population	14,318		190,865		18,801,310		308,745,538	
White	11,876	82.9	156,087	81.8	14,488,435	77.1	231,040,398	74.8
Black or African American	1,589	11.1	18,831	9.9	3,200,663	17.0	42,020,743	13.6
Hispanic or Latino	940	6.6	14,609	7.7	4,223,806	22.5	50,477,594	16.3
Median age (years)	41		39		41		37	
Owner-occupied housing units	3,798	71.7	52,567	76.4	7,420,802	82.5	75,986,074	65.1
Population over Age 25 without high school diploma	1,684	18.31	11,657	9.7	1,880,402	14.5	29,898,483	14.4
Born in United States	12,235	91.3	170,348	91.5	14,597,170	77.5	265,166,046	85.7
Population born outside the United States	823	6.1	15,728	8.5	3,658,043	19.4	39,955,854	12.9
Language Spoken at Home								
English only	11,777	92.4	158,073	90.7	12,786,704	73.4	226,738,479	79.9
Language other than English	966	7.6	16,237	9.3	4,644,410	26.6	57,095,373	20.1
Speak English less than "very well"	590	4.6	5,241	3.0	2,063,298	11.8	24,704,754	8.7
Spanish	792	6.2	8,691	5.0	3,408,312	19.6	35,470,765	12.5
Speak English less than "very well"	535	4.2	2,779	1.6	1,586,755	9.1	16,349,067	5.8
Mean household income (dollars)	60,157		73,441		66,323		70,883	
% Below Poverty Line								
All families		14.2		6.4		12.0		11.3
With related children under 18 years		21.3		9.8		19.5		17.9
With related children under 5 years only		74.2		14.7		19.6		19.3
No vehicles available	394	7.8	2,073	3.1	462,112	6.5	10,113,266	8.9

3.2 HISTORY OF COMMUNITY INVOLVEMENT

There has been very little community interest in the Lee Field project, but the Corps will continue to inform those who work in the industrial park and the potentially impacted community and will respond to any concerns that are raised.

3.3 KEY COMMUNITY CONCERNS

No community concerns have been raised, but the Corps will monitor the situation closely as activities are initiated to educate the public and to encourage them to participate in the restoration process.

3.4 RESPONSE TO COMMUNITY CONCERNS

The Corps will continue public involvement activities and will respond should any concerns arise.

3.5 SUMMARY OF COMMUNICATION NEEDS

Planned or completed public information activities for the former Lee Field include mailing letters with a fact sheet to property owners within the boundaries of the site, placing a notice in a local newspaper and hosting community meetings. The Corps will also interview stakeholders and evaluate their input to determine if additional efforts are required.

4.0 PUBLIC INVOLVEMENT PROGRAM

The overall goal of the public involvement program is to promote two-way communication between citizens and the Corps and to provide opportunities for meaningful and active involvement by the community in the cleanup process. The Corps will implement the community involvement activities described below. The following plan is based on concerns frequently expressed by those living near or on a Formerly Used Defense Site.

4.1 THE PLAN

Issue 1: Keeping the Public Informed

Activity 1A: Designate a Corps Public Involvement Coordinator

- Objective: To provide a primary liaison between the community and the Corps and to ensure prompt, accurate and consistent responses and information dissemination about the site
- Method: The Corps will designate a public affairs specialist to handle site inquiries and serve as a point of contact for community members. Amanda Parker is the public involvement coordinator for the site, and she will work closely with Diana Martuscelli, the project manager.
- Timing: The public affairs specialist was designated when the Remedial Investigation/Feasibility Study contract was awarded in December 2013.

Activity 1B: Prepare and distribute site fact sheets and technical summaries

- Objective: To provide citizens with current, accurate, easy-to-read, easy-to-understand information about the former Lee Field Naval Air Station
- Method: Fact sheets will be mailed along with a letter to all property owners and other stakeholders. In addition, copies will be available at the Information Repository. Following the completion of the fieldwork, another mailing will include information on what was found and recommendations for the future.
- Timing: The Corps will prepare and distribute fact sheets as necessary, but at least at the beginning and end of each phase of work.

Activity 1C: Provide a Toll-Free Telephone Number for the Community to Contact the Corps

- Objective: To enable citizens to get the latest information available when they want it, rather than having to wait for a meeting or a fact sheet and without incurring any cost
- Method: The Corps will activate a toll free number and publish it periodically in the local papers and in all fact sheets.
- Timing: The toll free telephone line is currently operational (866.279.4880).

Activity 1D: Maintain a Mailing List for the Site

- Objective: To facilitate the distribution of site-specific information to everyone who needs or wants to be kept informed about the site
- Method: The Corps will create a mailing list that includes all identified stakeholders as well as all of the property owners within the boundaries of the site.
- Timing: The Corps has compiled the mailing list and will periodically review/revise it to keep it current.

Activity 1E: Establish and Maintain an Administrative Record File

- Objective: To provide residents with all documents and resources used by the project delivery team in reaching decisions about the site and restoration activities. Those materials will be stored in a convenient location where residents can go to read and copy official documents and other pertinent information about the site.
- Method: The Administrative Record file is a collection of site information. The Corps will work with a local contact to find a suitable location (known as an Information Repository) to house the Administrative Record. This repository will be accessible to the physically challenged, will have copier facilities, and will be available to residents during normal business hours and at least some evening and/or weekend hours. The Corps will provide at least two sets of the Administrative Record file for the site, one at the Corps' Jacksonville office and one in the local information repository near the site.
- Timing: The Administrative Record was opened when the Remedial Investigation/Feasibility Study began, and it will remain open until the Decision Document is signed. The Information Repository has been established at the Green Cove Springs Branch Library, 403 Ferris Street, Green Cove Springs, Florida 32043. The telephone number is 904.284.6315.

Activity 1F: Provide Project Information on the Internet

- Objective: To provide site and project information as well as general Formerly Used Defense Site information
- Method: Site and Formerly Used Defense Site information can be found at: www.saj.usace.army.mil.

- Timing: Project information and related documents are in the library, and reports on the on-going activities will be added as they are completed.

Issue 2: Provide Adequate and Meaningful Opportunities for Community Involvement

Activity 2A: Hold Public Meetings and Special Events

- Objective: To update the community on site developments and address community questions, concerns, ideas and comments
- Method: Community meetings and other related activities, as necessary, will be hosted at appropriate times during this phase of work. The Corps will schedule, prepare for and attend all announced meetings. The Corps will provide at least a two-week notice of the scheduled meeting.
- Timing: Meetings or workshops may be hosted as the work progresses to explain the history of the site and the work the Corps is doing. An additional meeting may be held after the fieldwork is complete.

Activity 2B: Solicit Interest in a Restoration Advisory Board

- Objective: To provide citizens with a meaningful way to become actively involved and to provide the project delivery team with a viable means of learning citizen concerns and attitudes
- Method: The Corps will solicit interest in a Restoration Advisory Board and will provide support as appropriate to facilitate its formation. If formed, the Corps will provide administrative support, and the Corps project manager will serve as co-chair along with someone elected from among the community representatives on the board.
- Timing: The Corps began soliciting interest in a Restoration Advisory Board in January 2014. No interest has been expressed by the community to date. Interest in forming a Restoration Advisory Board will be gauged periodically as the project progresses.

Activity 2C: Make Informal Visits to Community

- Objective: To help keep community members informed about the site while providing the Corps with feedback about site activities and the community's opinions
- Method: The Corps will establish a presence in the community through informal visits.
- Timing: Periodic visits will be made as necessary throughout the Remedial Investigation/Feasibility Study phase.

Activity 2D: Solicit Comments during a Public Comment Period

- Objective: The objective is to give community members an opportunity to review and comment on the various Corps documents, especially the Proposed Plans. The review period provides an opportunity for the citizens to have meaningful involvement in the process while giving the project delivery team valuable input from the community.

- Method: The Corps will announce each comment period separately, if necessary. Announcements will appear in local newspapers and fact sheets. Information on the duration and how and where to submit comments will be included. The Corps will seek comments on the Remedial Investigation/Feasibility Study recommendations along with the potential remedies.
- Timing: The public comment period will be a minimum of 30 days and is required when a Proposed Plan is released.

Activity 2E: Prepare and Issue a Responsiveness Summary

- Objective: To summarize comments received during comment periods, to document how the Corps has considered those comments during the decision-making process and to provide responses to major comments
- Method: The Corps will prepare a Responsiveness Summary as a section of the Decision Document. The Responsiveness Summary will include four sections: 1. Overview; 2. Background on Community Involvement; 3. Summary of Comments Received and the Corps Responses; 4. Remedial Design/Remedial Action Concerns. All information, both technical and nontechnical, will be conveyed in a manner that is easily understood.
- Timing: The Responsiveness Summary is part of the Decision Document.

Activity 2F: Revise the Community Relations Plan

- Objective: To identify and address community needs, issues or concerns regarding the site or the cleanup remedy that are not currently addressed in this Community Relations Plan.
- Method: The revised plan will update the previous version.
- Timing: The Corps will revise the plan as community concern warrants or at least every three years until the site is closed out.

4.2 PROJECTED SCHEDULE FOR COMMUNITY INVOLVEMENT ACTIVITIES

Activity	Time Frame
Designate a Corps community involvement coordinator	Complete
Prepare and distribute site fact sheets and technical summaries	At beginning of a phase of work and as required throughout the phase of work
Provide a toll free number	Currently in operation
Maintain a mailing list for the site	Ongoing
Establish and maintain Information Repositories	Complete, updated as needed
Establish and maintain the Administrative Record	Ongoing
Conduct special events	As needed
Hold public meetings	When proposed plan is available and as needed throughout a phase
Solicit interest in a Restoration Advisory Board	Ongoing
Make informal visits to community	As needed
Solicit comments during a public comment period	As needed and required
Prepare and issue a Responsiveness Summary	Following public comment period as part of the Decision Document
Revise the Community Relations Plan	As needed

5.0 REFERENCES

The Florida Senate. www.flsenate.gov

Florida House of Representatives. www.myfloridahouse.gov

U.S. Army Corps of Engineers. *Public Participation Requirements for Defense Environmental Restoration Program* Engineer Pamphlet 200-3-1. September 30, 2011

U.S. Army Corps of Engineers. *Environmental Quality – Formerly Used Defense Sites (FUDS) Program Policy*. ER 200-3-1. May 10, 2004.

U.S. Census Bureau. <http://factfinder.census.gov>

APPENDIX A: COMMUNITY SURVEY

The U.S. Army Corps of Engineers is investigating portions of the former Lee Field Naval Air Station. We are trying to learn more about the community so we will know what is important to you and how to share information with you. Please help us by taking a few moments to answer the questions below. Thank you!

1. Do you work or live near the former Naval Air Station? If yes, how long?
2. Are you familiar with how the land was used during World War II?
3. Have you ever found anything that the military may have left, such as underground storage tanks, pipes or munitions debris?
4. Do you use the Internet?
5. Would you come to meetings to hear about our investigations? If so, please let us know how to contact you (telephone number, mailing or email address). Where would you suggest we hold the meeting(s)?
6. Would you like to be on a mailing list to learn more about our work? (If so, please provide an email or mailing address).
7. How would you suggest we notify people about our work and/or meetings (i.e. radio, television, newspapers, website)? Which one(s)?
8. Are there local religious/civic/service organizations that you rely on to receive information?

On behalf of the U.S. Army Corps of Engineers, thank you for taking the time to complete this questionnaire. If you have any questions or would like more information, please call the U.S. Army Corps of Engineers, Jacksonville District at 1-800-291-9413.

APPENDIX B: MEDIA CONTACTS

Television Stations:

Station	Channel	Address	Telephone
WJXX, ABC	25	1070 East Adams Street Jacksonville, Florida 32202	904.354.1212
WTLV, NBC	12	1070 East Adams Street Jacksonville, Florida 32202	904.354.1212
WJAX, CBS	47	4 Broadcast Place Jacksonville, Florida 32207	904.393.9844
WJCT, PBS	7	100 Festival Park Avenue Jacksonville, Florida 32202	904.353.7770

Newspapers:

Name	Address	Telephone
Bradford County Telegraph	131 W. Call Street P.O. Drawer A Starke, Florida 32091	904.964.6305
Clay Today	3513 U.S. Hwy 17 Fleming Island, Florida 32003	904.264.3200
St. Augustine Record	One News Place St. Augustine, FL 32086	904.829.6562
Florida Times Union	1 Riverside Avenue Jacksonville, FL 32202	904.359.4111

Radio Stations:

Station	Frequency	Format	Address	Telephone
WAPE	95.1 FM	Top 40	8000 Belfort Parkway Jacksonville, Florida	904.245.8500
WAYR	550 AM	Christian	2500 Russell Road Green Cove Springs, Florida	904.272.1111
WEAG	1490 AM	Country	1421 S. Water Street Starke, Florida	904.964.5001
WEAG	106.3 FM	Country	1421 S. Water Street Starke, Florida	904.964.5001
WOKV	104.5 FM	News/Talk	8000 Belfort Parkway, Suite 100 Jacksonville, Florida 32256	904.245.8500
WQIK	99.1 FM	Country	11700 Central Pkwy Jacksonville, Florida	904.636.0507
WXXJ	102.9 FM	Rock	8000 Belfort Parkway, Suite 100 Jacksonville, Florida	904.245.8500
WJBT	93.3 FM	Hip Hop	11700 Central Pkwy Jacksonville, Florida	904.636.0507
WSOL	101.5 FM	Old School	11700 Central Pkwy Jacksonville, Florida	904.636.0507

APPENDIX C: POTENTIAL MEETING LOCATIONS

Green Cove Springs Junior High School

1220 Bonaventure Avenue
Green Cove Springs, Florida
Telephone: 904.529.2140

Clay High School

2025 Highway 16 West
Green Cove Springs, FL 32043
Telephone: 904.529.3000

Green Cove Springs City Hall

321 Walnut Street
Green Cove Springs, FL 32043
Telephone: 904.297.7500

APPENDIX D: PUBLIC INVOLVEMENT TOOLS

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

SITE SUMMARY



JUNE 2014

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM FOR FORMERLY USED DEFENSE SITES

Across the country, the Department of Defense acquired properties, often during times of war, to use for military training, testing and demonstrations. When no longer needed, many of these properties were cleaned up according to the best practices available at the time and then transferred to other owners such as private individuals or other government entities. These Formerly Used Defense Sites (FUDS) can range from privately-owned farms to National Parks. They also include residential, industrial and educational properties. We are committed to protecting people and the environment and improving public safety by cleaning up these properties. The Defense Environmental Restoration Program for Formerly Used Defense Sites was established to evaluate and, if necessary, to remediate Formerly Used Defense Sites. The U.S. Army Corps of Engineers (Corps) manages the program on behalf of the Department of Defense.

Congress passed the Comprehensive Environmental Response, Compensation, and Liability Act, also known as Superfund, in 1980 and the Superfund Amendments and Reauthorization Act in 1986. These laws give the Corps the authority for certain cleanup activities and dictates the process we must follow. We conduct investigations to determine the potential risk to people and the environment from the military's use of the property. Public involvement and community participation are important components of the process. The Corps partners with stakeholders throughout the process, including congressional representatives, state and local governments, regulatory and environmental agencies, and affected property owners.

The former Lee Field Naval Air Station, now Reynolds Industrial Park, comprises about 1,560 acres on the west side of the St. Johns River in Clay County Florida. The Navy began acquiring the property in 1940 and used it until the early 1960s. During World War II, the Navy and Marines used it to train pilots. Following the war, the Navy used it to deactivate ships. Lee Field consisted of runways, hangers, utility systems, fuel storage tanks, piers, office buildings, barracks, mess halls and family housing. There are several locations where the Corps is concerned about potential contamination resulting from the military's previous use of the property. These areas are summarized below.

Project 00 Spill Area: This area is at the end of the current Pier Alpha pipeline. The Navy used a pipeline to transfer fuel from ships in the St. Johns River to the storage tanks on land. When the pipeline was being closed, cleaning fluids and petroleum spilled. The Corps has removed the petroleum-contaminated soil, and the Florida Department of Environmental Protection has agreed that no further action is required here.

Project 01 Tank Farm: The Tank Farm includes underground and above ground storage tanks. The underground storage tanks, pipes, petroleum contaminated water, sludge and soil were removed and the above ground storage tanks were abandoned in place. No further action is needed.

Project 02: The projects are numbered sequentially from 00 to 16, but no site was designated as Project 02.

Project 03 Underground Storage Tanks at Areas 2, 3 and Building 9 and 3,000 Feet of Pipeline: This project includes underground storage tanks associated with three buildings and the related pipeline. The tanks and the pipeline have been removed, and no further action is necessary.

Project 04 Landfill Area 2: This project includes about 7.5 acres on Orange Avenue at the former Public Works Storage Area. Benzo(a)pyrene was detected in the soil at levels above the Florida Department of Environmental Protection's guidelines. Additional environmental sampling may be required to determine the potential extent of the contamination and the appropriate response.

Project 05 Pyridine/Burn Area: The Pyridine/Burn Area, between Wildwood Road and the south side of the runway, was used to dispose of materials from the deactivated ships. Because of potential chemicals in the soil and groundwater, the Corps is working in this area.

Project 06 Fire Training Area: This 19-acre area on the northwest end of Bulkhead Road is where firefighter training was conducted in the early 1950s. We are concerned about the potential presence of polychlorinated biphenyls in the soil and benzene, vinyl chloride and liquid phase hydrocarbons in the groundwater. A Remedial Investigation/Feasibility Study is underway to supplement previous work.

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

Project 07 Grease Rack Ditch Area: Vehicles being serviced were driven onto a pair of ramps known as the grease rack. Motor oil drained into a sump between the ramps. Surface runoff then went into a drainage ditch. The Corps is concerned about the potential presence of petroleum related compounds in the soil and water. Additional sampling is necessary to determine the extent of the potential contamination and the appropriate response. A Remedial Investigation/Feasibility Study is being conducted on this project.

Project 08 Small Arms Range: This seven-acre area in the southeast portion of Lee Field includes an area where weapons were fired at targets in front of an earthen berm and a skeet range. Lead and other metals associated with the small arms range were detected in the soil. A portion of the contaminated soil has been removed, but there is evidence of bullet fragments remaining in the berm. Further sampling is necessary to determine the appropriate course of action.

Project 09 Landfill Areas 1 and 3: Landfill Area 1, about 6.2 acres, is on the southern side of Wildwood Road. Petroleum breakdown products, polychlorinated biphenyls, pesticides and metals were detected in the soil, and chlorobenzene and vinyl chloride were detected in the groundwater. The 4-acre Landfill Area 3 is off State Road 209 in the southwest corner of the property near Three Mile Swamp. Chlorinated hydrocarbons were detected in groundwater at various locations across the landfill. A Remedial Investigation/Feasibility Study is being conducted on this project.

Project 10 PCB (Polychlorinated Biphenyls) Bunker Area: This area is between the taxiway and Wildwood Road where transformers were stored in a building. The transformers and PCB-contaminated soil were removed, but PCBs have been detected in sediment in an adjacent stream that flows into Three Mile Swamp. A Remedial Investigation/Feasibility Study is being conducted on this project.



Former Power Plant

Project 11 Underground Storage Tank Area 1 and Power Plant: Area 1 is near the intersection of Roland Avenue and Gaylord where a gas station and automotive hobby shop with underground storage tanks were located. The above ground storage tanks were next to the Power Plant. The tanks, related piping and petroleum-contaminated soil were removed. The Corps is monitoring groundwater to determine if any further action is necessary.

Project 12 Water Treatment Plant 1 and 2 Underground Storage Tanks: Further investigations have determined that the underground storage tanks are no longer present, and no further action is necessary.

Project 13 Service Pit Area: The 28-acre Service Pit Area, south of the former hangars between Bunker Avenue and the runway, contained aircraft fuel dispensing equipment. The equipment has been removed, and the pits were cleaned and sealed. Volatile Organic Chemicals were detected in the groundwater, but more sampling is needed to determine the extent of groundwater contamination and if further action is necessary. A Site Assessment is underway, and Remedial Action Plan will be drafted.

Project 14 Building 19 Underground Storage Tank Area: A lube oil tank was located on the south side of Bunker Avenue near the intersection with Gaylord. The tank and petroleum-contaminated soil were removed, but additional sampling is needed to define the extent of remaining contamination. A Site Assessment is underway, and Remedial Action Plan will be drafted.

Project 15 Incinerator/Disposal Area: The military may have disposed of fire fighting training waste in two small areas at the northern end of Slow Tide Road near the St. Johns River. The contract for the Site Investigation was awarded in late 2013.

Project 16 Building 245 Underground Storage Tank Area: Three underground storage tanks were discovered in a building on the south side of Bunker Avenue. The tanks were removed, and, based on the results of environmental sampling, no further action is necessary in this area.

These studies will help the Corps determine what military-related contamination may be present, where and in what amounts. Once the fieldwork is completed, the team will analyze the data, draft a report and make recommendations. The results of the Remedial Investigation/Feasibility Study will be summarized in a document called a Proposed Plan. It will present the alternatives to address what remains on the site. The alternatives can range from no further action to educating the public about the site to remedial action. When the Proposed Plan is ready, the Corps will present it at a public meeting, and the public will have at least 30 days to review and submit comments on the plan.

FOR MORE INFORMATION

Visit:

Project documents can be viewed at:

403 Ferris Street, Green Cove Springs, Florida 32043
Telephone: 904.284.6315

Contact:

U.S. Army Corps of Engineers, Jacksonville District
Toll-Free 866.279.4880
FUDS.Florida@usace.army.mil
www.saj.usace.army.mil



US ARMY CORPS OF ENGINEERS

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

FREQUENTLY ASKED QUESTIONS



JUNE 2014

Where was the former Lee Field Naval Air Station located? What were the property boundaries?

The former Lee Field Naval Air Station, now Reynolds Park/Clay County Port, comprises approximately 1,560 acres on the west side of the St. Johns River in Green Cove Springs. The site boundaries are roughly US 17 on the west, the St. Johns River on the north and east, the Bayard Wildlife Management Area to the south and State Road 16 to the north. A small portion extends north of State Road 16 near the St. Johns River.

How did the military use this area?

The military used the property from the 1940s through 1961. Lee Field consisted of runways, taxiways, roads, utility systems, fuel storage tanks, ship mooring facilities, piers, hangars, administrative buildings, barracks, mess halls and family housing. During World War II, the Navy and Marines used it to train pilots. Following the war, the Navy used it to accommodate and deactivate ships. The deactivation process involved maintaining and preserving the ships to prevent deterioration while they were not being used. This provided a large reserve fleet of ships that could easily be re-activated on short notice. By 1961, the Navy no longer needed the site, and in 1963, the government decided the entire former Naval Air Station with all the buildings and improvements to the City of Green Cove Springs. The City later sold the property to Mr. J. Louis Reynolds who established Reynolds Park/Clay County Port.

Where are you searching and why?

We are searching in several areas where previous studies indicate further investigation or remedial action is necessary. Please see the "Site Summary" and "Environmental Studies and Remedial Activities" fact sheets for further information.

Are there other areas of the former Lee Field Naval Air Station that you haven't investigated yet?

Based on historical records and previous investigations, the Corps has investigated the areas of the former Lee Field Naval Air Station where military's activities could have resulted in environmental damage.

Why are you investigating now?

The Corps began working at Lee Field in 1989, shortly after Congress established the Formerly Used Defense Site program. Various studies and remedial activities have occurred in the years since, but recently, the Corps received sufficient funding to complete a Time Critical Removal Action in the Pyridine/Burn Area (Project 05) as well as several other studies to better understand the extent of the potential military-related environmental problems and how best to address what may be present.

What have you found previously?

Previous investigations have found petroleum-related products and industrial chemicals. Please see the "Site Summary" fact sheet for further details.

Is it safe to work in this area and be outside?

Yes, it is safe to work in the industrial park and be outside.

Will we be able to operate our business/go to work while you are doing your investigation?

You will be able to continue working as you normally would while we complete our remedial actions and investigations, but we may limit access to specific areas where crews are working.

How long will your investigations take?

The time to complete the remedial actions and studies depends on the specific area, but generally, we will be completing the current phase of work within the next two years. Further remedial action may be required later.

Will you tell us what you found?

Yes, we will share the results of the fieldwork in several ways. Reports and other related documents are available for review in the Green Cove Springs library, and reports from the current activities will be added. We will also send letters to the tenants at Reynolds Industrial Park and will

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

host other public availability sessions. If you would like to receive email updates, please let us know.

What is the next step?

Crews will continue fieldwork in 2014. Once the fieldwork is complete, the contractor will draft reports that include an explanation of what they found and recommendations for addressing any environmental concerns. For areas where we are doing a Remedial Investigation/Feasibility Study, we will present a Proposed Plan to the public. It will summarize the Remedial Investigation/Feasibility Study and present an evaluation of the alternatives. The public will have at least 30 days to comment on the Proposed Plan. The Corps will then complete a Decision Document that will include all the comments received on the Proposed Plan. We will notify interested parties at each of these steps.



FOR MORE INFORMATION

Visit:

Project documents can be viewed at:
Green Cove Springs Library
403 Ferris Street, Green Cove Springs, Florida 32043
Telephone: 904.284.6315

Contact:

U.S. Army Corps of Engineers, Jacksonville District
Toll-Free 866.279.4880
FUDS.Florida@usace.army.mil
www.saj.usace.army.mil



US ARMY CORPS OF ENGINEERS

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

ENVIRONMENTAL STUDIES AND RESTORATION ACTIVITIES



JUNE 2014

BACKGROUND

The former Lee Field Naval Air Station, now Reynolds Industrial Park, comprises about 1,560 acres on the west side of the St. Johns River in Clay County Florida. The Navy began acquiring the property in 1940 and used it until the early 1960s. During World War II, the Navy and Marines used it to train pilots. Following the war, the Navy used it to deactivate ships. Lee Field consisted of runways, hangars, utility systems, fuel storage tanks, piers, office buildings, barracks, mess halls and family housing.

ENVIRONMENTAL INVESTIGATIONS

The US Army Corps of Engineers (Corps) is conducting a number of investigations and remedial activities related to identifying and addressing any potential environmental concerns resulting from the military's use of the site. The project areas are summarized below.

Project 04 Landfill Area 2: The approximately 7.5-acre area is on Orange Avenue at the former Public Works Storage Area. Benzo(a)pyrene was detected in the soil at levels above the Florida Department of Environmental Protection's guidelines. A Remedial Investigation/Feasibility Study, which includes environmental sampling, is underway. The purpose of a Remedial Investigation/Feasibility Study is to characterize the nature and extent of potential military-related environmental problems and to outline remedial actions to solve those problems.

Project 05 Pyridine/Burn Area: The Pyridine/Burn Area is a wooded area between Wildwood Road and the south side of the runway. It was used to dispose of materials removed from the deactivated ships. We are concerned that vinyl chloride and arsenic may be in the soil and groundwater in this area. Environmental restoration activities, which includes removing contaminated soil, are underway. A Remedial Investigation/Feasibility Study will also be conducted here to ensure that any remaining military-related contamination is addressed.

Project 06 Fire Training Area: The Fire Training Area (Building 323) is approximately 1.9 acres near the north west end of Bullhead Road. It consists of three brick fire circles on the north end of the dock area where fire-fighter training was conducted in the early 1950s. The Corps is concerned about the potential presence of polychlorinated biphenyls in the soil and benzene, vinyl chloride and liquid phase hydrocarbons in the groundwater. A Remedial Investigation/Feasibility Study is underway on this site to supplement previous work.

Project 07 Grease Rack Ditch Area: Vehicles being serviced were driven onto a pair of ramps, known as Grease Racks. Motor oil was discharged to a drain between the ramps, and the surface runoff went into a drainage ditch. This project includes the Grease Rack (Building 329) and the drainage ditch. We are doing a Remedial Investigation/Feasibility Study to determine if there are petroleum-related materials in the soil and water.

Project 09 Landfill Areas 1 and 3: Landfill Area 1, approximately 6.2 acres, is on the southern side of Wildwood Road. It was primarily used during and just after World War II. Petroleum breakdown products, polychlorinated biphenyls, pesticides and metals were detected in the soil, and vinyl chloride was detected in the groundwater. Chlorinated hydrocarbons were detected in the soil at the 4-acre Landfill Area 3, off State Road 209 in the southwest corner of the property near Three Mile Swamp. We are doing a Remedial Investigation/Feasibility Study on both landfill areas.

Project 10 PCB (Polychlorinated Biphenyls) Bunker Area: The Bunker Area is in Building 77 where 18 transformers were stored from 1986 to 1993. Polychlorinated biphenyls were detected on the floor inside the building and in soil surrounding the building. The transformers were removed; the building was cleaned, and contaminated soil was removed. Additional samples indicate polychlorinated biphenyls remain in sediment in a stream that flows into Three Mile Swamp. We are doing a Remedial Investigation/Feasibility Study to determine the extent of the contamination and the most appropriate alternatives for addressing it.

Project 11 Underground Storage Tank Area 1 and Power Plant: Area 1 is near the intersection of Roland Avenue and Gaylord where a gas station and automotive hobby shop were located. There were 3 underground storage tanks associated with Building 46 and 5 above ground storage tanks associated with the Power Plant (Building 16). The tanks, related piping and petroleum-contaminated soil have been removed, and we are monitoring the groundwater to determine if any further action is necessary.

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

Project 13 Service Pit Area: The 28-acre Service Pit Area is south of the former hangars (Buildings 9 and 19) between Bunker Avenue and the runway. It had 52 service pits with fuel-dispensing equipment. Standing water, solid debris and equipment were removed from the pits; the lines were flushed, and the pits were sealed with concrete. Environmental sampling detected Volatile Organic Chemicals and ethylene dibromide in the groundwater. More samples are needed to determine the extent of groundwater contamination and if further action is necessary. A Site Assessment is underway, and Remedial Action Plan will be drafted.

Project 14 Building 19 Underground Storage Tank Area: A 500-gallon lube oil tank was located on the south side of Bunker Avenue near the intersection with Gaylord. The tank and petroleum-contaminated soil were removed, but additional sampling is needed to define the extent of remaining contamination. A Site Assessment is underway, and a Remedial Action Plan will be drafted.

Project 15 Incinerator/Disposal Area: The military may have disposed of fire fighting training waste in two small areas at the northern end of Slow Tide Road near the St. Johns River. A Site Inspection is underway. The purpose of a Site Inspection is to confirm the presence or absence of environmental problems associated with the military's use of the site.

As the fieldwork is completed at each site, the team will analyze the data, draft a report and make recommendations. The Remedial Investigation/Feasibility Study results will be summarized in a document called a Proposed Plan. It will present the alternatives to address any military-related contamination at the site. Alternatives can range from no further action to educating the public about the site to remedial action. When the Proposed Plan is ready, the Corps will present it at a public meeting, and the public will have at least 30 days to review and submit comments on the plan.



FOR MORE INFORMATION

Visit:

Project documents can be viewed at:
Green Cove Springs Library
403 Ferris Street, Green Cove Springs, Florida 32043
Telephone: 904.284.6315

Contact:

U.S. Army Corps of Engineers, Jacksonville District
Toll-Free 866.279.4880
FUDS.Florida@usace.army.mil
www.saj.usace.army.mil



US ARMY CORPS OF ENGINEERS



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
P.O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

[date]

REPLY TO
ATTENTION OF

Programs and Project Management Division
Interagency and International Services Branch

[name]
[mailing address]
[city, state zip]

RE: Former Lee Field Naval Air Station/Reynolds Industrial Park

Dear [ct] [last name]:

As you may be aware, the property that comprises Reynolds Park was once the Lee Field Naval Air Station. The Navy began acquiring the property in 1940 and used it until the early 1960s. During World War II, the Navy and Marines used it to train pilots. Following the war, the Navy used the site to deactivate ships.

Lee Field consisted of runways, hangars, utility systems, fuel storage tanks, piers, office buildings, barracks, mess halls and family housing. There are several areas with potential or known contamination in the soil and/or groundwater as a result of the military's activities.

The US Army Corps of Engineers (the Corps) has initiated a Time Critical Removal Action in an area known as the Pyridine/Burn Area. This wooded area, between Wildwood Road and the south side of the runway, was used to dispose of materials removed from deactivated ships. Vinyl chloride and arsenic have been detected in the soil and groundwater at levels above the Florida Department of Environmental Protection's limits. The Corps' contractor will remove and replace the contaminated soil and will collect soil and water samples.

We are also conducting a Remedial Investigation/Feasibility Study on several other areas within Reynolds Park. The purpose of the Remedial Investigation/Feasibility Study is to characterize the nature and extent of contamination that may be present from past military activities, or in other words, to determine what may be present, where and in what amounts.

The Corps understands the importance of active participation from the public in the remedial process and is considering establishing a Restoration Advisory Board. These boards include members of the impacted community, local government representatives, environmental regulators and the Corps' project manager. Members would review and comment on plans and technical documents related to environmental studies and restoration activities. They serve as voluntary liaisons between the community and the Corps and receive no compensation for their service.

Please see the enclosed fact sheet for further details. Additionally, project documents are available for review in the Green Cove Springs Library located at 403 Ferris Street (904.284.6315).

- 2 -

If you have any questions or are interested in serving on a Restoration Advisory Board for the former Lee Field Naval Air Station, please feel free to call the Formerly Used Defense Site hotline at 866.279.4880 or email FUDS.Florida@usace.army.mil.

Sincerely,

John Keiser, PE
Program Manager, Formerly Used Defense Sites
Interagency and International Services Branch

Enclosure



US Army Corps
of Engineers®

Former Lee Field Naval Air Station



US Army Corps
of Engineers®

The US Army Corps of Engineers is performing a Time Critical Removal Action and Remedial Investigations/Feasibility Studies on portions of the former Lee Field Naval Air Station (now Reynolds Industrial Park). During World War II, the Navy and Marines used the 1,560-acre site in Clay County to train pilots. Following the war, the Navy used it to deactivate ships. This notice is to let you know:

- ▶ We are conducting a Time Critical Removal Action and Remedial Investigations/Feasibility Studies.
- ▶ Project documents are available for review at the Green Cove Springs Library at 403 Ferris Street (904.284.6315).
- ▶ We are soliciting interest in a Restoration Advisory Board.

It is important for the public to participate in the remedial process, so the Corps is considering establishing a Restoration Advisory Board. Board members include representatives from the community and government. Members review and comment on materials related to restoration activities. They serve as voluntary liaisons between the Corps and the community and receive no compensation. If you are interested in serving, please email FUDS.Florida@usace.army.mil or call 866.279.4880.

For more information:

Visit: Green Cove Springs Library or
www.saj.usace.army.mil

Call: 866.279.4880

Email: FUDS.Florida@usace.army.mil

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

PUBLIC AVAILABILITY SESSION



JUNE 2014

The US Army Corps of Engineers is conducting environmental studies and restoration activities at the former Lee Field Naval Air Station, a Formerly Used Defense Site. It is now Reynolds Industrial Park. During World War II, the Navy and Marines used the 1,560-acre site to train pilots. Following the war, the Navy used it to deactivate ships. There are several locations where the Corps is concerned about potential contamination resulting from the military's previous use of the property. A team with the Corps' Formerly Used Defense Site Program will be available in the park to discuss the investigations and remedial actions.

When: Wednesday, June 25, 2014

10:00 am to 5:30 pm

Where: Clay County Port Office Located at
1063 Bulkhead Road

Questions: Call (toll free) 866.279.4880 or
email: FUDS.Florida@USACE.Army.mil

FOR MORE INFORMATION

Visit:

Project documents can be viewed at
Green Cove Springs Library
403 Ferris Street, Green Cove Springs, Florida 32043
Telephone: 904.284.6315

Contact:

U.S. Army Corps of Engineers, Jacksonville District
Toll-Free 866.279.4880
FUDS.Florida@usace.army.mil
www.saj.usace.army.mil



US ARMY CORPS OF ENGINEERS

FORMERLY USED DEFENSE SITES | Lee Field Naval Air Station

June 2014



The US Army Corps of Engineers is conducting environmental studies and restoration activities at the former Lee Field Naval Air Station, a Formerly Used Defense Site. It is now Reynolds Industrial Park. During World War II, the Navy and Marines used the 1,560-acre site to train pilots. Following the war, the Navy used it to deactivate ships. There are several locations where the Corps is concerned about potential contamination resulting from the military's previous use of the property.



U.S. Army Corps of Engineers, Jacksonville District
701 San Marco Boulevard, Jacksonville, FL 32207-0019
Email: FUDS.Florida@USACE.Army.mil
Call (Toll Free) 866-279-4880



BUILDING STRONG®

US ARMY CORPS OF ENGINEERS | JACKSONVILLE DISTRICT

A team with the Corps' Formerly Used Defense Site Program will be available in the park to discuss the investigations and remedial actions.

When:

Wednesday, June 25, 2014
10:00 am to 5:30 pm

Where:

Clay County Post Office Located at
1063 Bulkhead Road

Questions:

Call (toll free) 866.279.4880 or

Email:

FUDS.Florida@USACE.Army.mil

Programs and Project Management Division
Military/Interagency and International Services Branch
US Army Corps of Engineers
P.O. Box 4970
Jacksonville, Florida 32232-0019

Name

Company

Address

City, State ZIP

Project documents can be viewed at:

Green Cove Springs Library
403 Ferris Street
Telephone: 904.284.6315

APPENDIX E: STAKEHOLDERS LIST

U.S. Army Corps of Engineers

Ms. Diana Martuscelli Project Manager U.S. Army Corps of Engineers 701 San Marco Boulevard Jacksonville, Florida 32207 Telephone: 904.232.3432 Email: Diana.M.Martuscelli@usace.army.mil	Ms. Amanda Parker Public Affairs Specialist U.S. Army Corps of Engineers 701 San Marco Boulevard Jacksonville, Florida 32207 Telephone: 904.232.1576 Email: Amanda.D.Parker@usace.army.mil
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Regulators and Other Agency Stakeholders

Mr. Ashwin Patel Environmental Consultant Bureau of Waste Cleanup Florida Department of Environmental Protection 8800 Baymeadows Way West, Suite 100 Jacksonville, Florida 32256 Telephone: 904.256.1668 Email: Ashwin.Patel@dep.state.fl.us	Ms. Heather Venter, Land Manager St. Johns River Water Management District Bayard Field Station Post Office Box 1429 Palatka, Florida 32178-1429 Telephone: 386.972.6954 Email: hventer@sjrwm.com
Mr. Roland Garcia, Regional Director Florida Fish and Wildlife Commission 3377 E. U.S. Highway 90 Lake City, Florida 32055-8795 Telephone: 386.758.0525	

Clay County and Other Local Stakeholders

Ms. Stephanie C. Kopelousos
Clay County Manager
Post Office Box 1366
Green Cove Springs, FL 32043-0109
Telephone: 904.269/284.6347
Email: Stephanie.Kopelousos@co.clay.fl.us

Mr. Warrick Sams, Senior Project Manager
Engineering Department
Clay County
Post Office Box 1366
Green Cove Springs, Florida 32043
Telephone: 904.284/269.6301
Email: Warrick.Sams@co.clay.fl.us

Wendell D. Davis
District 1
Board of County Commissioners
Post Office Box 1366
Green Cove Springs, Florida 32043
Telephone: 904.284.6394
Cell: 904.234.4630
Email: Wendell.Davis@claycountygov.com

Ms. Mary Justino
Public Information Coordinator
Clay County Sheriff's Office
Post Office Box 548
Green Cove Springs, Florida 32043
Telephone: 904.529.6397
Email: MJustino@ClaySheriff.com

State

Senator Rob Bradley
State Senate District 7
Post Office Box 562
Orange Park, Florida 32067
Telephone: 904.269.1111
Email: Bradley.Rob.web@flsenate.gov

Capitol Office
208 Senate Office Building
404 South Monroe Street
Tallahassee, FL 32399-1100
Telephone: 850.487.5007

Representative Charles E. Van Zant
State House District 19
945 North Temple Avenue
Starke, FL 32091-2110

Capitol Office:
405 House Office Building
402 South Monroe Street
Tallahassee, FL 32399-1300
Telephone: 850.717.5019

Federal

Senator Bill Nelson
Landmark Two
225 East Robinson Street, Suite 410
Orlando, Florida 32801
Telephone: 407.872.7161

Senator Marco Rubio
201 South Orange Avenue Suite 350
Orlando, FL 32801
Telephone: 407.254.2573

Representative Corrine Brown
Florida District 5
101 E. Union Street, Suite 202
Jacksonville, Florida 32202
Telephone: 904.354.1652

Capitol Office:
716 Senate Hart Office Building
Washington, DC 20510
Telephone: 202.224.5274

Capitol Office:
317 Hart Senate Office Building
Washington DC, 20510
Telephone: 202.224.3041

Capitol Office:
2336 Rayburn House Office Building
Washington, DC 20515
Telephone: 202.225.0123