

**APPENDIX A**  
**AGENCY CORRESPONDENCE**



**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

**Date:** February 24, 2020

**Notice:** Valued Stakeholders

**Subject:** Notice of Stakeholder Meeting for the Proposed Outpatient Clinic in the Jacksonville Area

The U.S. Department of Veterans Affairs (VA), Office of Construction & Facilities Management, is proposing a long-term, fully serviced lease for construction and operation of a one or two-story approximately 221,473-square-foot Outpatient Clinic (OPC) with approximately 1,150 parking spaces in the Jacksonville, Florida, area (see area of consideration in map below).

As part of the decision-making process, VA will undertake activities to comply with the National Environmental Policy Act (NEPA). VA is seeking input on issues to be addressed during the NEPA process, including environmental concerns. Concurrently, VA is seeking input to support future consultation under Section 106 of the National Historic Preservation Act regarding potential effects to historic properties. VA will also be consulting with the Florida Department of State – Division of Historic Resources and other consulting parties to identify historic properties that may potentially be affected by the undertaking, and to seek ways to avoid, minimize, or mitigate potential adverse effects.

NEPA requires that a federal agency provide the public with an opportunity to participate in the process of analyzing the impact of federal actions on the human environment. The purpose of this letter is to notify members of the community and other stakeholders of an opportunity to assist the VA in identifying issues, including environmental concerns that may occur as a result of the proposed Federal action.

VA is therefore requesting your presence at an agency scoping meeting to be held on Thursday, **March 5, 2020**. VA will present information on the proposed project and you will have an opportunity to ask questions and submit comments. The location, time, and date are presented below:

**WHEN:** Thursday, March 5, 2020, from 10 am to 12 pm

**WHERE:** Hilton Garden Inn, 9745 Gate Parkway N, Jacksonville, FL 32246

An additional meeting is being held from 1 pm to 3 pm on March 5th at the same location for those unable to attend the 10 am meeting. Also, that evening, a public meeting will be held at the same location from 6:30 pm to 8:30 pm.

A public scoping comment period will be open through **March 31, 2020**. During this time, agencies and stakeholders are encouraged to provide written comments on the proposed action and identify potential issues or concerns for consideration in the NEPA process and NHPA Section 106 consultation. Comments received during the scoping period will be considered in the NEPA compliance process.

Comments may be submitted by email or mail as follows:

Email to Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)) using the subject line  
"Jacksonville OPC Scoping"

Mail to (postmarked by **March 31, 2020**):

Glenn Elliott

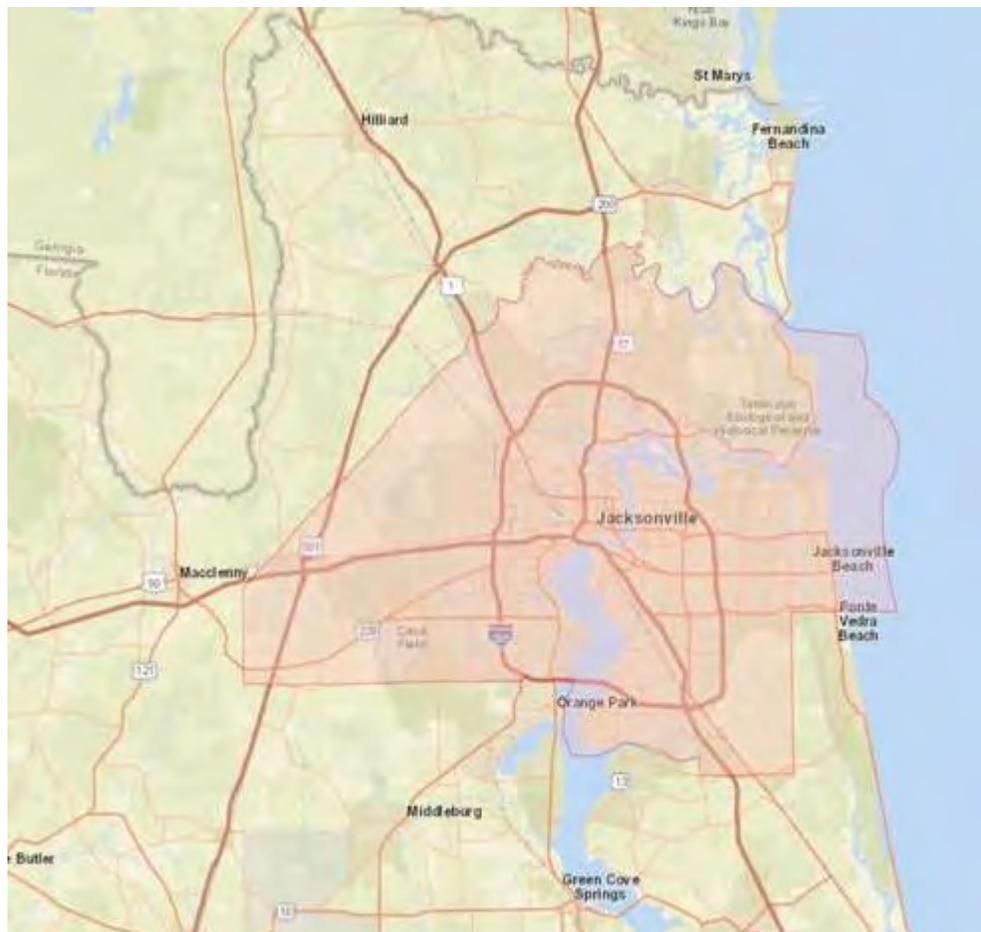
VA Office of Construction & Facilities Management (003C2)

425 I (Eye) Street NW

Washington DC 20001

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

## AREA OF CONSIDERATION:





**DEPARTMENT OF VETERANS AFFAIRS**  
**Construction & Facilities Management**  
425 I Street, NW  
Washington DC 20001

**Date:** April 20, 2020

**Notice:** Valued Stakeholders

**Subject:** Updated NEPA Scoping: Proposed Jacksonville VA Outpatient Clinic and Domiciliary

The U.S. Department of Veterans Affairs (VA), Office of Construction & Facilities Management, is proposing to award a long-term, fully serviced lease for construction and operation of a one or two-story outpatient clinic (OPC) and domiciliary in the Jacksonville, Florida area (Proposed Action). The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded Jacksonville VA SouthPoint Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

The OPC would be approximately 158,600 square feet, the domiciliary would be approximately 26,900 square feet, and the site would include approximately 1,150 parking spaces. VA is considering two sites for the Proposed Action:

- **Site 1 (Max Leggett Parkway):** Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The site is approximately 21 acres of undeveloped land with overgrown grassy and scrub vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer. Based on available information, Site 1 contained grassy land and/or agricultural fields and wooded land with a residence and other structures from the 1940s through the 2006, was mostly cleared in 2007, was planted with pine trees by 2011, and then partially cleared and graded in 2017.
- **Site 2 (Lone Star Road):** Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land. Based on available information, Site 2 was undeveloped woodlands in 1943, was part of a large strip mine from approximately 1950 to the early 1970s, was the site of land disposal of sanitary and industrial wastewater residuals from the early 1970s until 1985, was included with surrounding properties in an environmental investigation under a consent order from the Florida Department of Environmental Protection from the mid-1980s through early 2000s, and has remained undeveloped since.

The locations of the Sites are shown in **Attachments 1A – 1E**.

As part of the decision-making process, VA is conducting a National Environmental Policy Act (NEPA) Environmental Assessment (EA) to evaluate the environmental, cultural, and socioeconomic issues associated with the Proposed Action.

**Information Request:** Information your agency can provide on any of the following environmental issue areas (at or in the vicinity of the proposed Sites) would be appreciated. Examples of such information include, but are not limited to:

- Potential environmental concerns or issues;
- Surface and groundwater resources, including streams, wetlands, floodplains, open water features, wells, and local aquifers;
- Federally or state listed threatened or endangered species, or any species proposed for such listing, or critical habitat for such species that may occur within a one-mile radius around the proposed Sites;
- Parks, nature preserves, conservation areas, designated wild or scenic rivers, migratory bird habitats, or special wildlife issues;
- Natural resource issues;
- Soils and geologic data, including lists of hydric soils;
- Prime and unique farmland;
- Traffic, noise, or socioeconomic concerns;
- Records of site investigations, remediation agreements/orders, and related correspondence;
- Air quality concerns; and
- Additional environmental, cultural, land use, or socioeconomic information or concerns your agency may have with regard to the referenced Sites.

Data that you make available will be used to scope the NEPA analysis and will provide valuable and necessary input into the EA process. Your office, local citizens, groups, and public agencies, among others, will have opportunity to review and comment on the information and alternatives addressed in the EA.

VA will also be consulting with the Florida Department of State – Division of Historic Resources, Native American Tribes, and other consulting parties to identify historic properties that may potentially be affected by the undertaking, and to seek ways to avoid, minimize, or mitigate potential adverse effects.

We look forward to and welcome your participation in this process. **Please respond by May 20, 2020** to enable us to complete this scoping phase of the project within the scheduled timeframe.

**Please send your response via e-mail to:**

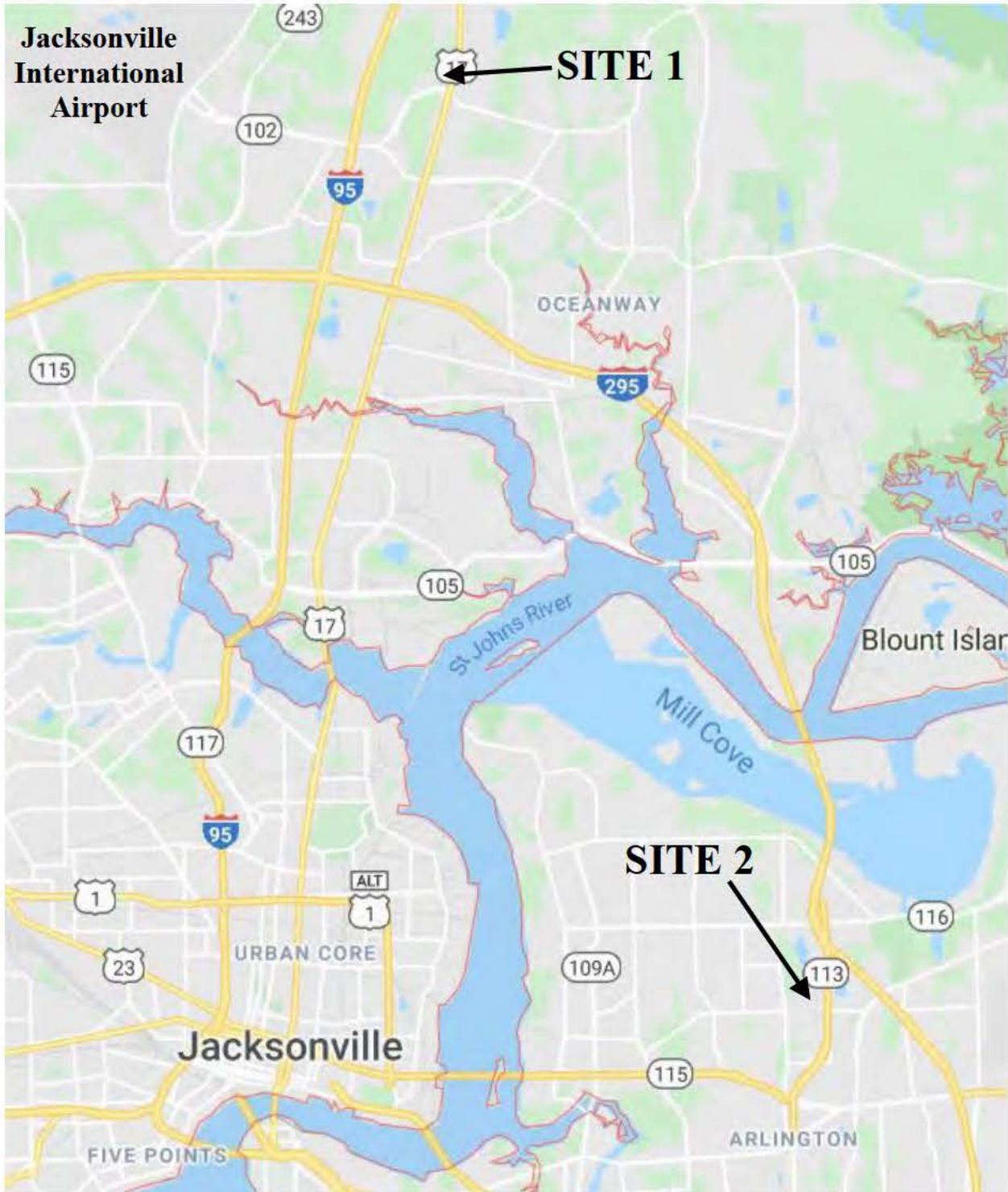
Glenn Elliott  
VA Office of Construction & Facilities Management  
[glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)

Please put “Jacksonville OPC NEPA Scoping” in the subject line.

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

**ATTACHMENT 1A**

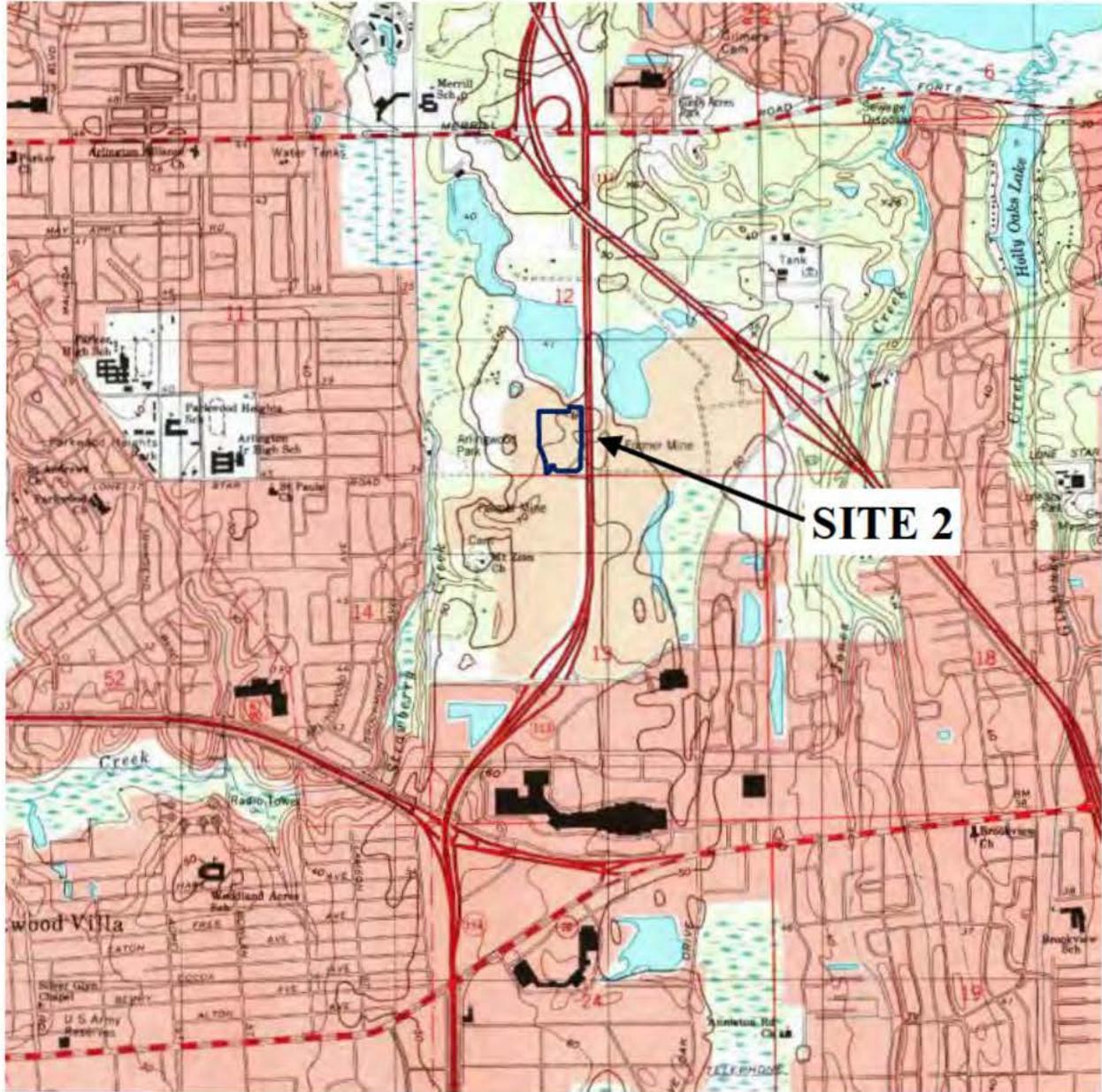
**SITES LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**





**ATTACHMENT 1C**

**SITE 2 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1D**

**SITE 1 AERIAL MAP (2018)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1E**

**SITE 2 AERIAL MAP (2019)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



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**From:** Gates, Kim <[Gates.Kim@epa.gov](mailto:Gates.Kim@epa.gov)>  
**Sent:** Monday, June 8, 2020 6:36 PM  
**To:** Elliott, Glenn (CFM) <[Glenn.Elliott@va.gov](mailto:Glenn.Elliott@va.gov)>  
**Cc:** Kajumba, Ntale <[Kajumba.Ntale@epa.gov](mailto:Kajumba.Ntale@epa.gov)>; Buskey, Traci P. <[Buskey.Traci@epa.gov](mailto:Buskey.Traci@epa.gov)>  
**Subject:** [EXTERNAL] EPA's Response to Jacksonville OPC NEPA Scoping Letter

June 8, 2020

Mr. Glenn Elliott  
Office of Construction & Facilities Management  
Department of Veterans Affairs  
425 I Street NW  
Washington, DC 20001

SUBJECT: Environmental Assessment Scoping Letter for Proposed Outpatient Clinic and Domiciliary in Jacksonville, Florida

Dear Mr. Elliot:

The U.S. Environmental Protection Agency (EPA) Region 4 appreciates the opportunity to contribute information about potential environmental issues involving two sites under consideration for the construction and operation of an Outpatient Clinic and domiciliary in Jacksonville (Proposed Action). Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road near Jacksonville International Airport. Site 2 is located in the Arlington area at the intersection of Lone Star Road/Tredinick Parkway and the southbound Southside Connector Service Drive. In response to your coordination request dated May 18, 2020, the EPA utilized online information and geospatial tools to identify the following potential resource impacts.

**Air Quality.** The project area is currently in attainment with the National Ambient Air Quality Standards ([https://www3.epa.gov/airquality/urbanair/sipstatus/reports/sc\\_areabypoll.html](https://www3.epa.gov/airquality/urbanair/sipstatus/reports/sc_areabypoll.html)) and the EPA does not anticipate emissions from the project impacting the area's attainment status. However, short-term levels of exhaust emissions and fugitive dust could be elevated as a result of construction activities. Given the proximity of residences on Hyatt Road and the Integra River Run apartment complex (<https://www.integrariverrun.com/>) to Site 1 and Lennar's new Mill Creek North homes (<https://www.lennar.com/New-Homes/Florida/Jacksonville-St-Augustine/Jacksonville/Mill-Creek-North>) to Site 2, we recommend implementing measures to reduce diesel emissions, such as switching to cleaner fuels, retrofitting current equipment with emission reduction technologies, repowering older engines with newer cleaner engines, replacing older vehicles, and reducing idling through operator training and/or contracting policies.

**Contamination.** Based on information in the EPA’s NEPAAssist (<https://www.epa.gov/nepa/nepassist>) and Cleanups in My Community (<https://www.epa.gov/cleanups/cleanups-my-community>) mapping tools and the Florida Department of Environmental Protection’s (FDEP’s) Map Direct: Contamination Locator (<http://ca.dep.state.fl.us/mapdirect/?focus=contamlocator>), we identified the following issues regarding hazardous contaminants at the two sites:

- **Site 1.** It appears that part of the site has been used for agriculture, so soil sampling for herbicide and/or pesticide residue may be warranted. Regarding federally regulated operations, the nearest Resource Conservation & Recovery Act (RCRA) Subtitle I (Underground Storage Tank) facility is the Circle K #2721430 retail gas station at 13597 Main Street North, approximately 800 feet away. FDEP’s online records ([https://fldeploc.dep.state.fl.us/WWW\\_RCRA/reports/PRP\\_results\\_docs.asp?stcmid=9809776](https://fldeploc.dep.state.fl.us/WWW_RCRA/reports/PRP_results_docs.asp?stcmid=9809776)) indicate that no petroleum discharges have been reported. The closest RCRA Subtitle C (hazardous waste) facility is the CVS Pharmacy #4415 at 50 New Duval Station Road, approximately 1,050 feet away. The store is a Conditionally Exempt Small Quantity Generator of hazardous waste with no history of violations or corrective action for releases ([https://enviro.epa.gov/enviro/rcrainfoquery\\_3.facility\\_information?pgm\\_sys\\_id=FLR000192567](https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=FLR000192567)).
- **Site 2.** This property has a history of industrial use that includes strip mining for metals (primarily titanium) between 1940 and 1960 followed by disposal of industrial and municipal waste sludges from the early 1970s to 1985. Information about state and federal investigations of the disposal facility, known alternatively as Regency Sludge Landfarm and Regency Dunes Landfarm (FDEP Facility/Site ID: ERIC\_5792), is maintained online by FDEP at [https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC\\_5792/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_5792/gis-facility!search).

The property remained vacant until redevelopment activities began in late 2006. During this effort, a construction material called EZBase was imported, primarily for road construction. EZBase is comprised of fly ash and bottom ash from the Jacksonville Electric Authority’s coal-fired power generation process ([https://www.jea.com/About/Electric\\_Systems/Electric\\_Generation\\_Byproducts/](https://www.jea.com/About/Electric_Systems/Electric_Generation_Byproducts/)). Coal combustion waste, or coal ash, contains various heavy metals, including arsenic, chromium, lead, cadmium, selenium, mercury, and vanadium (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2801182/>).

The 2008 economic downturn curtailed redevelopment activities and the property subsequently changed hands several times. Site investigations in 2013, 2015 and 2016 led to removal of the EZBase material due to its metal content, but groundwater assessments found several plumes of vanadium contamination exceeding FDEP’s approved cleanup target levels. As a result, Restrictive Covenants are now in place prohibiting the use of onsite groundwater and requiring FDEP’s approval for dewatering activities, alterations to existing stormwater detention/retention facilities, and construction of new stormwater swales, detention/retention facilities, or ditches. Information about the investigations and Restrictive Covenants is available online under the name ‘Indigo Shoppes LLC’ (Facility/Site ID: COM\_313237), [https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM\\_313237/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_313237/gis-facility!search).

There are no federally funded Superfund or Brownfield sites in the vicinity of either site.

**Environmental Justice.** The EPA’s online EJSCREEN tool (<http://www2.epa.gov/ejscreen>) reported the potential presence of a statistically significant minority population near Site 2 (see yellow highlighted text in the table below).

Population	130	446	988	2,523	867,337	912,043	---
% Minority	40	37	33	36	48	46	45
% Low Income	28	31	33	36	36	36	36

% Linguistically Isolated	1	1	3	3	3	3	7
% Less than High School Education	11	9	7	8	11	11	12
% Under 5 Years of Age	4	5	14	13	7	7	5
% Over 64 Years of Age	12	10	5	6	13	13	19

In accordance with Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (<https://www.epa.gov/laws-regulations/summary-executive-order-12898-federal-actions-address-environmental-justice>), please ensure this population is not disproportionately or adversely impacted by the project.

**Special Designations.** Because the Proposed Action will be new construction, we recommend complying with Green Building standards (<https://www.epa.gov/smartgrowth/green-building-standards>) to the extent feasible. Energy and water conservation measures (i.e., low flow toilets, energy efficient windows and doors, efficient lighting, etc.) incorporated in the design and construction should be discussed in the Environmental Assessment along with other pollution prevention efforts (e.g., use of materials with recycled content, etc.).

**Stormwater Management.** In general, the Clean Water Act’s National Pollutant Discharge Elimination System (NPDES) stormwater program requires permits for discharges from construction activities that disturb one or more acres, and discharges from smaller sites that are part of a larger common plan of development or sale (<https://www.epa.gov/npdes/stormwater-discharges-construction-activities>). Based on information posted online by the City of Jacksonville, the St. Johns Water Management District is the stormwater permitting authority for the project (<https://www.coj.net/departments/planning-and-development/building-inspection-division/commercial-permits.aspx>). However, FDEP will also have to be contacted if Site 2 is selected due to the previously mentioned restrictive covenants.

**Threatened and Endangered Species.** Although threatened and endangered species are the purview of the FWS, our review precipitated the following recommendation.

The U.S. Fish & Wildlife Service’s (FWS’s) online Information, Planning and Conservation (IPaC) tool generated the following list of species that could be present at both sites:

- Birds
  - Eastern Black Rail (*Laterallus jamaicensis ssp. jamaicensis*)
  - Red-cockaded Woodpecker (*Picooides borealis*)
  - Wood Stork (*Mycteria americana*)
- Reptiles
  - Eastern Indigo Snake (*Drymarchon corais couperi*)
  - Gopher Tortoise (*Gopherus polyphemus*)
- Amphibian
  - Frosted Flatwoods Salamander (*Ambystoma cingulatum*)

We recommend coordinating with the FWS’s North Florida Ecological Services Field Office (<https://www.fws.gov/northflorida/>) regarding the presence of these species and the various migratory birds identified by the IPaC tool, especially considering the ‘sterile’ nature of Site 2. After the mining operation ceased, the area was backfilled with pure quartz sand tailings. Nothing grows in this medium.

**Waters of the United States.** Pursuant to Section 404 of the Clean Water Act, the project should avoid and minimize, to the maximum extent practicable, placement of dredged or fill material in jurisdictional waters identified in the U.S. Fish

& Wildlife Service's National Wetlands Inventory (<https://www.fws.gov/wetlands/data/mapper.html>). If impacts cannot be avoided, then the project may require U.S. Army Corps of Engineers (Corps) permitting. Any wetlands losses allowed under a Corps permit may also have to be mitigated ([https://www.epa.gov/sites/production/files/2015-08/documents/mitigation\\_rule\\_factsheet.pdf](https://www.epa.gov/sites/production/files/2015-08/documents/mitigation_rule_factsheet.pdf)). A 1.10-acre freshwater pond is located on Site 1 adjacent to the Integra River Run apartment complex and there may be residual wetlands on the eastern portion of the property. Site 2 has no remaining jurisdictional surface waterbodies.

The EPA looks forward to reviewing the Environmental Assessment for the VA COBC in Myrtle Beach. Please provide us with one hard copy and one electronic (as a PDF via email). In the interim, if you have any questions about our comments or need assistance with interpreting federal environmental requirements, please contact me via email at [gates.kim@epa.gov](mailto:gates.kim@epa.gov).

Sincerely,

*Kim Gates*

**KIM GATES**  
ENVIRONMENTAL ENGINEER  
NEPA SECTION



STRATEGIC PROGRAMS OFFICE  
USEPA REGION 4  
61 FORSYTH STREET SW  
ATLANTA, GA 30303  
TELEPHONE: (404) 562-9261  
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EMAIL: [gates.kim@epa.gov](mailto:gates.kim@epa.gov)

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**U.S. ENVIRONMENTAL PROTECTION AGENCY**

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**From:** Kajumba, Ntale <[Kajumba.Ntale@epa.gov](mailto:Kajumba.Ntale@epa.gov)>  
**Sent:** Tuesday, May 19, 2020 3:53 PM  
**To:** Gates, Kim <[Gates.Kim@epa.gov](mailto:Gates.Kim@epa.gov)>  
**Subject:** VA Jacksonville OPC - NEPA Site-Specific Scoping Letter 051820.pdf

**From:** Koerner, Jeff <Jeff.Koerner@dep.state.fl.us>  
**Sent:** Tuesday, May 19, 2020 2:23 PM  
**To:** Elliott, Glenn (CFM)  
**Cc:** Modovsky, Christine M. (CFM); Kimberly.L.Wintrich@usace.army.mil; Al.Oliver@usda.gov; Jenkins.brandi@Epa.gov; chuck\_underwood@fws.gov; felicia.james@dot.gov; yvette.taylor@dot.gov; ExecSecretariat.FHWA@dot.gov; Miller, Dee Ann; Truitt, John; Bahr, Tim; Melnick, Benjamin; Arthur, Jonathan; State\_Clearinghouse; Simpson, Russell; Strong, Greg; kevin.thibault@dot.state.fl.us; greg.evans@dot.state.fl.us; Nikki.Fried@FDACS.gov; FFSsupport@FDACS.gov; chris.wynn@myfwc.com; dhipes@fnai.fsu.edu; ashortelle@sjrwm.com; jsheffield@northfloridatpo.com; commercialservices@jea.com; handerson4188@gmail.com; dcawton@jtafla.com; bmosier@coj.net; djoseph@coj.net; billk@coj.net; pappas@coj.net  
**Subject:** [EXTERNAL] RE: VA Jacksonville Proposed Outpatient Clinic (OPC)

Glenn,

The air quality is good in these project areas and across Duval County.

All monitors in Duval County are meeting EPA's air quality standards. Although there is not enough "complete data" to get a valid PM2.5 design value, Duval County is projected to meet the PM2.5 standard as well. Ozone and PM2.5 exceedances in Duval County are rare. There are no major stationary sources of pollutants located near these project areas (the nearest major sources are 6 or more miles away).

Of course, air permits may be required depending on the equipment that may be installed.

Please let me know if you need additional information.

Sincerely,

Jeff Koerner, Director  
Division of Air  
Florida DEP

---

**From:** Elliott, Glenn (CFM) <Glenn.Elliott@va.gov>  
**Sent:** Tuesday, May 19, 2020 11:03 AM  
**To:** Kimberly.L.Wintrich@usace.army.mil; Al.Oliver@usda.gov; Jenkins.brandi@Epa.gov; chuck\_underwood@fws.gov; felicia.james@dot.gov; yvette.taylor@dot.gov; ExecSecretariat.FHWA@dot.gov; Miller, Dee Ann <Dee.Ann.Miller@dep.state.fl.us>; Truitt, John <John.Truitt@dep.state.fl.us>; Koerner, Jeff <Jeff.Koerner@dep.state.fl.us>; Bahr, Tim <Tim.Bahr@FloridaDEP.gov>; Melnick, Benjamin <Benjamin.Melnick@floridadep.gov>; Arthur, Jonathan <Jonathan.Arthur@FloridaDEP.gov>; State\_Clearinghouse <State.Clearinghouse@dep.state.fl.us>; Simpson, Russell <Russell.Simpson@dep.state.fl.us>; Strong, Greg <Greg.Strong@FloridaDEP.gov>; kevin.thibault@dot.state.fl.us; greg.evans@dot.state.fl.us; Nikki.Fried@FDACS.gov; FFSsupport@FDACS.gov; chris.wynn@myfwc.com; dhipes@fnai.fsu.edu; ashortelle@sjrwm.com; jsheffield@northfloridatpo.com; commercialservices@jea.com; handerson4188@gmail.com; dcawton@jtafla.com; bmosier@coj.net; djoseph@coj.net; billk@coj.net; pappas@coj.net

Cc: Modovsky, Christine M. (CFM) <Christine.Modovsky@va.gov>

Subject: VA Jacksonville Proposed Outpatient Clinic (OPC)

ALCON;

The U.S. Department of Veterans Affairs (VA), Office of Construction & Facilities Management, is proposing to award a long-term, fully serviced lease for construction and operation of a one or two-story outpatient clinic (OPC) and domiciliary in the Jacksonville, Florida area (Proposed Action). The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded Jacksonville VA South Point Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

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- • Parks, nature preserves, conservation areas, designated wild or scenic rivers, migratory bird habitats, or special wildlife issues;
- • Natural resource issues;
- • Soils and geologic data, including lists of hydric soils;
- • Prime and unique farmland;
- • Traffic, noise, or socioeconomic concerns;
- • Records of site investigations, remediation agreements/orders, and related correspondence;
- • Air quality concerns; and
- • Additional environmental, cultural, land use, or socioeconomic information or concerns your agency may have with regard to the referenced Sites.

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We look forward to and welcome your participation in this process. **Please respond by June 6, 2020** to enable us to complete this scoping phase of the project within the scheduled timeframe.

**Please send your response via e-mail to:**

Glenn Elliott

VA Office of Construction & Facilities Management

[glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)

Please put “Jacksonville OPC NEPA Scoping” in the subject line.

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

Glenn Elliott

Director of Environmental Programs

Office of Facility Planning

Construction Facility Management Office

425 “i” Street NW

Washington DC, 20003

O-202-632-5879

C-202-360-1243





# FLORIDA DEPARTMENT OF Environmental Protection

Northeast District  
8800 Baymeadows Way West, Suite 100  
Jacksonville, Florida 32256

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

March 30, 2020

*Sent electronically to: [glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)*

VA Office of Construction & Facilities Management (003C2)  
Attn: Mr. Glenn Elliott  
425 I (Eye) Street NW  
Washington DC 20001

## **RE: Jacksonville OPC Scoping**

Dear Mr. Elliott,

The Northeast District office of the Florida Department of Environmental Protection (DEP) has reviewed the scoping request for the proposed long-term, fully serviced lease for the construction and operation of a one or two-story approximately 221,473-square-foot Outpatient Clinic (OPC), with approximately 1,150 parking spaces in the Jacksonville, Florida area.

Based on the information provided, the following comments and recommendations are offered on this project:

### Environmental Resource Permitting and Stormwater Permitting

The proposed project should be reviewed by the Environmental Resource Permitting (ERP) Program of the St. Johns River Water Management District (SJRWMD) for ERP and Stormwater permitting. Please contact Mr. Everett Frye, P. E., of the SJRWMD's Division of Regulatory Services, directly at (904) 448-7913, regarding specific permitting requirements.

### Hazardous Waste

All hazardous/universal wastes and used oil generated during construction/start-up activities should be managed in accordance with all applicable federal, state and local regulations. Please contact Ms. Cheryl Mitchell at (904) 256-1620, or via email at [Cheryl.L.Mitchell@FloridaDEP.gov](mailto:Cheryl.L.Mitchell@FloridaDEP.gov), regarding these requirements.

### Solid Waste

Any construction and demolition debris (C&D) that may be generated by the construction project may be taken to a permitted C&D site. Class I waste should be taken to a permitted Class I facility, and any land clearing debris (LCD) can go to a registered yard trash processing facility or a permitted LCD facility. Please contact Ms. Julia Boesch directly at (904) 256-1677, or via email at [Julia.Boesch@FloridaDEP.gov](mailto:Julia.Boesch@FloridaDEP.gov), regarding these requirements.

Storage Tanks

Please note that Aboveground Storage Tanks (AST) with more than 550 gallons capacity or Underground Storage Tanks (UST) with greater than 110 gallons capacity that store petroleum in a liquid form at standard temperature and pressure to fuel emergency generators are regulated by the Department. In such cases, the responsible party must provide prior notification of the installation of the storage tank system, and the storage tank system equipment must be approved by the Department. In addition, the storage tank system must be registered with the Department and must meet all applicable requirements of Chapter 62-761 or 762, Florida Administrative Code (F.A.C.). Please contact Matt Harris at (904) 256-1527, or via email at [Matthew.J.Harris@FloridaDEP.gov](mailto:Matthew.J.Harris@FloridaDEP.gov), regarding any questions about notification and registration requirements.

In addition, as this project activity is located within Duval County, we recommend contacting the City of Jacksonville's Planning and Development Department to inquire if the submittal of a Planned Unit Development application or other documentation would be required for an environmental review by local agencies. If you have any questions, or need additional information, you may contact Mr. Folks Huxford at (904) 255-7800, or by email at [FHuxford@coj.net](mailto:FHuxford@coj.net).

If you have any questions or need further assistance, please contact Victoria Ford at [Victoria.Ford@FloridaDEP.gov](mailto:Victoria.Ford@FloridaDEP.gov), or by phone at (904) 256-1505.

Thank you.

Sincerely,



Gregory J. Strong  
District Director

ec: Chris Stahl, State Clearinghouse  
Everett Frye, SJRWMD  
Folks Huxford, COJ

**From:** Underwood, Chuck <chuck\_underwood@fws.gov>  
**Sent:** Tuesday, May 19, 2020 11:54 AM  
**To:** Elliott, Glenn (CFM); Jacksonville Regulatory, FW4  
**Subject:** Re: [EXTERNAL] VA Jacksonville Proposed Outpatient Clinic (OPC)  
**Attachments:** VA Jacksonville OPC - NEPA Site-Specific Scoping Letter 051820.pdf

Please submit all future notices to our project review and consultation staff at [jaxregs@fws.gov](mailto:jaxregs@fws.gov)

Submission to other addresses delays intake processing.

*Thank you in advance, Chuck*

\*\*\*\*\*

Charles Underwood  
Supervisor, Operations Support & Communications  
USFWS/North Florida Ecological Services Office  
South Atlantic-Gulf & Mississippi-Basin Unified Interior Regions  
7915 Baymeadows Way, Suite 200  
Jacksonville, FL 32256  
TEL: 904.731.3332  
FAX: 904.731.3045

\*\*\*\*\*Office Status - COVID-19\*\*\*\*\*

The NFESO office implemented its Continuity of Operations Plan (CoOP) in response to the COVID-19 pandemic and compliance with government guidelines and agency directives. Implementation under the current situation is not without unique challenges, our staff are teleworking and generally available. In compliance with local health guidance, our physical office is minimally staffed. While we are working to minimize disruption to normal business processes and response timelines, we ask for your understanding and patience during this period as we all adapt to the ever -luid situation. Thank you.

\*\*\*\*\*

**NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.**

---

**From:** Elliott, Glenn (CFM) <Glenn.Elliott@va.gov>  
**Sent:** Tuesday, May 19, 2020 11:03 AM  
**To:** Kimberly.L.Wintrich@usace.army.mil <Kimberly.L.Wintrich@usace.army.mil>; Al.Oliver@usda.gov <Al.Oliver@usda.gov>; Jenkins.brandi@Epa.gov <Jenkins.brandi@Epa.gov>; Underwood, Chuck <chuck\_underwood@fws.gov>; felicia.james@dot.gov <felicia.james@dot.gov>; yvette.taylor@dot.gov <yvette.taylor@dot.gov>; ExecSecretariat.FHWA@dot.gov <ExecSecretariat.FHWA@dot.gov>; dee.ann.miller@floridadep.gov <dee.ann.miller@floridadep.gov>; john.truitt@floridadep.gov <john.truitt@floridadep.gov>; Jeff.Koerner@dep.state.fl.us <Jeff.Koerner@dep.state.fl.us>; Tim.Bahr@floridadep.gov <Tim.Bahr@floridadep.gov>; Benjamin.Melnick@floridadep.gov <Benjamin.Melnick@floridadep.gov>; jonathan.arthur@dep.state.fl.us <jonathan.arthur@dep.state.fl.us>; State.Clearinghouse@dep.state.fl.us <State.Clearinghouse@dep.state.fl.us>; russell.simpson@dep.state.fl.us <russell.simpson@dep.state.fl.us>; Greg.Strong@dep.state.fl.us <Greg.Strong@dep.state.fl.us>; kevin.thibault@dot.state.fl.us <kevin.thibault@dot.state.fl.us>; greg.evans@dot.state.fl.us <greg.evans@dot.state.fl.us>; Nikki.Fried@FDACS.gov <Nikki.Fried@FDACS.gov>; FFSsupport@FDACS.gov <FFSsupport@FDACS.gov>; chris.wynn@myfwc.com <chris.wynn@myfwc.com>; dhipes@fnai.fsu.edu <dhipes@fnai.fsu.edu>; ashortelle@sjrwm.com <ashortelle@sjrwm.com>; jsheffield@northfloridatpo.com <jsheffield@northfloridatpo.com>;

commercialservices@jea.com <commercialservices@jea.com>; handerson4188@gmail.com  
<handerson4188@gmail.com>; dcawton@jtafla.com <dcawton@jtafla.com>; bmosier@coj.net <bmosier@coj.net>;  
djoseph@coj.net <djoseph@coj.net>; billk@coj.net <billk@coj.net>; pappas@coj.net <pappas@coj.net>  
**Cc:** Modovsky, Christine M. (CFM) <Christine.Modovsky@va.gov>  
**Subject:** [EXTERNAL] VA Jacksonville Proposed Outpatient Clinic (OPC)

ALCON;

The U.S. Department of Veterans Affairs (VA), Office of Construction & Facilities Management, is proposing to award a long-term, fully serviced lease for construction and operation of a one or two-story outpatient clinic (OPC) and domiciliary in the Jacksonville, Florida area (Proposed Action). The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded Jacksonville VA South Point Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

The OPC would be approximately 158,600 square feet, the domiciliary would be approximately 26,900 square feet, and the site would include approximately 1,150 parking spaces. VA is considering two sites for the Proposed Action:

- **Site 1 (Max Leggett Parkway):** Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The site is approximately 21 acres of undeveloped land with overgrown grassy and scrub vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer.
- **Site 2 (Lone Star Road):** Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land.

The locations of the Sites are shown in **Attachments 1A – 1E**.

As part of the decision-making process, VA is conducting a National Environmental Policy Act (NEPA) Environmental Assessment (EA) to evaluate the environmental, cultural, and socioeconomic issues associated with the Proposed Action.

**Information Request:** Information your agency can provide on any of the following environmental issue areas (at or in the vicinity of the proposed Sites) would be appreciated. Examples of such information include, but are not limited to:

- Potential environmental concerns or issues;
- Surface and groundwater resources, including streams, wetlands, floodplains, open water features, wells, and local aquifers;
- Federally or state listed threatened or endangered species, or any species proposed for such listing, or critical habitat for such species that may occur within a one-mile radius around the proposed Sites;
- Parks, nature preserves, conservation areas, designated wild or scenic rivers, migratory bird habitats, or special wildlife issues;
- Natural resource issues;
- Soils and geologic data, including lists of hydric soils;
- Prime and unique farmland;
- Traffic, noise, or socioeconomic concerns;
- Records of site investigations, remediation agreements/orders, and related correspondence;
- Air quality concerns; and
- Additional environmental, cultural, land use, or socioeconomic information or concerns your agency may have with regard to the referenced Sites.

Data that you make available will be used to scope the NEPA analysis and will provide valuable and necessary input into the EA process. Your office, local citizens, groups, and public agencies, among others, will have opportunity to review and comment on the information and alternatives addressed in the EA.

VA will also be consulting with the Florida Department of State – Division of Historic Resources, Native American Tribes, and other consulting parties to identify historic properties that may potentially be affected by the undertaking, and to seek ways to avoid, minimize, or mitigate potential adverse effects.

We look forward to and welcome your participation in this process. **Please respond by June 6, 2020** to enable us to complete this scoping phase of the project within the scheduled timeframe.

**Please send your response via e-mail to:**

Glenn Elliott

VA Office of Construction & Facilities Management

[glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)

Please put “Jacksonville OPC NEPA Scoping” in the subject line.

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

Glenn Elliott

Director of Environmental Programs

Office of Facility Planning

Construction Facility Management Office

425 “i” Street NW

Washington DC, 20003

O-202-632-5879

C-202-360-1243



FWS Log No

20-I-1017

**The Service concurs with your effect determination(s) for resources protected by the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.). This finding fulfills the requirements of the Act.**

June 27, 2019 (by email to jaxregs@fws.gov)

U.S. Fish and Wildlife Service  
North Florida Ecological Services Field Office  
7915 Baymeadows Way, Suite 200  
Jacksonville, FL 32256-7517  
(904) 731-3336

Acting for Jay B. Herrington  
Field Supervisor

Date

Reference: Consultation Code: 04EF1000-2020-SLI-0490  
Event Code: 04EF1000-2020-E-00821  
Project Name: Jacksonville CBOC and domiciliary – Site 1

**Subject: Request for concurrence with determination of May Affect–Not Likely to Adversely Affect**

Dear Sir or Madam:

This letter requests U.S. Fish and Wildlife Service (USFWS) concurrence with a determination of **“may affect – not likely to adversely affect”** for the proposed project to construct and operate a new VA Outpatient Clinic and Domiciliary in Jacksonville, FL, further described in (B) and (C) below.

The following information responds to the requirements listed in the Endangered Species Act Consultation Request Form—USFWS Florida ([www.fws.gov/verobeach/ProgrammaticPDFs/20161100\\_USFWSFloridaConsultationChecklist.pdf](http://www.fws.gov/verobeach/ProgrammaticPDFs/20161100_USFWSFloridaConsultationChecklist.pdf)):

(A) Cover Letter: This letter report.

(B) Project Description:

Proposed action: The 21-acre site would be cleared and developed to construct and operate a 158,600-square-foot VA outpatient clinic and 26,900-square-foot residential domiciliary with surface parking.

Location: Near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road, Jacksonville, FL 32218 (Duval County) (30.493455, -81.627968). See project location map (Attachment 1).

Timing: Construction would occur from 2021 – 2024, followed by up to 20 years of operation as a VA outpatient clinic and domiciliary serving Veterans in the Jacksonville area.

Proponent: U.S. Department of Veterans Affairs, Office of Construction & Facilities Management, Facilities Planning (003C2), 810 Vermont Street NW, Washington DC 20420, through a contract with the awarded development and management contractor.

Equipment: Typical heavy and light construction equipment used for small-scale commercial development of a one- and two-story structures.

June 27, 2019 (by email to jaxregs@fws.gov)

U.S. Fish and Wildlife Service  
North Florida Ecological Services Field Office  
7915 Baymeadows Way, Suite 200  
Jacksonville, FL 32256-7517  
(904) 731-3336

Reference: Consultation Code: 04EF1000-2020-SLI-0490  
Event Code: 04EF1000-2020-E-00821  
Project Name: Jacksonville CBOC and domiciliary – Site 1

Subject: Request for concurrence with determination of May Affect—Not Likely to Adversely Affect

Dear Sir or Madam:

This letter requests U.S. Fish and Wildlife Service (USFWS) concurrence with a determination of **“may affect – not likely to adversely affect”** for the proposed project to construct and operate a new VA Outpatient Clinic and Domiciliary in Jacksonville, FL, further described in (B) and (C) below.

The following information responds to the requirements listed in the Endangered Species Act Consultation Request Form—USFWS Florida ([www.fws.gov/verobeach/ProgrammaticPDFs/20161100\\_USFWSFloridaConsultationChecklist.pdf](http://www.fws.gov/verobeach/ProgrammaticPDFs/20161100_USFWSFloridaConsultationChecklist.pdf)):

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Timing: Construction would occur from 2021 – 2024, followed by up to 20 years of operation as a VA outpatient clinic and domiciliary serving Veterans in the Jacksonville area.

Proponent: U.S. Department of Veterans Affairs, Office of Construction & Facilities Management, Facilities Planning (003C2), 810 Vermont Street NW, Washington DC 20420, through a contract with the awarded development and management contractor.

Equipment: Typical heavy and light construction equipment used for small-scale commercial development of a one- and two-story structures.

Standard species-specific protective measures included in proposed action:

*Eastern indigo snake*: While no eastern indigo snake or gopher tortoise burrows were observed onsite, *Standard Protection Measures for the Eastern Indigo Snake* following USFWS-approved protocol will be employed during construction to assure no adverse effects to the species. Any gopher tortoise burrows located within 25 feet of the project construction will be protected onsite or excavated and relocated per state gopher tortoise guidelines.

Habitat and species avoidance, minimization, mitigation, and conservation measures included in proposed action:

*Gopher tortoise*: A species-specific survey covering 100% of potentially suitable habitat within the limits of construction (LOC), including areas for construction equipment access, will be conducted within 90 days prior to construction. Biologists will use any burrow locations from the survey results to develop a tortoise relocation and protection plan. Silt fence will be erected along the LOC, and demarking acceptable equipment access pathways, no closer than 25 feet to any potentially occupied gopher tortoise burrow, which will prevent damage to individual burrows, and keep individual tortoises from wandering into an active construction site. Any burrows that cannot be avoided or properly protected from construction activities will be relocated to suitable habitat, per state gopher tortoise management guidelines.

(C) Description of the Action Area:

The site includes approximately 21 acres of mostly undeveloped land with overgrown grassy and scrub vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer. Small wetland areas are located along the eastern site boundary and extend on-site. The properties surrounding the site consist of undeveloped wooded land, a stormwater management pond, a pine tree plantation, cleared land, and an apartment complex. The wooded area north and northwest of the site is a designated wetland preservation area and is protected under a conservation easement. The vegetative communities on the site and surrounding areas could support wildlife species associated with partially developed suburban Jacksonville areas.

See aerial map imagery (Attachment 1) and site photographs (Attachment 2).

(D) Protected Resources that May be Present:

VA obtained an Official Species List from IPaC on 3/2/2020; VA's contractor TTL Associates, Inc. obtained a more recent and currently valid species list for the same project and site under a separate consultation code on June 18, 2020 (Attachment 3).

A Biological Survey of the site was conducted of a larger 43-acre parcel including the VA site in April 2020 (Attachment 4). The biological evaluation included a database and literature review as well as a field evaluation by a qualified biologist for suitable habitat and protected species. The biological evaluation indicated an off-site stormwater management pond, located adjacent to the north of the VA project site, provides limited foraging and breeding habitat for the wood stork, but the survey did not identify any stork habitat on the VA site. While no gopher tortoises, eastern indigo snakes, or gopher tortoise burrows were identified in the field survey, their future presence on the site cannot be ruled out. No suitable habitat was identified for any of the other federally listed species. No suitable habitat was identified for any of the other federally listed species.

The species list identified the following species for which we summarized below the biological survey conclusions and our effect determinations:

Species	Biological Survey Finding	Determination
Eastern black rail ( <i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i> )	No suitable habitat.	No effect.
Red-cockaded woodpecker ( <i>Picoides borealis</i> )	No suitable habitat.	No effect
Wood stork ( <i>Mycteria americana</i> )	No suitable habitat. (The biological survey included a larger area beyond the project parcel; the small manmade stormwater detention pond described in the survey is not on the VA project site.)	No effect
Eastern indigo snake ( <i>Drymarchon corais couperi</i> )	No eastern indigo snakes or gopher tortoise burrows were observed during the field survey. <u>Protective measures are included in proposed action.</u>	May affect – not likely to adversely affect
Gopher tortoise ( <i>Gopherus polyphemus</i> )	No gopher tortoise or their burrows were observed during the field survey. All tortoises would either be protected from construction activities using exclusionary silt fencing or <b>relocated out of harm's way</b> . <u>Conservation measures are included in proposed action.</u>	May affect – not likely to adversely affect
Green sea turtle ( <i>Chelonia mydas</i> )	No suitable habitat.	No effect
Hawksbill sea turtle ( <i>Eretmochelys imbricata</i> )	No suitable habitat.	No effect
Leatherback sea turtle ( <i>Dermochelys coriacea</i> )	No suitable habitat.	No effect
Loggerhead sea turtle ( <i>Caretta caretta</i> )	No suitable habitat.	No effect
Frosted flatwoods salamander ( <i>Ambystoma cingulatum</i> )	No suitable habitat.	No effect

(E) Description of How the Action May Affect Each Protected Resource: Potential mechanisms for effects could be habitat loss or inadvertent direct harm or death of individuals present during site clearing and heavy construction.

(F) Section 7 Findings for all Protected Resources: See Section (D) table.

(G) Relevant Reports and/or Documents: See attachments – (1) area map, (2) site photographs, (3) Official Species List, and (4) biological survey report.

(H) Cumulative Effects Analysis: NA – necessary only if protected resources will be adversely affected and formal consultation is necessary.

(I) History of Contacts Made with Service:

1. 3/2/2020: Requested and received Official Species List.

2. Contractor (TTL Associates, Inc.) obtained updated Official Species List for same project and site under separate consultation code (04EF1000-2020-SLI-0688).
3. 6/27/2020: Emailed request for concurrence with this **finding of “May Effect – Not Likely to Adversely Affect.”**

(J) List of Preparers:

Christine Modovsky, Environmental Engineer, U.S. Department of Veterans Affairs

TTL Associates, Inc.: Aerial map of parcel site (Att. 1), Photographs of VA parcel (Att. 2)

Environmental, Inc.: Biological survey (Att. 4)

(K) Literature Cited: NA

We look forward to receiving your response. If you need additional information, please contact me at (202) 632-5352 or by email at [christine.modovsky@va.gov](mailto:christine.modovsky@va.gov).

Sincerely,

Christine Modovsky  
Environmental Engineer  
VA Office of Construction & Facilities Management



**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

May 20, 2020

Mr. Timothy Parsons, Director  
Florida Department of State  
Division of Historical Resources (FL SHPO)  
R.A. Gray Building  
500 S. Bronough Street, Room 423  
Tallahassee, Florida 32399-0250

**SUBJECT:** Initiation of Section 106 Consultation for the  
Construction, Lease and Operation of the  
Proposed VA Jacksonville Outpatient Clinic (OPC) and Domiciliary  
Jacksonville, Duval County, Florida

Dear Mr. Parsons,

The North Florida / South Georgia Veterans (VA) Health Care System, which provides primary, mental health, and specialty care to Veterans in the Jacksonville, Duval County, Florida area, is initiating Section 106 consultation with the Florida State Historic Preservation Office (SHPO) for the referenced project.

**Undertaking**

VA proposes to lease and operate a new Jacksonville Outpatient Clinic (OPC) and domiciliary in Duval County. The proposed OPC and domiciliary are separate buildings but included in one lease procurement/development project.

The proposed OPC would be one or two-story, approximately 158,600 square feet, slab-on-grade building and the domiciliary would be approximately 26,900 square feet, slab-on-grade building. The site would include approximately 1,150 surface parking spaces. The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded leased Jacksonville VA SouthPoint Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The specific development plans for the new OPC and domiciliary have not been determined, but it is anticipated that the majority of the selected site would be developed with the OPC and domiciliary buildings, associated parking, landscaping and other amenities. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

The proposed OPC and domiciliary would be located on one of two sites located in the City of Jacksonville. The two prospective OPC and domiciliary sites are as follows:

- Site 1 (Max Leggett Parkway): Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is

identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The site is approximately 21 acres of undeveloped land with overgrown grassy and scrub vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer. Based on available information, Site 1 contained grassy land and/or agricultural fields and wooded land with a residence and other structures from the 1940s through the 2006, was mostly cleared in 2007, was planted with pine trees by 2011, and then partially cleared and graded in 2017.

- **Site 2 (Lone Star Road):** Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land. Based on available information, Site 2 was undeveloped woodlands in 1943, was part of a large strip mine from approximately 1950 to the early 1970s, was the site of land disposal of sanitary and industrial wastewater residuals from the early 1970s until 1985, was included with surrounding properties in an environmental investigation under a consent order from the Florida Department of Environmental Protection from the mid-1980s through early 2000s, and has remained undeveloped since.

The locations of the two prospective sites are shown in Attachments 1A – 1E.

### **Area of Potential Effect**

The Area of Potential Effect (APE) for this undertaking encompasses the proposed sites to address direct effects plus a buffer of 150 feet to address indirect effects and viewshed concerns related to the height of new construction. The APE for archaeological resources is limited to the areas proposed for ground disturbance.

### **Identification of Historic Properties**

Cultural resources specialists who meet the *Professional Qualification Standards* for Archaeology and Architectural History established by the Secretary of Interior conducted cultural resource studies in compliance with the Florida Cultural Resource Assessment Survey (CRAS) guidelines for the prospective sites and the immediate surrounding areas to identify properties that are more than 50 years of age and that retain sufficient integrity to warrant listing in the National Register of Historic Places (NRHP). Identification efforts included a review of the Florida Master Site File, NRHP data, and historic maps and aerial photographs for each site. In addition, archaeological pedestrian inspections and shovel testing was conducted at each site. The CRAS reports, prepared by Environmental, Inc. for Site 1 and Environmental Services, Inc. for Site 2, are attached.

#### **Site 1 (Max Leggett Parkway):**

*Built Resources:* Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

*Archaeological Resources:* The Florida Master Site File has no recorded archaeological sites within the designated APE. In addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

*Traditional Cultural Properties:* VA had determined that there are no recorded Traditional Cultural Properties within the APE.

Site 2 (Lone Star Road):

*Built Resources:* Based on CRAS research VA has determined that there are no historic buildings located within the APE.

*Archaeological Resources:* The Florida Master Site File has no recorded archaeological sites within the designated APE. In addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

*Traditional Cultural Properties:* VA has determined that there are no recorded Traditional Cultural Properties within the APE.

**Public Outreach**

On May 20, 2020, VA sent Section 106 consultation letters to the following Tribes: the Coushatta Tribe of Louisiana, the Miccosukee Tribe of Indians, the Muscogee (Creek) Nation, the Seminole Tribe of Florida, as well as the Jacksonville Historic Preservation Commission requesting additional information concerning historic properties that could be affected by the proposed OPC and domiciliary development. As of the date of this letter, no responses have been received.

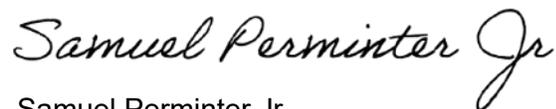
**Determination of Effects to Historic Properties**

Therefore, based on our cultural resources research, VA has determined, pursuant to 36 CFR 800.4(d)(1), that no historic properties will be affected by the proposed undertaking within the designated APEs and requests your determination of concurrence.

VA will notify your office and proceed in accordance with 36 CFR Part 800 should potential consulting parties provide additional information concerning unidentified historic properties potentially affected by this undertaking.

We thank you for your commitment to historic resources and ongoing support of Veterans. If you have any questions about this project, please contact me by telephone at (202) 632-5440, or by email at [samuel.perminter@va.gov](mailto:samuel.perminter@va.gov).

Sincerely,



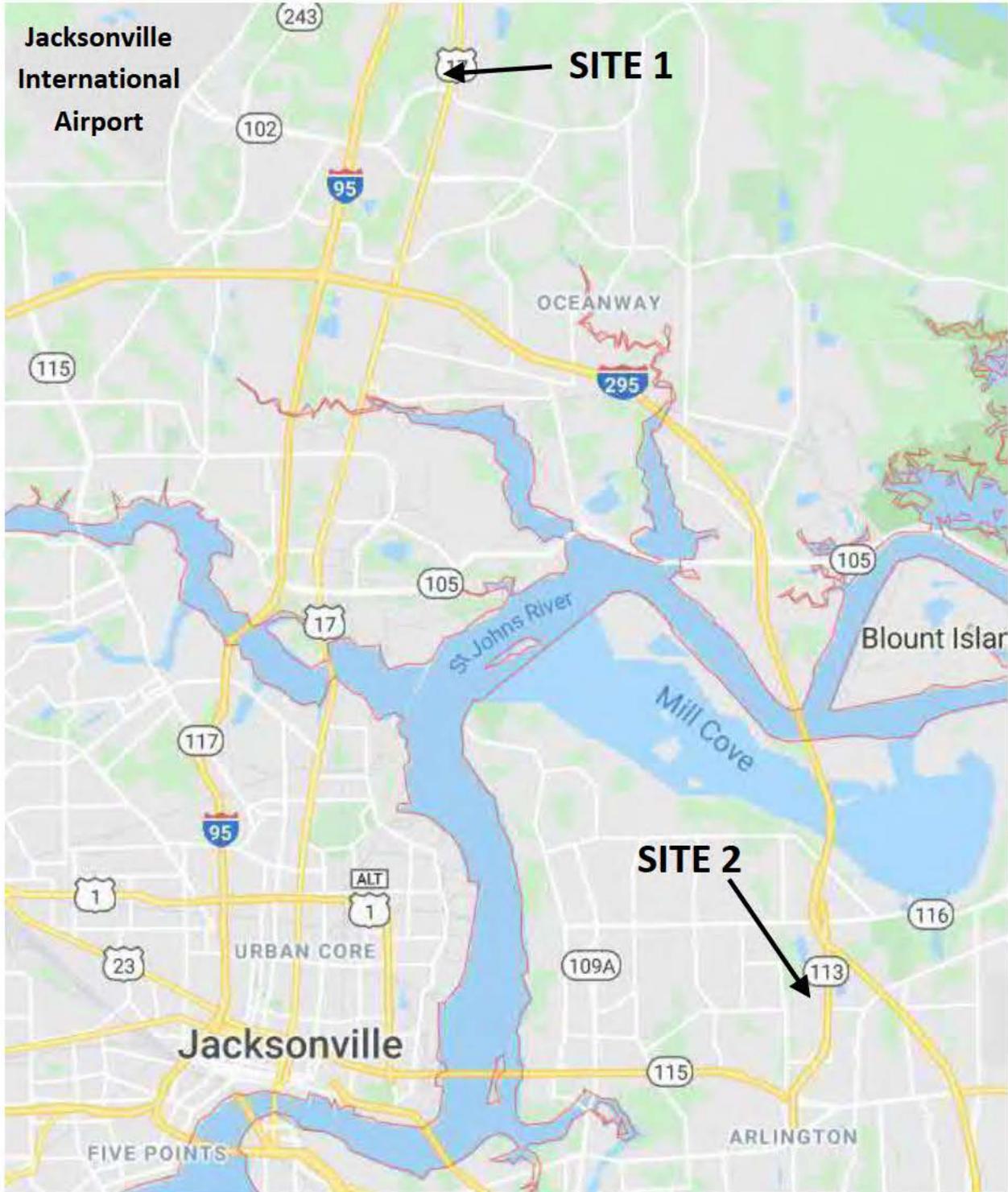
Samuel Perminter Jr.  
Sr. Realty Specialist  
U.S. Department of Veterans Affairs  
CFM, Office of Real Property  
425 I Street, NW  
Washington, DC 20001

Attachment 1A through 1E: Site Location Maps  
Phase I Cultural Resources Survey prepared by Environmental, Inc. (Site 1)  
Cultural Resource Assessment Survey prepared by Environmental Services, Inc. (Site 2)

CC: Doug Pulak, VA Federal Preservation Officer

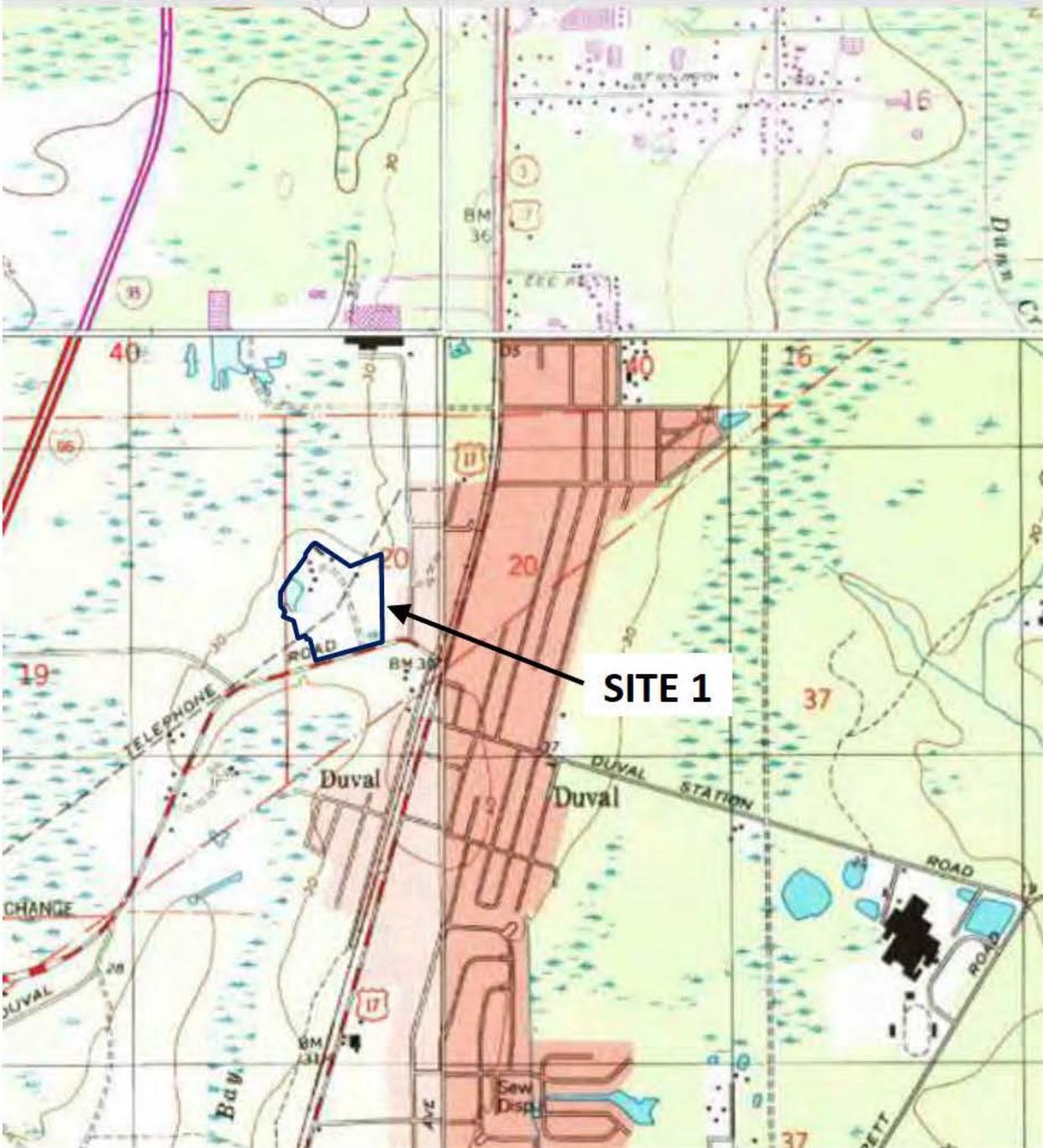
**ATTACHMENT 1A**

**SITES LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



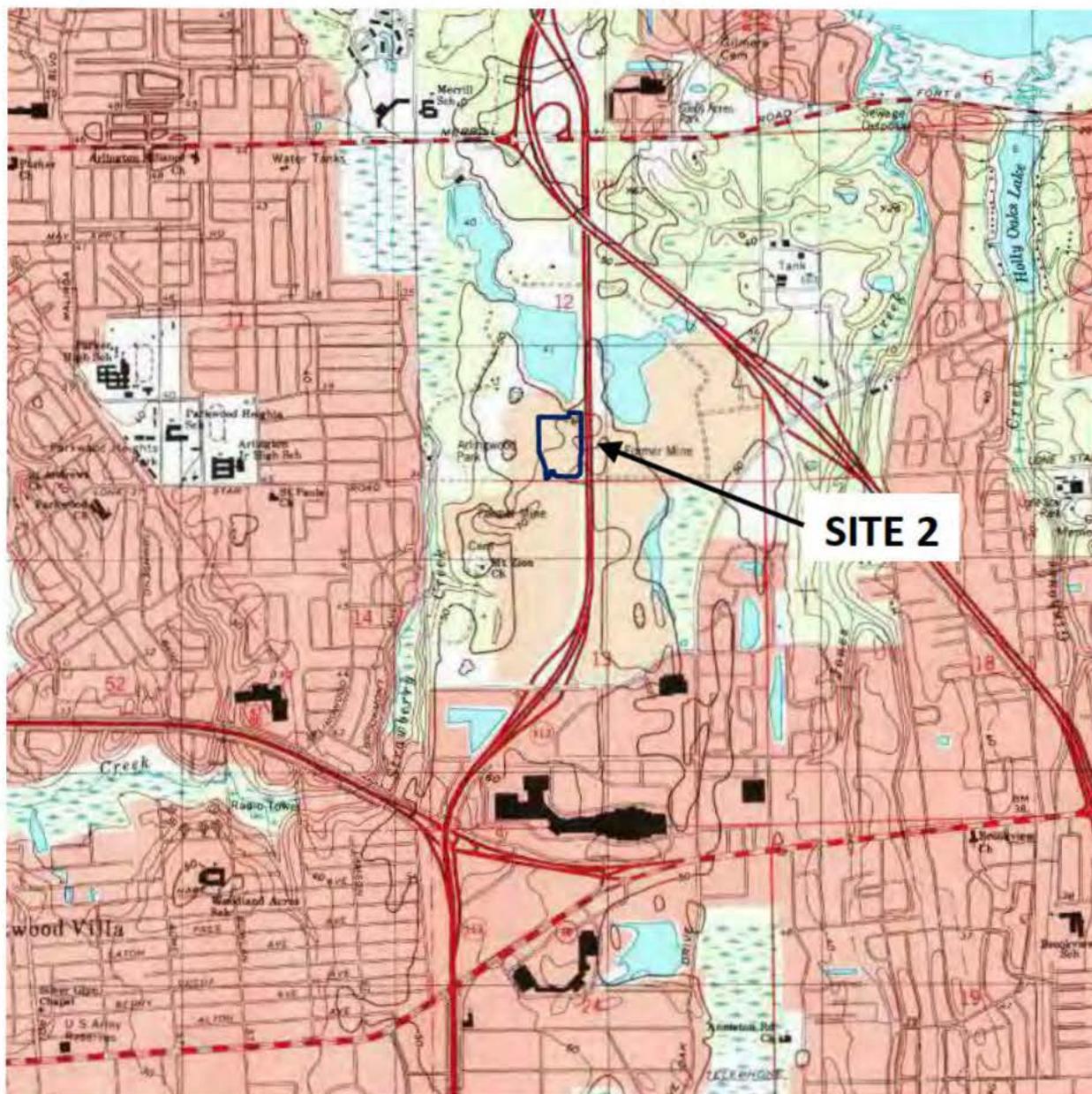
**ATTACHMENT 1B**

**SITE 1 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1C**

**SITE 2 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1D**

**SITE 1 AERIAL MAP (2018)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1E**

**SITE 2 AERIAL MAP (2019)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

Samuel Perminter Jr.  
Sr. Realty Specialist  
U.S. Department of Veterans Affairs  
CFM, Office of Real Property  
425 I Street, NW  
Washington, DC 20001

June 18, 2020

RE: DHR Project File No.: 2020-3433, Received by DHR: May 20, 2020  
Project: *VA - Construction, Lease and Operation of the Proposed VA Jacksonville  
Outpatient Clinic (OPC) and Domiciliary  
Jacksonville, Duval County, Florida*  
County: Duval

Mr. Perminter:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

Based on the respective cultural resource assessment reports prepared for each of the proposed sites, Site 1 (Max Leggett Parkway) and Site 2 (Lone Star Road), our office concurs with the U.S. Department of Veterans Affairs' determination that the proposed project will have no effect on historic properties listed, or eligible for listing, in the *National Register of Historic Places*.

If you have any questions, please contact Corey Lentz, Historic Sites Specialist, by email at [Corey.Lentz@dos.myflorida.com](mailto:Corey.Lentz@dos.myflorida.com), or by telephone at 850.245.6339.

Sincerely,

For  
Timothy A Parsons, Ph.D.  
Director, Division of Historical Resources  
& State Historic Preservation Officer

**Division of Historical Resources**  
**R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399**  
**850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com**





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

May 20, 2020

Mr. Christian Popoli  
City Planner Supervisor  
Historic Preservation Commission  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202

**SUBJECT:** Initiation of Section 106 Consultation for the Construction, Lease and Operation of the Proposed VA Jacksonville Outpatient Clinic (OPC) and Domiciliary Jacksonville, Duval County, Florida

Dear Mr. Popoli,

Pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108), the U.S. Department of Veterans Affairs (VA) North Florida/South Georgia Veterans Health Care System is initiating Section 106 consultation with the Jacksonville Historic Preservation Commission, as the Jacksonville Certified Local Government, for implementation of the referenced project.

### **Undertaking**

VA proposes to lease and operate a new Jacksonville Outpatient Clinic (OPC) and domiciliary in Duval County. The proposed OPC and domiciliary are separate buildings but included in one lease procurement/development project.

The proposed OPC would be one or two-story, approximately 158,600 square feet, slab-on-grade building and the domiciliary would be approximately 26,900 square feet, slab-on-grade building. The site would include approximately 1,150 surface parking spaces. The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded leased Jacksonville VA SouthPoint Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The specific development plans for the new OPC and domiciliary have not been determined, but it is anticipated that the majority of the selected site would be developed with the OPC and domiciliary buildings, associated parking, landscaping and other amenities. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

The proposed OPC and domiciliary would be located on one of two sites located in the City of Jacksonville. The two prospective OPC and domiciliary sites are as follows:

- Site 1 (Max Leggett Parkway): Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The

site is approximately 21 acres of undeveloped land with overgrown grassy and scrub vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer. Based on available information, Site 1 contained grassy land and/or agricultural fields and wooded land with a residence and other structures from the 1940s through the 2006, was mostly cleared in 2007, was planted with pine trees by 2011, and then partially cleared and graded in 2017.

- **Site 2 (Lone Star Road):** Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land. Based on available information, Site 2 was undeveloped woodlands in 1943, was part of a large strip mine from approximately 1950 to the early 1970s, was the site of land disposal of sanitary and industrial wastewater residuals from the early 1970s until 1985, was included with surrounding properties in an environmental investigation under a consent order from the Florida Department of Environmental Protection from the mid-1980s through early 2000s, and has remained undeveloped since.

The locations of the two prospective sites are shown in Attachments 1A – 1E.

### **Area of Potential Effect**

The Area of Potential Effect (APE) for this undertaking encompasses the proposed sites to address direct effects plus a buffer of 150 feet to address indirect effects and viewshed concerns related to the height of new construction. The APE for archaeological resources is limited to the areas proposed for ground disturbance.

### **Identification of Historic Properties**

Cultural resources specialists who meet the *Professional Qualification Standards* for Archaeology and Architectural History established by the Secretary of Interior conducted culture resource studies in compliance with the Florida Cultural Resource Assessment Survey (CRAS) guidelines for the prospective sites and the immediate surrounding areas to identify properties that are more than 50 years of age and that retain sufficient integrity to warrant listing in the National Register of Historic Places (NRHP). Identification efforts included a review of the Florida Master Site File, NRHP data, and historic maps and aerial photographs for each site. In addition, archaeological pedestrian inspections and shovel testing was conducted at each site.

#### **Site 1 (Max Leggett Parkway):**

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

#### **Site 2 (Lone Star Road):**

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

### **Determination of Effects to Historic Properties**

Therefore, based on our cultural resources research, VA has determined, pursuant to 36 CFR 800.4(d)(1), that no historic properties will be affected by the proposed undertaking and requests your comment on the agency's finding per 36 CFR Part 800 by June 26, 2020.

Thank you for your commitment to historic resources and ongoing support of Veterans. If you have any questions about this project, please contact me by telephone at (202) 632-5440, or by email at [samuel.perminter@va.gov](mailto:samuel.perminter@va.gov).

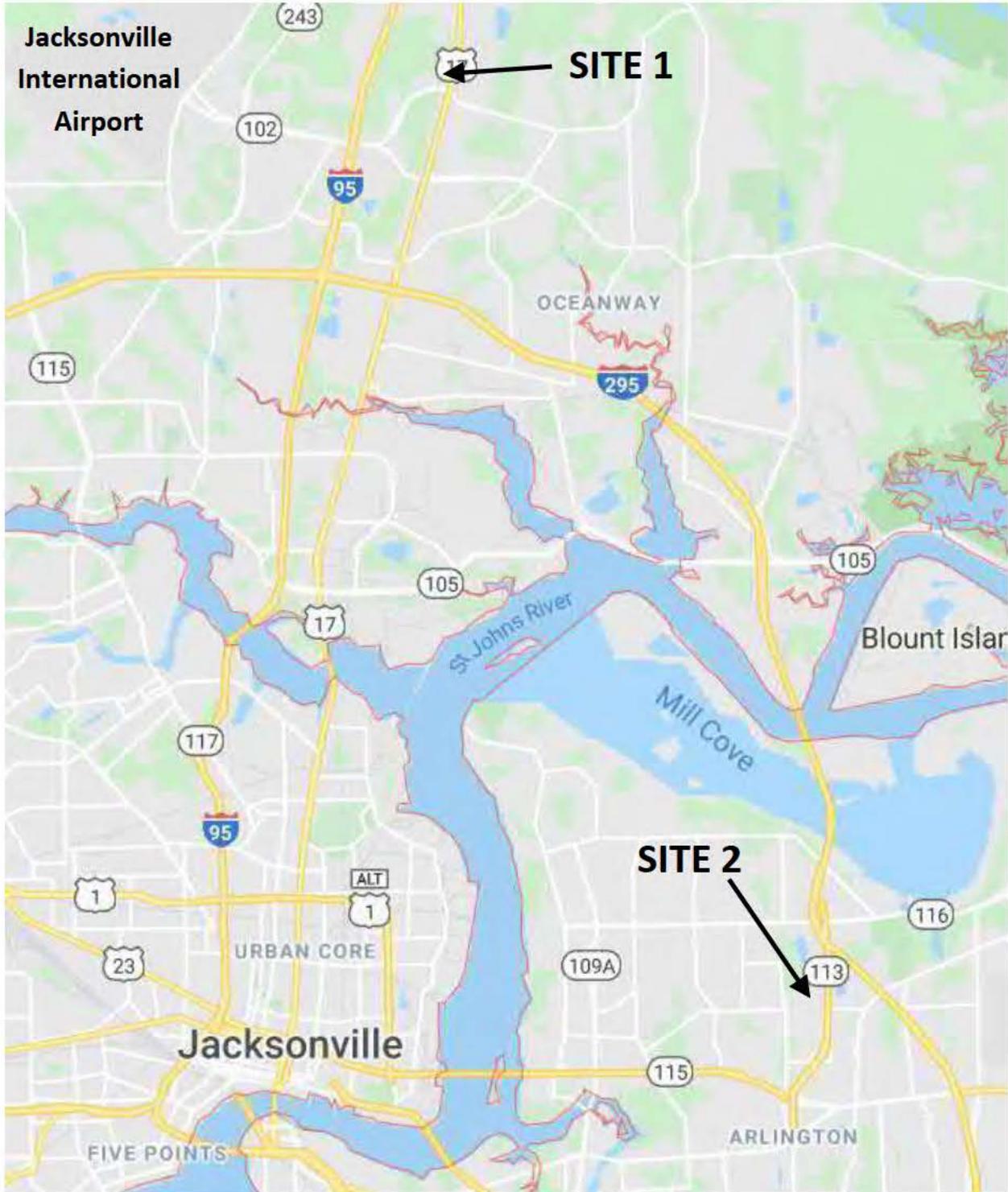
Sincerely,

Samuel Perminter Jr.  
Sr. Realty Specialist  
U.S. Department of Veterans Affairs  
CFM, Office of Real Property  
425 I Street, NW  
Washington, DC 20001

Attachment 1A through 1E: Site Location Maps

**ATTACHMENT 1A**

**SITES LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**







**ATTACHMENT 1D**

**SITE 1 AERIAL MAP (2018)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1E**

**SITE 2 AERIAL MAP (2019)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**From:** Popoli, Christian [mailto:CPopoli@coj.net]  
**Sent:** Thursday, May 21, 2020 9:51 AM  
**To:** Rob Clark  
**Subject:** Re: Section 106 Consultation Proposed VA Jacksonville Outpatient Clinic and Domiciliary

Rob,

After a review we concur with your findings, it does not appear that historic resources would be impacted by the proposed new facility.

Christian Popoli, MAURP  
City Planner Supervisor  
Historic Preservation Section:  
Community Planning Division:  
Planning and Development Department  
214 N. Hogan Street, Jacksonville, FL 32202  
904-255-7852

---

**From:** Rob Clark <rclark@tlassoc.com>  
**Sent:** Wednesday, May 20, 2020 5:15 PM  
**To:** Popoli, Christian <CPopoli@coj.net>  
**Cc:** 'Perminter, Jr., Samuel (CFM) (samuel.perminter@va.gov)' <samuel.perminter@va.gov>  
**Subject:** Section 106 Consultation Proposed VA Jacksonville Outpatient Clinic and Domiciliary

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Mr. Popoli,

On behalf of the US Department of Veterans Affairs, please find attached the Section 106 Consultation letter for the proposed VA Jacksonville Outpatient Clinic (OPC) and Domiciliary. VA is considering two prospective sites for the new OPC and Domiciliary, which would be constructed by a developer on a build-to-suit basis and leased by VA for up to 20 years. VA has determined that no historic properties would be affected by the proposed undertaking and requests your comment on this determination.

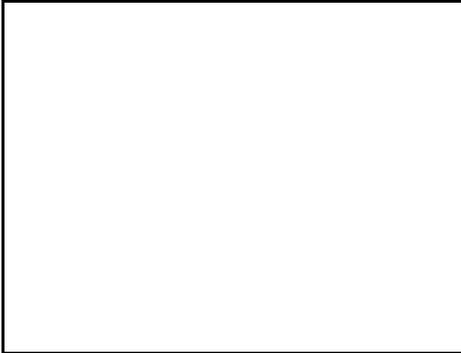
Please send your response to Mr. Sam Perminter of VA, who is copied on this email.

If you have any questions, please contact Sam or me.

Thanks,  
Rob

**Rob Clark**  
**Manager, Environmental Services**  
**TTL Associates, Inc.**

44265 Plymouth Oaks Boulevard | Plymouth, MI 48170 | [tlassoc.com](http://tlassoc.com)  
Direct: (734) 582-4902 | Cell: (810) 623-0830 | Fax: (734) 582-4903



## **APPENDIX B**

### **NATIVE AMERICAN TRIBE CORRESPONDENCE**



**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

May 20, 2020

Ms. Linda Langley, THPO  
Coushatta Tribe of Louisiana  
PO Box 10  
Elton, LA 70532

**SUBJECT:** Initiation of Section 106 Consultation for the  
Construction, Lease and Operation of the  
Proposed VA Jacksonville Outpatient Clinic (OPC) and Domiciliary  
Jacksonville, Duval County, Florida

Dear Ms. Langley,

Pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108), the U.S. Department of Veterans Affairs (VA) North Florida/South Georgia Veterans Health Care System is initiating Section 106 consultation with the Coushatta Tribe of Louisiana (Tribe) for implementation of the referenced project.

### **Undertaking**

VA proposes to lease and operate a new Jacksonville Outpatient Clinic (OPC) and domiciliary in Duval County. The proposed OPC and domiciliary are separate buildings but included in one lease procurement/development project.

The proposed OPC would be one or two-story, approximately 158,600 square feet, slab-on-grade building and the domiciliary would be approximately 26,900 square feet, slab-on-grade building. The site would include approximately 1,150 surface parking spaces. The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded leased Jacksonville VA SouthPoint Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The specific development plans for the new OPC and domiciliary have not been determined, but it is anticipated that the majority of the selected site would be developed with the OPC and domiciliary buildings, associated parking, landscaping and other amenities. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

The proposed OPC and domiciliary would be located on one of two sites located in the City of Jacksonville. The two prospective OPC and domiciliary sites are as follows:

- Site 1 (Max Leggett Parkway): Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The site is approximately 21 acres of undeveloped land with overgrown grassy and scrub

vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer. Based on available information, Site 1 contained grassy land and/or agricultural fields and wooded land with a residence and other structures from the 1940s through the 2006, was mostly cleared in 2007, was planted with pine trees by 2011, and then partially cleared and graded in 2017.

- **Site 2 (Lone Star Road):** Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land. Based on available information, Site 2 was undeveloped woodlands in 1943, was part of a large strip mine from approximately 1950 to the early 1970s, was the site of land disposal of sanitary and industrial wastewater residuals from the early 1970s until 1985, was included with surrounding properties in an environmental investigation under a consent order from the Florida Department of Environmental Protection from the mid-1980s through early 2000s, and has remained undeveloped since.

The locations of the two prospective sites are shown in Attachments 1A – 1E.

### **Area of Potential Effect**

The Area of Potential Effect (APE) for this undertaking encompasses the proposed sites to address direct effects plus a buffer of 150 feet to address indirect effects and viewshed concerns related to the height of new construction. The APE for archaeological resources is limited to the areas proposed for ground disturbance.

### **Identification of Historic Properties**

Cultural resources specialists who meet the *Professional Qualification Standards* for Archaeology and Architectural History established by the Secretary of Interior conducted cultural resource studies in compliance with the Florida Cultural Resource Assessment Survey (CRAS) guidelines for the prospective sites and the immediate surrounding areas to identify properties that are more than 50 years of age and that retain sufficient integrity to warrant listing in the National Register of Historic Places (NRHP). Identification efforts included a review of the Florida Master Site File, NRHP data, and historic maps and aerial photographs for each site. In addition, archaeological pedestrian inspections and shovel testing was conducted at each site.

#### **Site 1 (Max Leggett Parkway):**

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

#### **Site 2 (Lone Star Road):**

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In

addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

### **Determination of Effects to Historic Properties**

Therefore, based on our cultural resources research, VA has determined, pursuant to 36 CFR 800.4(d)(1), that no historic properties will be affected by the proposed undertaking and requests the Tribe's concurrence on the agency's finding per 36 CFR Part 800 by June 26, 2020.

If you or members of your Tribe are aware of cultural properties that may be affected by the development of the proposed OPC and domiciliary at either of the two prospective sites, please provide this information to VA for review or you can contact me at the number/email below to coordinate further discussions. VA will follow all appropriate federal confidentiality requirements.

Thank you for your commitment to historic resources and ongoing support of Veterans. If you have any questions about this project, please contact me by telephone at (202) 632-5440, or by email at [samuel.perminter@va.gov](mailto:samuel.perminter@va.gov).

Sincerely,

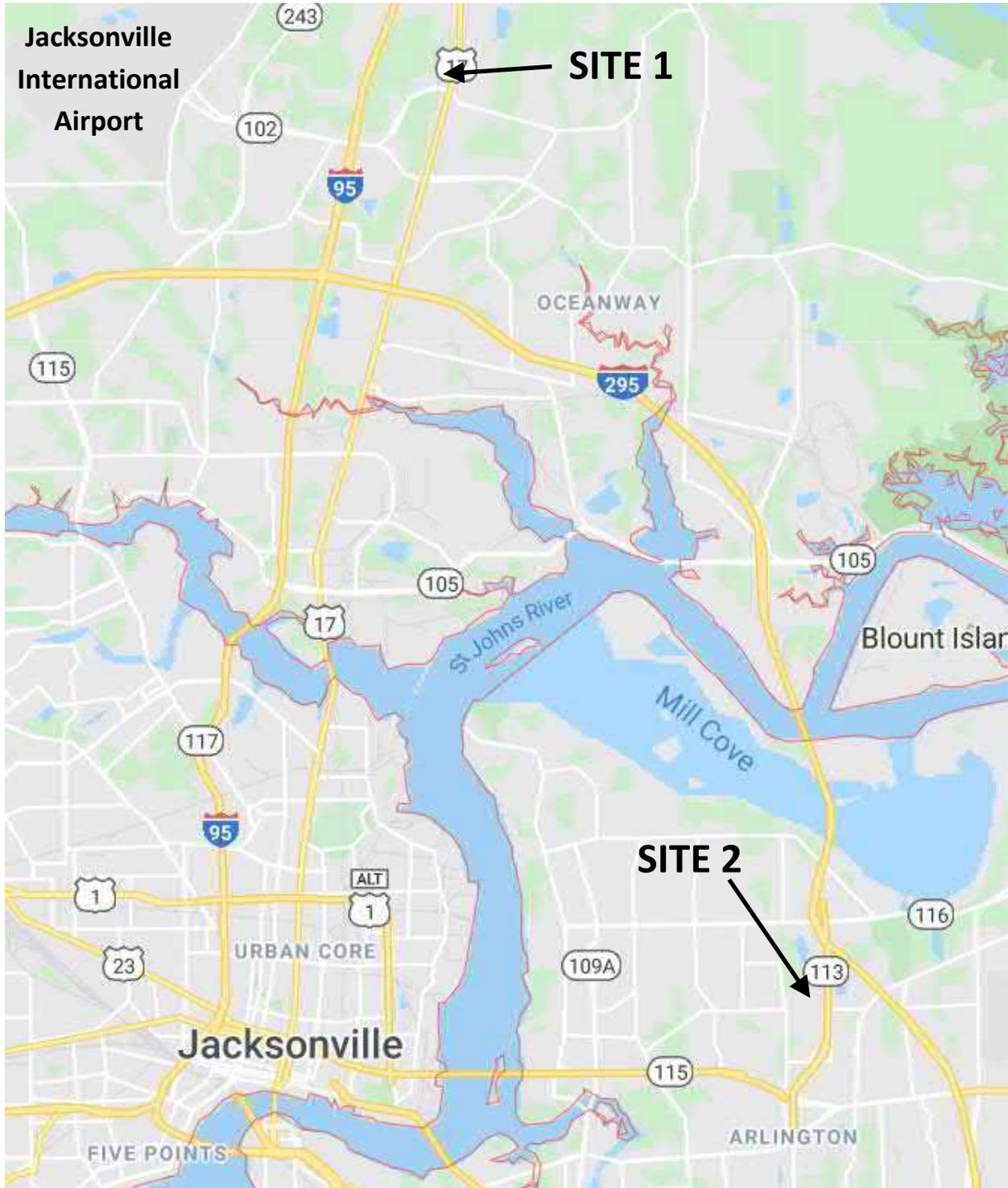


Samuel Perminter Jr.  
Sr. Realty Specialist  
U.S. Department of Veterans Affairs  
CFM, Office of Real Property  
425 I Street, NW  
Washington, DC 20001

Attachment 1A through 1E: Site Location Maps

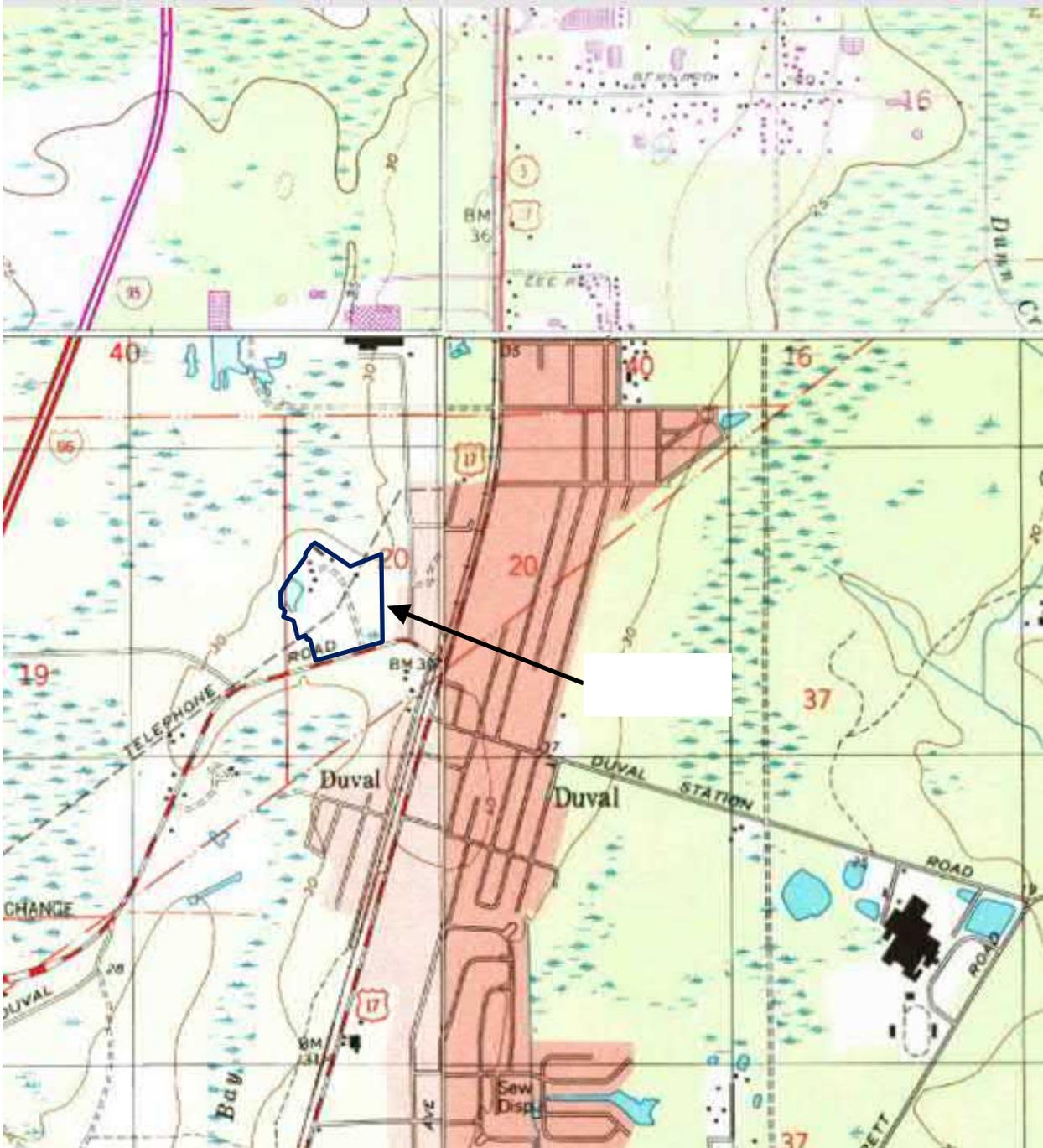
**ATTACHMENT 1A**

**SITES LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



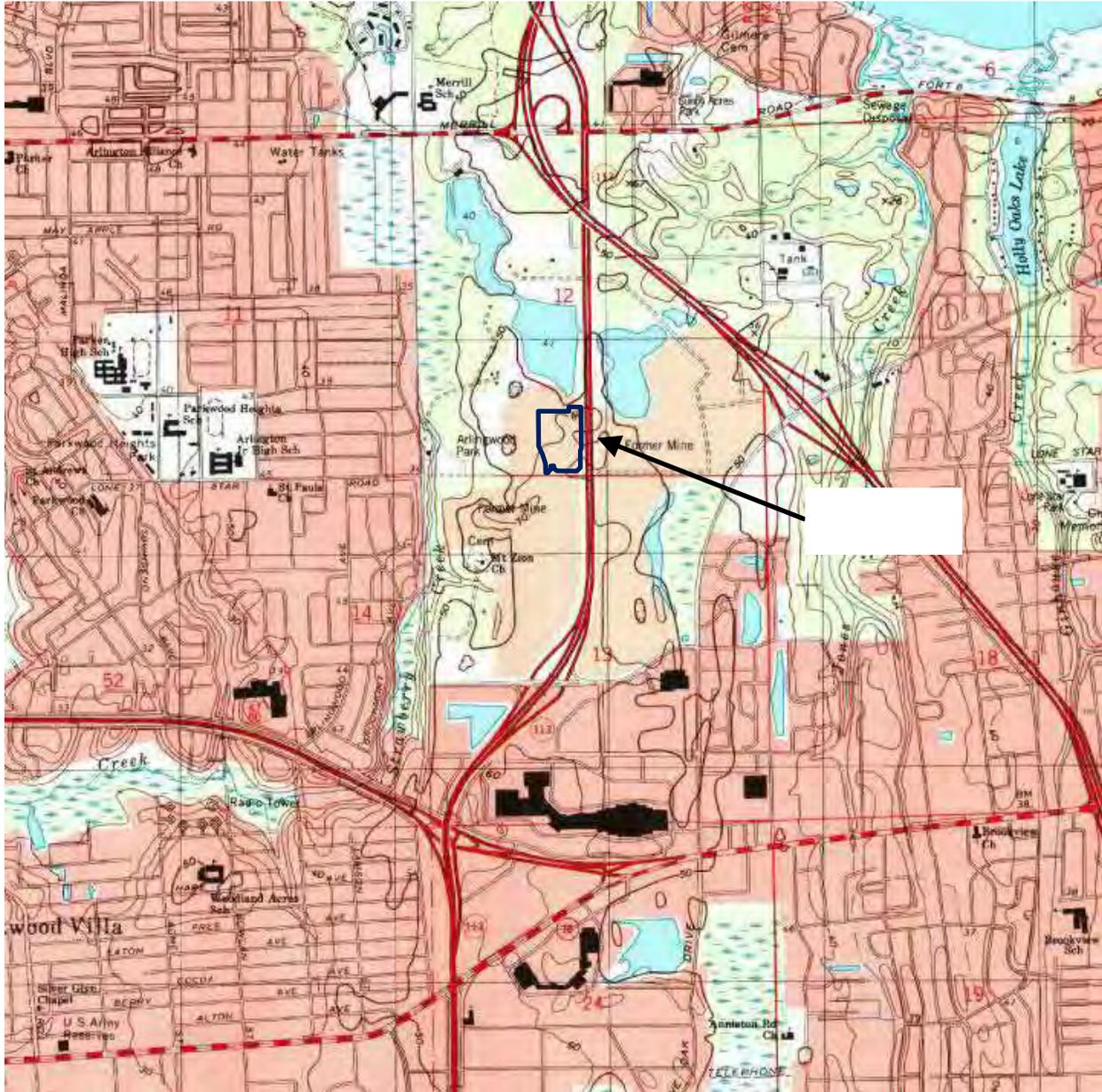
**ATTACHMENT 1B**

**SITE 1 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1C**

**SITE 2 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1D**

**SITE 1 AERIAL MAP (2018)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1E**

**SITE 2 AERIAL MAP (2019)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

May 20, 2020

Mr. Fred Dayhoff, Historical Preservation Officer  
Miccosukee Tribe of Indians  
HC61SR68 Old Loop Road  
Ochopee, FL 34141

**SUBJECT:** Initiation of Section 106 Consultation for the  
Construction, Lease and Operation of the  
Proposed VA Jacksonville Outpatient Clinic (OPC) and Domiciliary  
Jacksonville, Duval County, Florida

Dear Mr. Dayhoff,

Pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108), the U.S. Department of Veterans Affairs (VA) North Florida/South Georgia Veterans Health Care System is initiating Section 106 consultation with the Miccosukee Tribe of Indians (Tribe) for implementation of the referenced project.

### **Undertaking**

VA proposes to lease and operate a new Jacksonville Outpatient Clinic (OPC) and domiciliary in Duval County. The proposed OPC and domiciliary are separate buildings but included in one lease procurement/development project.

The proposed OPC would be one or two-story, approximately 158,600 square feet, slab-on-grade building and the domiciliary would be approximately 26,900 square feet, slab-on-grade building. The site would include approximately 1,150 surface parking spaces. The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded leased Jacksonville VA SouthPoint Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The specific development plans for the new OPC and domiciliary have not been determined, but it is anticipated that the majority of the selected site would be developed with the OPC and domiciliary buildings, associated parking, landscaping and other amenities. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

The proposed OPC and domiciliary would be located on one of two sites located in the City of Jacksonville. The two prospective OPC and domiciliary sites are as follows:

- Site 1 (Max Leggett Parkway): Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The site is approximately 21 acres of undeveloped land with overgrown grassy and scrub

vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer. Based on available information, Site 1 contained grassy land and/or agricultural fields and wooded land with a residence and other structures from the 1940s through the 2006, was mostly cleared in 2007, was planted with pine trees by 2011, and then partially cleared and graded in 2017.

- Site 2 (Lone Star Road): Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land. Based on available information, Site 2 was undeveloped woodlands in 1943, was part of a large strip mine from approximately 1950 to the early 1970s, was the site of land disposal of sanitary and industrial wastewater residuals from the early 1970s until 1985, was included with surrounding properties in an environmental investigation under a consent order from the Florida Department of Environmental Protection from the mid-1980s through early 2000s, and has remained undeveloped since.

The locations of the two prospective sites are shown in Attachments 1A – 1E.

### **Area of Potential Effect**

The Area of Potential Effect (APE) for this undertaking encompasses the proposed sites to address direct effects plus a buffer of 150 feet to address indirect effects and viewshed concerns related to the height of new construction. The APE for archaeological resources is limited to the areas proposed for ground disturbance.

### **Identification of Historic Properties**

Cultural resources specialists who meet the *Professional Qualification Standards* for Archaeology and Architectural History established by the Secretary of Interior conducted cultural resource studies in compliance with the Florida Cultural Resource Assessment Survey (CRAS) guidelines for the prospective sites and the immediate surrounding areas to identify properties that are more than 50 years of age and that retain sufficient integrity to warrant listing in the National Register of Historic Places (NRHP). Identification efforts included a review of the Florida Master Site File, NRHP data, and historic maps and aerial photographs for each site. In addition, archaeological pedestrian inspections and shovel testing was conducted at each site.

#### Site 1 (Max Leggett Parkway):

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

#### Site 2 (Lone Star Road):

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In

addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

### **Determination of Effects to Historic Properties**

Therefore, based on our cultural resources research, VA has determined, pursuant to 36 CFR 800.4(d)(1), that no historic properties will be affected by the proposed undertaking and requests the Tribe's concurrence on the agency's finding per 36 CFR Part 800 by June 26, 2020.

If you or members of your Tribe are aware of cultural properties that may be affected by the development of the proposed OPC and domiciliary at either of the two prospective sites, please provide this information to VA for review or you can contact me at the number/email below to coordinate further discussions. VA will follow all appropriate federal confidentiality requirements.

Thank you for your commitment to historic resources and ongoing support of Veterans. If you have any questions about this project, please contact me by telephone at (202) 632-5440, or by email at [samuel.perminter@va.gov](mailto:samuel.perminter@va.gov).

Sincerely,

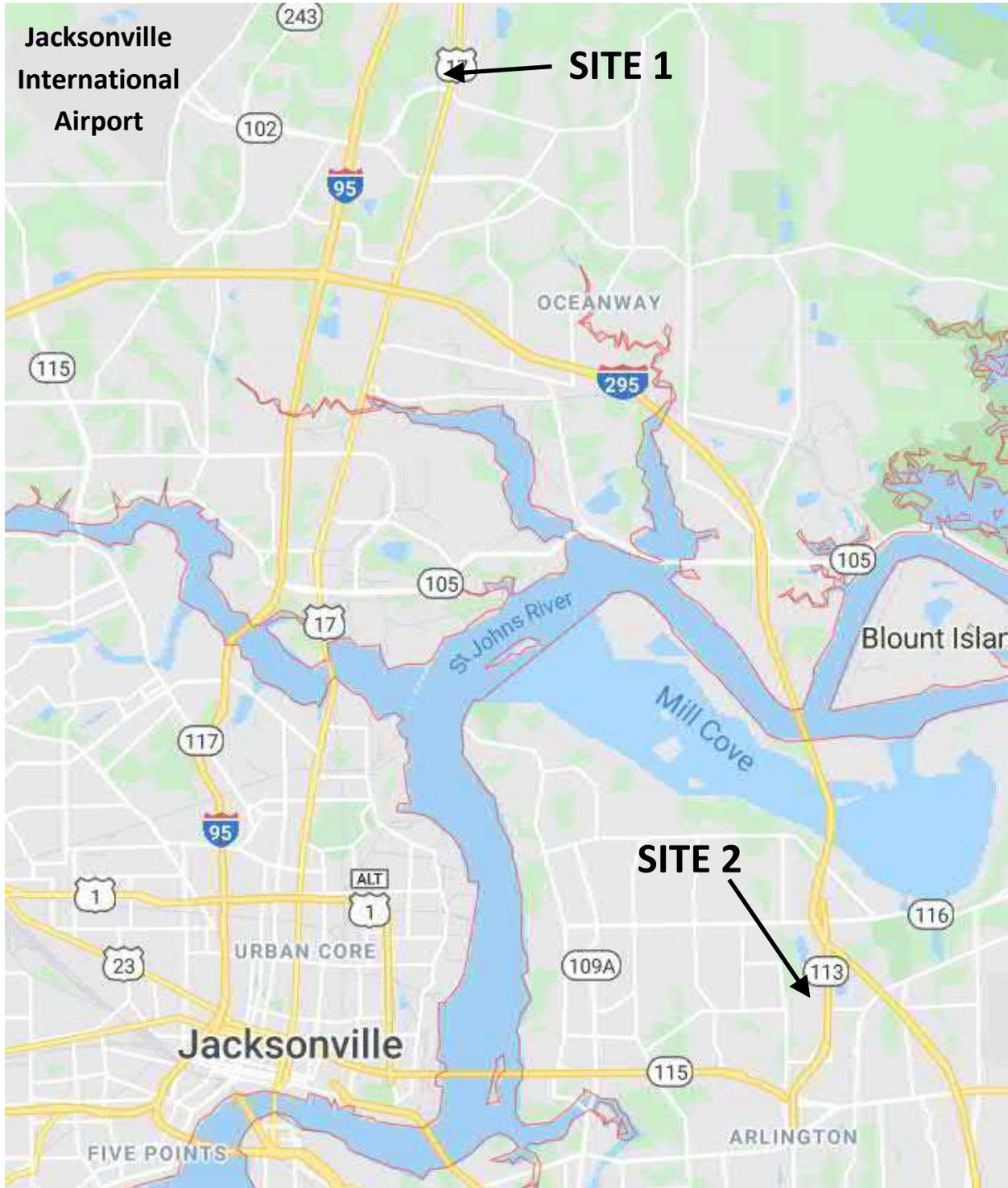


Samuel Perminter Jr.  
Sr. Realty Specialist  
U.S. Department of Veterans Affairs  
CFM, Office of Real Property  
425 I Street, NW  
Washington, DC 20001

Attachment 1A through 1E: Site Location Maps

**ATTACHMENT 1A**

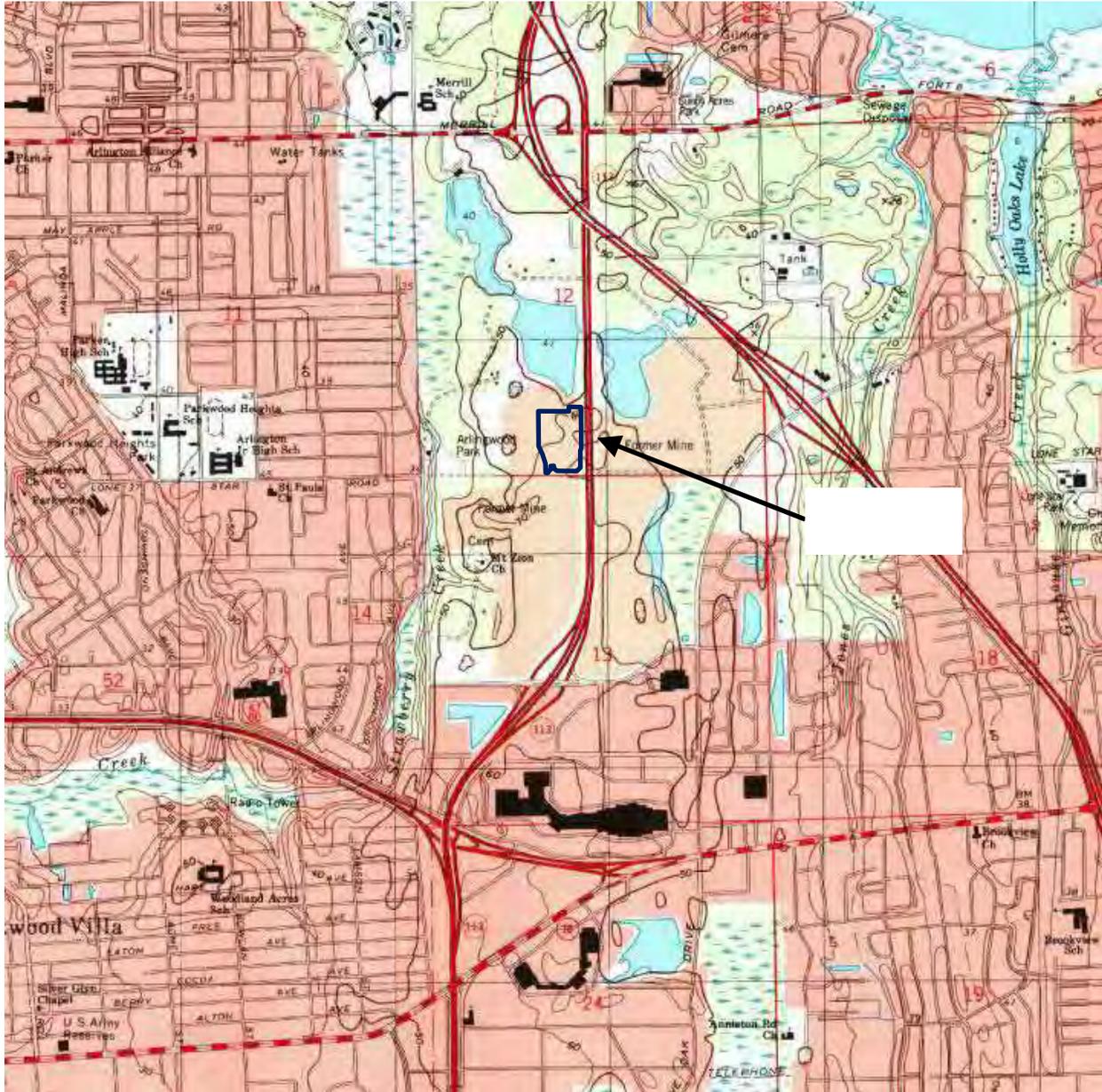
**SITES LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**





**ATTACHMENT 1C**

**SITE 2 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1D**

**SITE 1 AERIAL MAP (2018)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1E**

**SITE 2 AERIAL MAP (2019)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

May 20, 2020

Ms. RaeLynn Butler, THPO  
Muscogee (Creek) Nation  
PO Box 580  
Okmulgee, OK 74447

**SUBJECT:** Initiation of Section 106 Consultation for the  
Construction, Lease and Operation of the  
Proposed VA Jacksonville Outpatient Clinic (OPC) and Domiciliary  
Jacksonville, Duval County, Florida

Dear Ms. Butler,

Pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108), the U.S. Department of Veterans Affairs (VA) North Florida/South Georgia Veterans Health Care System is initiating Section 106 consultation with the Muscogee (Creek) Nation (Tribe) for implementation of the referenced project.

### **Undertaking**

VA proposes to lease and operate a new Jacksonville Outpatient Clinic (OPC) and domiciliary in Duval County. The proposed OPC and domiciliary are separate buildings but included in one lease procurement/development project.

The proposed OPC would be one or two-story, approximately 158,600 square feet, slab-on-grade building and the domiciliary would be approximately 26,900 square feet, slab-on-grade building. The site would include approximately 1,150 surface parking spaces. The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded leased Jacksonville VA SouthPoint Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The specific development plans for the new OPC and domiciliary have not been determined, but it is anticipated that the majority of the selected site would be developed with the OPC and domiciliary buildings, associated parking, landscaping and other amenities. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

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#### Site 1 (Max Leggett Parkway):

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

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#### Site 2 (Lone Star Road):

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

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addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

### **Determination of Effects to Historic Properties**

Therefore, based on our cultural resources research, VA has determined, pursuant to 36 CFR 800.4(d)(1), that no historic properties will be affected by the proposed undertaking and requests the Tribe's concurrence on the agency's finding per 36 CFR Part 800 by June 26, 2020.

If you or members of your Tribe are aware of cultural properties that may be affected by the development of the proposed OPC and domiciliary at either of the two prospective sites, please provide this information to VA for review or you can contact me at the number/email below to coordinate further discussions. VA will follow all appropriate federal confidentiality requirements.

Thank you for your commitment to historic resources and ongoing support of Veterans. If you have any questions about this project, please contact me by telephone at (202) 632-5440, or by email at [samuel.perminter@va.gov](mailto:samuel.perminter@va.gov).

Sincerely,

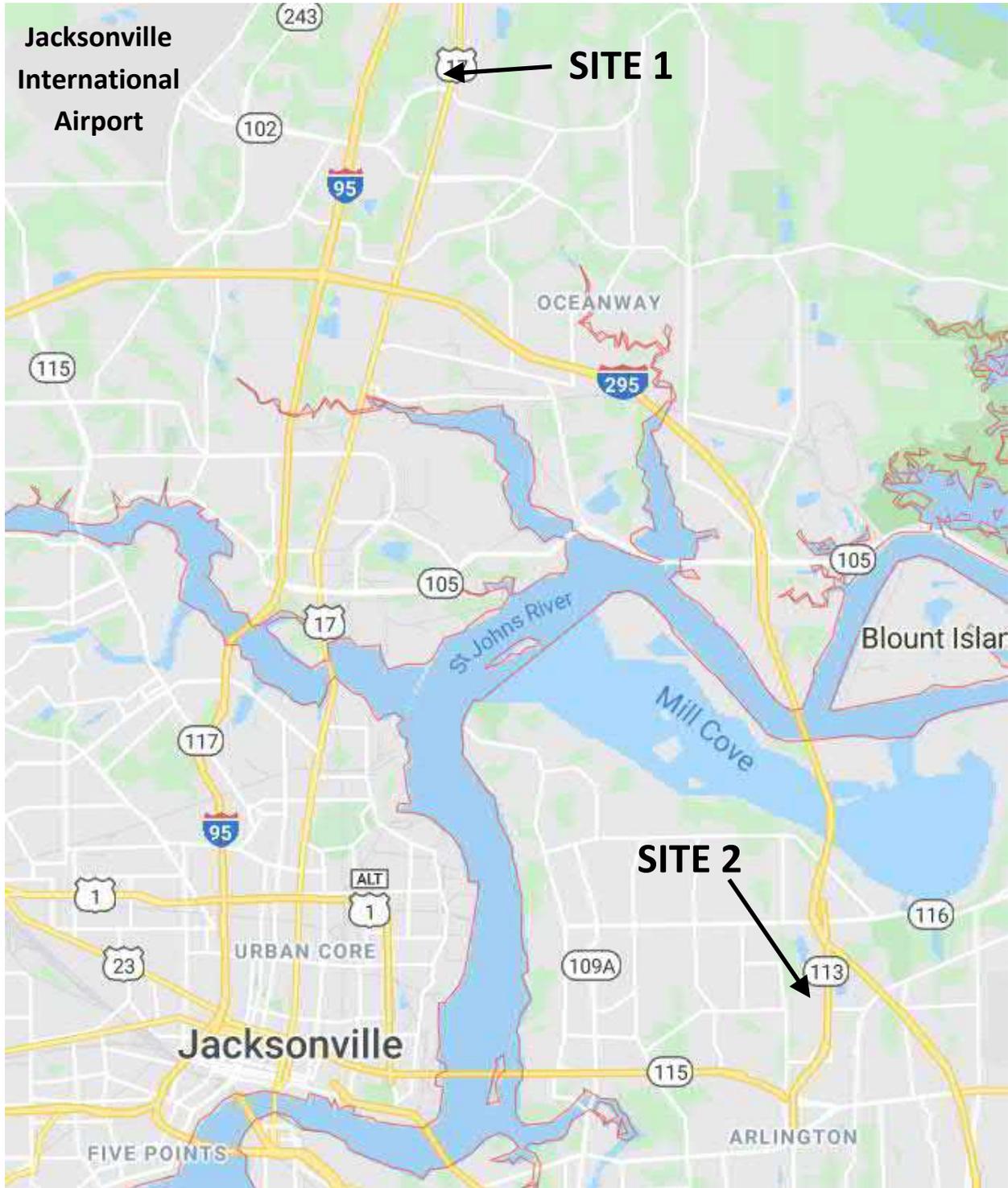


Samuel Perminter Jr.  
Sr. Realty Specialist  
U.S. Department of Veterans Affairs  
CFM, Office of Real Property  
425 I Street, NW  
Washington, DC 20001

Attachment 1A through 1E: Site Location Maps

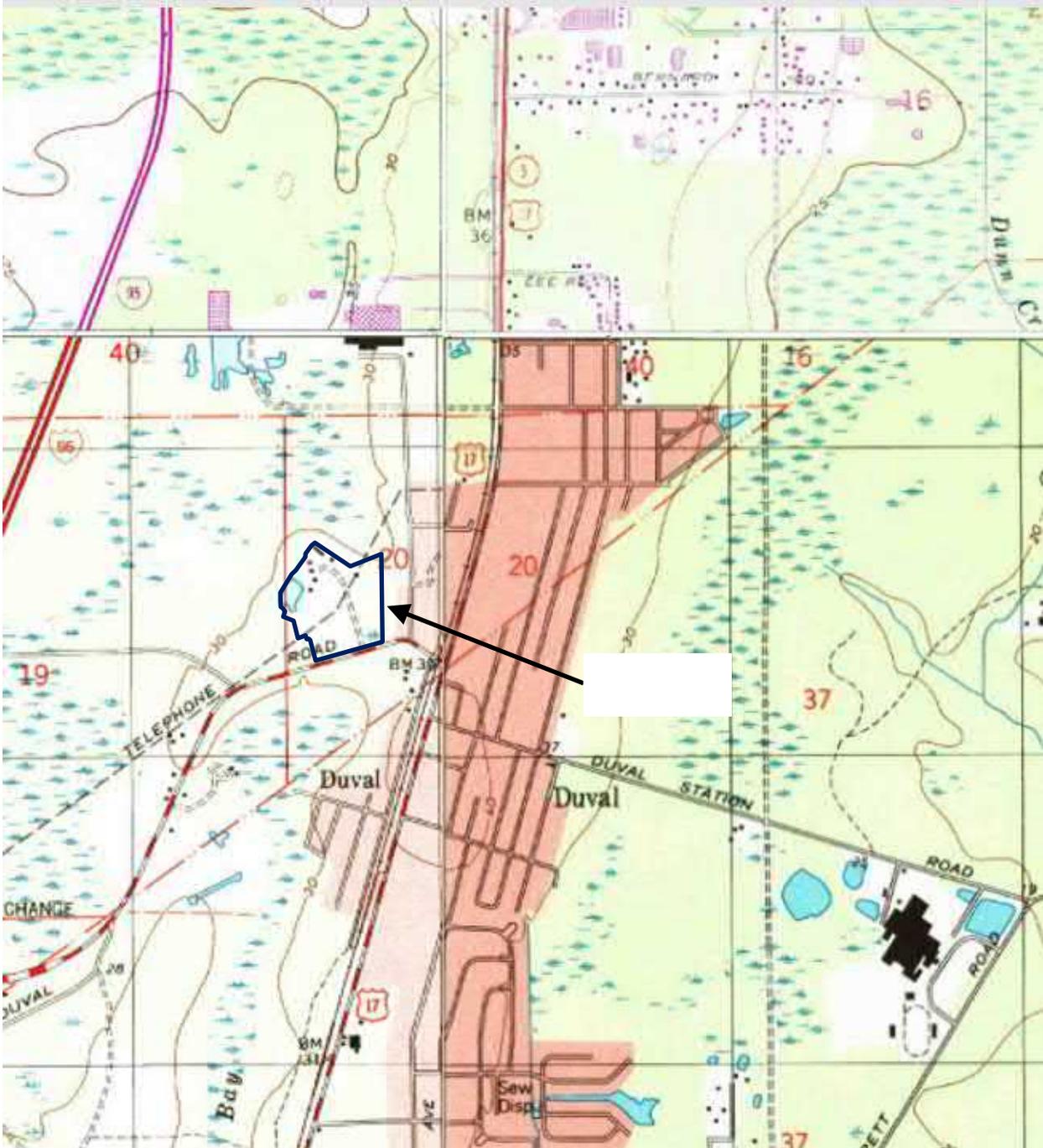
**ATTACHMENT 1A**

**SITES LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



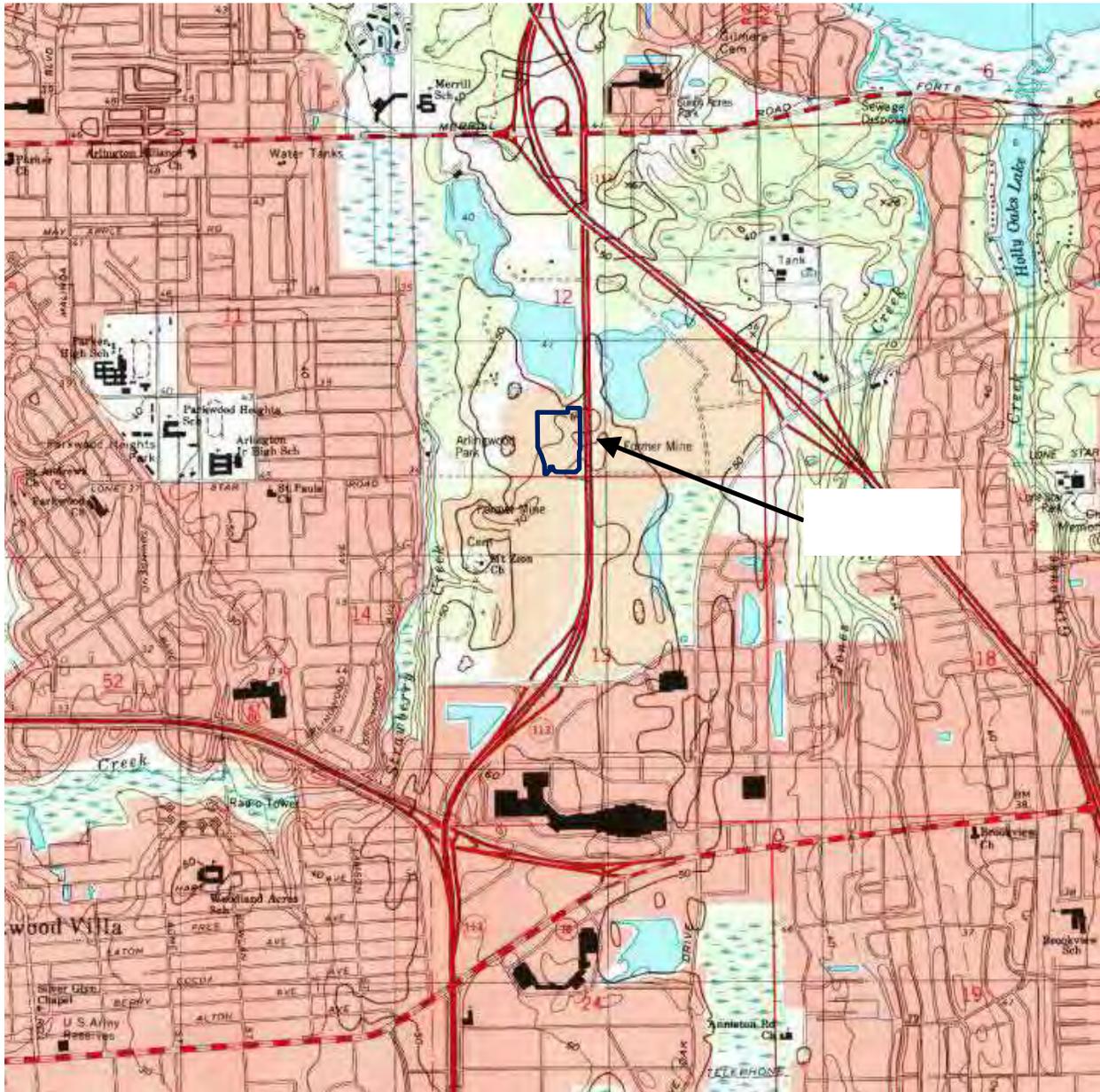
**ATTACHMENT 1B**

**SITE 1 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1C**

**SITE 2 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1D**

**SITE 1 AERIAL MAP (2018)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1E**

**SITE 2 AERIAL MAP (2019)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

May 20, 2020

Mr. Paul Backhouse, Ph.D., THPO  
Seminole Tribe of Florida  
30290 Josie Billie Highway, PMB 1004  
Clewiston, FL 33440

**SUBJECT:** Initiation of Section 106 Consultation for the  
Construction, Lease and Operation of the  
Proposed VA Jacksonville Outpatient Clinic (OPC) and Domiciliary  
Jacksonville, Duval County, Florida

Dear Mr. Backhouse,

Pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108), the U.S. Department of Veterans Affairs (VA) North Florida/South Georgia Veterans Health Care System is initiating Section 106 consultation with the Seminole Tribe of Florida (Tribe) for implementation of the referenced project.

### **Undertaking**

VA proposes to lease and operate a new Jacksonville Outpatient Clinic (OPC) and domiciliary in Duval County. The proposed OPC and domiciliary are separate buildings but included in one lease procurement/development project.

The proposed OPC would be one or two-story, approximately 158,600 square feet, slab-on-grade building and the domiciliary would be approximately 26,900 square feet, slab-on-grade building. The site would include approximately 1,150 surface parking spaces. The proposed OPC would consolidate, enhance and expand Veteran primary care, mental health, and specialty care services currently provided at the undersized and overcrowded leased Jacksonville VA SouthPoint Clinic (6900 Southpoint Drive North) and Jacksonville VA University Clinic (3901 University Boulevard South). The proposed domiciliary would provide expanded Veteran inpatient mental health services. The specific development plans for the new OPC and domiciliary have not been determined, but it is anticipated that the majority of the selected site would be developed with the OPC and domiciliary buildings, associated parking, landscaping and other amenities. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years.

The proposed OPC and domiciliary would be located on one of two sites located in the City of Jacksonville. The two prospective OPC and domiciliary sites are as follows:

- Site 1 (Max Leggett Parkway): Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The site is approximately 21 acres of undeveloped land with overgrown grassy and scrub

vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer. Based on available information, Site 1 contained grassy land and/or agricultural fields and wooded land with a residence and other structures from the 1940s through the 2006, was mostly cleared in 2007, was planted with pine trees by 2011, and then partially cleared and graded in 2017.

- Site 2 (Lone Star Road): Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land. Based on available information, Site 2 was undeveloped woodlands in 1943, was part of a large strip mine from approximately 1950 to the early 1970s, was the site of land disposal of sanitary and industrial wastewater residuals from the early 1970s until 1985, was included with surrounding properties in an environmental investigation under a consent order from the Florida Department of Environmental Protection from the mid-1980s through early 2000s, and has remained undeveloped since.

The locations of the two prospective sites are shown in Attachments 1A – 1E.

### **Area of Potential Effect**

The Area of Potential Effect (APE) for this undertaking encompasses the proposed sites to address direct effects plus a buffer of 150 feet to address indirect effects and viewshed concerns related to the height of new construction. The APE for archaeological resources is limited to the areas proposed for ground disturbance.

### **Identification of Historic Properties**

Cultural resources specialists who meet the *Professional Qualification Standards* for Archaeology and Architectural History established by the Secretary of Interior conducted cultural resource studies in compliance with the Florida Cultural Resource Assessment Survey (CRAS) guidelines for the prospective sites and the immediate surrounding areas to identify properties that are more than 50 years of age and that retain sufficient integrity to warrant listing in the National Register of Historic Places (NRHP). Identification efforts included a review of the Florida Master Site File, NRHP data, and historic maps and aerial photographs for each site. In addition, archaeological pedestrian inspections and shovel testing was conducted at each site.

#### Site 1 (Max Leggett Parkway):

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

#### Site 2 (Lone Star Road):

Based on CRAS research, VA has determined that there are no historic buildings located within the APE.

The Florida Master Site File has no recorded archaeological sites within the designated APE. In

addition, no archaeological sites were identified at the site during the pedestrian survey and shovel testing as conducted per the CRAS requirements.

### **Determination of Effects to Historic Properties**

Therefore, based on our cultural resources research, VA has determined, pursuant to 36 CFR 800.4(d)(1), that no historic properties will be affected by the proposed undertaking and requests the Tribe's concurrence on the agency's finding per 36 CFR Part 800 by June 26, 2020.

If you or members of your Tribe are aware of cultural properties that may be affected by the development of the proposed OPC and domiciliary at either of the two prospective sites, please provide this information to VA for review or you can contact me at the number/email below to coordinate further discussions. VA will follow all appropriate federal confidentiality requirements.

Thank you for your commitment to historic resources and ongoing support of Veterans. If you have any questions about this project, please contact me by telephone at (202) 632-5440, or by email at [samuel.perminter@va.gov](mailto:samuel.perminter@va.gov).

Sincerely,

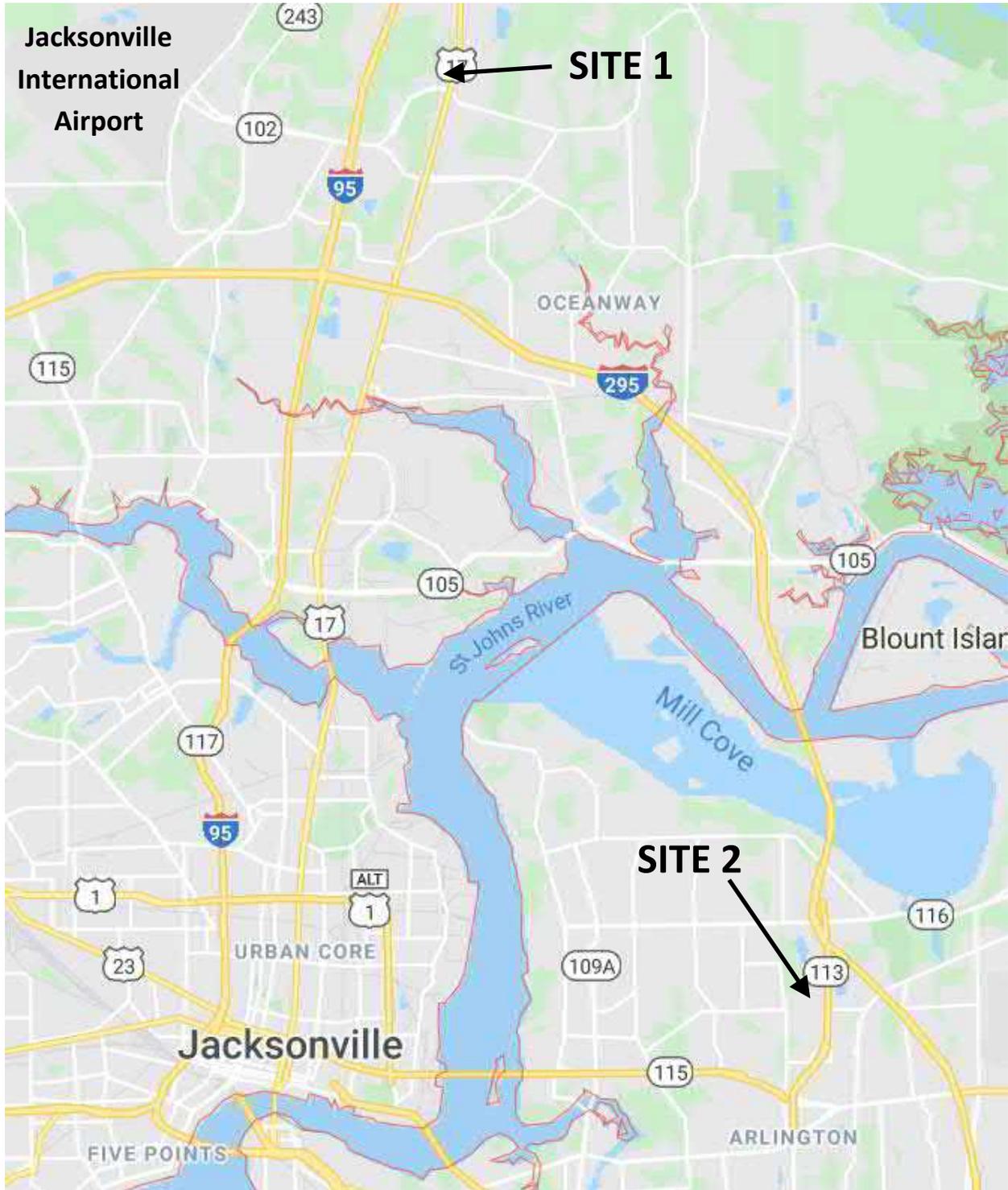


Samuel Perminter Jr.  
Sr. Realty Specialist  
U.S. Department of Veterans Affairs  
CFM, Office of Real Property  
425 I Street, NW  
Washington, DC 20001

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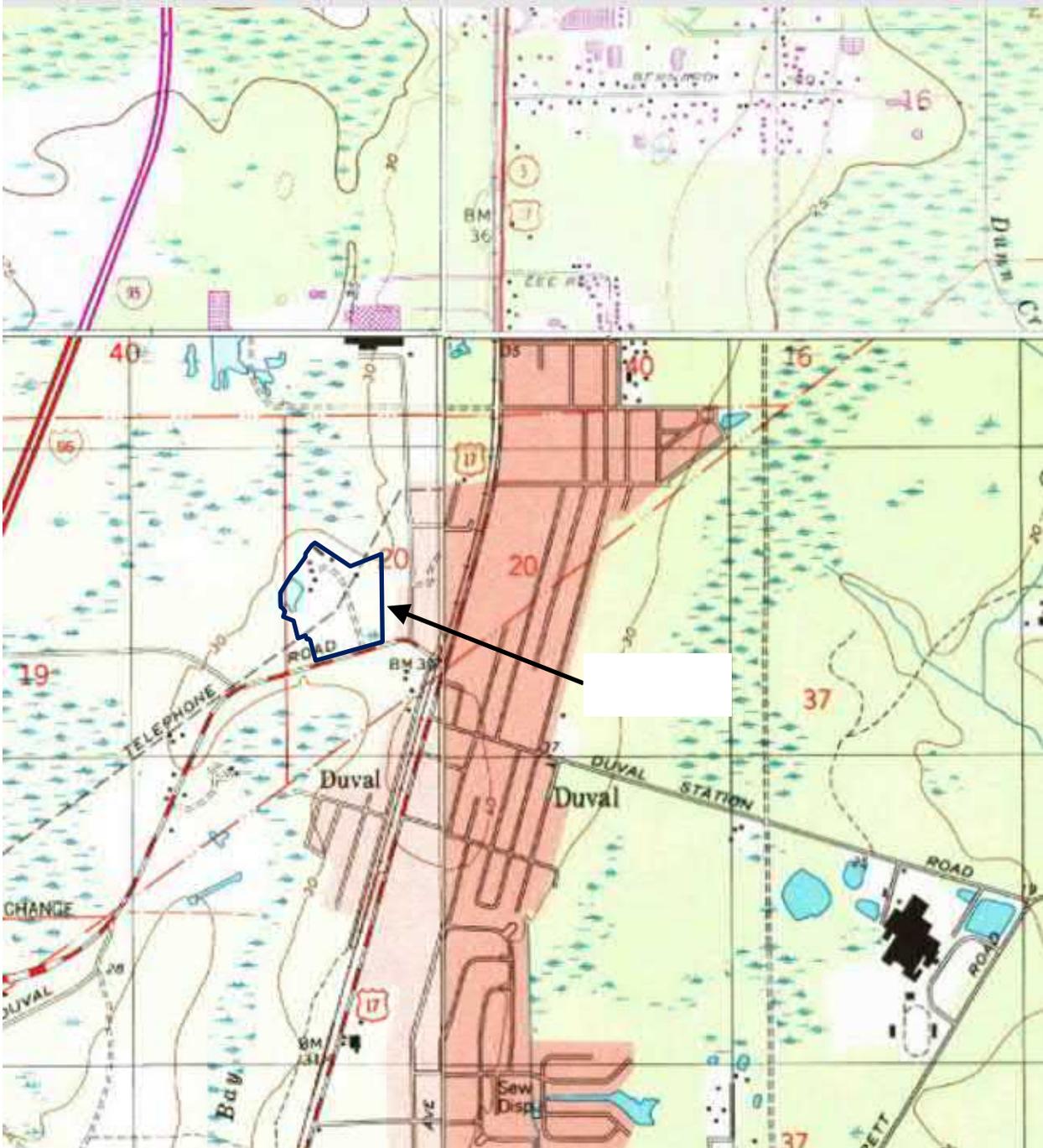
**ATTACHMENT 1A**

**SITES LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



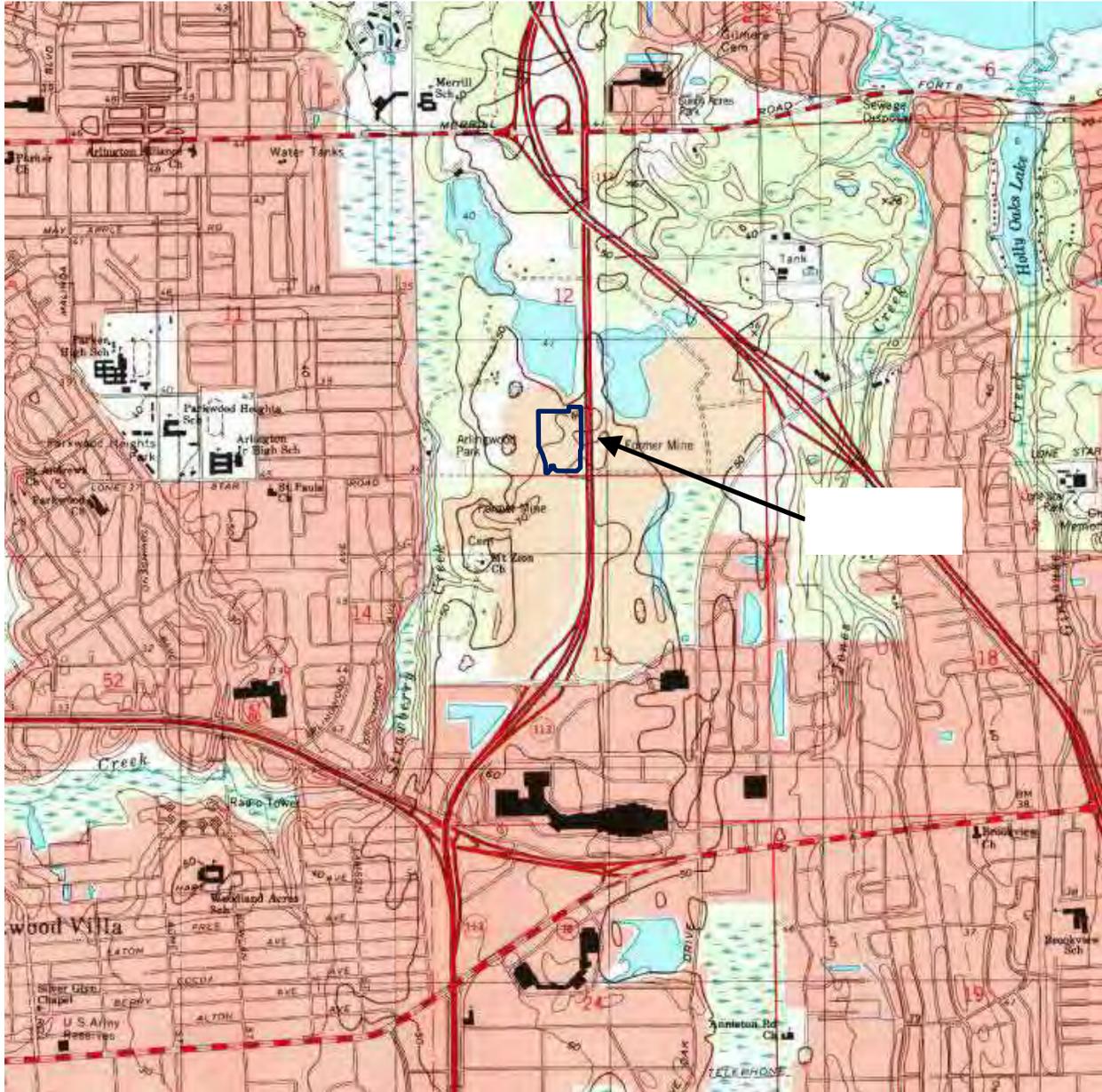
**ATTACHMENT 1B**

**SITE 1 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1C**

**SITE 2 TOPOGRAPHIC LOCATION MAP  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1D**

**SITE 1 AERIAL MAP (2018)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



**ATTACHMENT 1E**

**SITE 2 AERIAL MAP (2019)  
PROPOSED JACKSONVILLE OUTPATIENT CLINIC AND DOMICILIARY  
DUVAL COUNTY, FLORIDA**



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**From:** Section106 <[Section106@mcn-nsn.gov](mailto:Section106@mcn-nsn.gov)>

**Sent:** Wednesday, July 1, 2020 5:32 PM

**To:** Perminter, Jr., Samuel (CFM) <[samuel.perminter@va.gov](mailto:samuel.perminter@va.gov)>

**Subject:** [EXTERNAL] Section 106 Consultation Proposed VA Jacksonville Outpatient Clinic and Domiciliary

Good afternoon Mr. Perminter,

Thank you for sending the correspondence regarding the proposed construction of the Jacksonville VA outpatient clinic and domiciliary located in Jacksonville, Duval County, Florida. Duval County is located within the Muscogee (Creek) Nation's historic area of interest and is of importance to us. After review of both potential locations, the Muscogee Nation is unaware of any Muscogee sacred sites, burial grounds, or significant cultural resources located within the immediate project areas for both sites. The Muscogee Nation concurs that there should be **no effects to any known historic properties** and that work should continue as planned. However, due to the historic presence of Muscogee people in the project areas, inadvertent discoveries of human remains and related NAGPRA items may occur, even in areas of existing or prior development. Should this occur, the Muscogee (Creek) Nation requests that all work cease and our office as well as other appropriate agencies be notified immediately. This stipulation should be implemented into the project plans to ensure that contractors are aware of it. Please feel free to contact me if there are any questions or concerns.

Thank you,

**Robin Soweka Jr.**

Historic and Cultural Preservation Department | Cultural Resource Specialist

Muscogee (Creek) Nation

P.O. Box 580 | Okmulgee, OK 74447

T 918.732.7726

F 918.758.0649

<http://www.muscogeenation-nsn.gov/>

**APPENDIX C**  
**PHOTOGRAPH LOGS**

## SITE 1 PHOTOGRAPHS



Photo #1: Eastern portion of Site 1.



Photo #2: Western portion of Site 1.



Photo #3: Trailer located in the northern portion of Site 1.



Photo #4: Small wetland areas located in the eastern portion of Site 1 (permit approved for filling by USACE and SJRWMD).



Photo #5: Southern Site 1 boundary along Max Leggett Parkway.



Photo #6: Debris located in the northern portion of Site 1.

## SITE 1 PHOTOGRAPHS



Photo #7: Gravel access road (Turkey Ford Road) located in the central portion of Site 1.



Photo #8: Central portion of Site 1.



Photo #9: Northerly adjoining stormwater retention pond.



Photo #10: Easterly adjoining undeveloped land.



Photo #11: Southerly adjoining unimproved land and wetland area located beyond Max Leggett Parkway.



Photo #12: Westerly adjoining residential area.

## SITE 2 PHOTOGRAPHS



Photo #13: Looking north across Site 2 from Lone Star Road.



Photo #14: Looking northeast across Site 2.



Photo #15: Looking west across the northern boundary of Site 2.



Photo #16: Looking south across the western boundary of Site 2.



Photo #17: Looking northwest across Site 2.



Photo #18: Pad-mounted transformer located in the southern portion of Site 2.

## SITE 2 PHOTOGRAPHS



Photo #19: Northerly adjoining residences.



Photo #20: Easterly adjoining Southside Connector and residential area located beyond the Southside Connector Service Drive.



Photo #21: Southerly adjoining residential development located beyond Lone Star Road.



Photo #22: Westerly adjoining residences.

## **APPENDIX D**

# **IPAC REPORTS AND FNAI BIODIVERSITY MATRICES**



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
North Florida Ecological Services Field Office  
7915 Baymeadows Way, Suite 200  
Jacksonville, FL 32256-7517  
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To:

July 04, 2020

Consultation Code: 04EF1000-2020-SLI-0490

Event Code: 04EF1000-2020-E-01641

Project Name: Jacksonville CBOC and domiciliary - Site 1

Subject: Updated list of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

## To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
  - Migratory Birds
-

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**North Florida Ecological Services Field Office**

7915 Baymeadows Way, Suite 200

Jacksonville, FL 32256-7517

(904) 731-3336

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## Project Summary

Consultation Code: 04EF1000-2020-SLI-0490

Event Code: 04EF1000-2020-E-01641

Project Name: Jacksonville CBOC and domiciliary - Site 1

Project Type: DEVELOPMENT

Project Description: Construct and operate outpatient clinic and residential domiciliary.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/30.492917715515933N81.62826347283382W>



Counties: Duval, FL

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## Endangered Species Act Species

There is a total of 10 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10477">https://ecos.fws.gov/ecp/species/10477</a>	Proposed Threatened
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/7614">https://ecos.fws.gov/ecp/species/7614</a>	Endangered
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/8477">https://ecos.fws.gov/ecp/species/8477</a>	Threatened

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## Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/646">https://ecos.fws.gov/ecp/species/646</a>	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6994">https://ecos.fws.gov/ecp/species/6994</a>	Candidate
Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6199">https://ecos.fws.gov/ecp/species/6199</a>	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/3656">https://ecos.fws.gov/ecp/species/3656</a>	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1493">https://ecos.fws.gov/ecp/species/1493</a>	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1110">https://ecos.fws.gov/ecp/species/1110</a>	Threatened

## Amphibians

NAME	STATUS
Frosted Flatwoods Salamander <i>Ambystoma cingulatum</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/4981">https://ecos.fws.gov/ecp/species/4981</a>	Threatened

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

# Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

- 
1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Sep 1 to Jul 31

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NAME	BREEDING SEASON
<b>Common Ground-dove <i>Columbina passerina exigua</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Feb 1 to Dec 31
<b>Lesser Yellowlegs <i>Tringa flavipes</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a>	Breeds elsewhere
<b>Prairie Warbler <i>Dendroica discolor</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
<b>Prothonotary Warbler <i>Protonotaria citrea</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
<b>Swallow-tailed Kite <i>Elanoides forficatus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/8938">https://ecos.fws.gov/ecp/species/8938</a>	Breeds Mar 10 to Jun 30

## Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

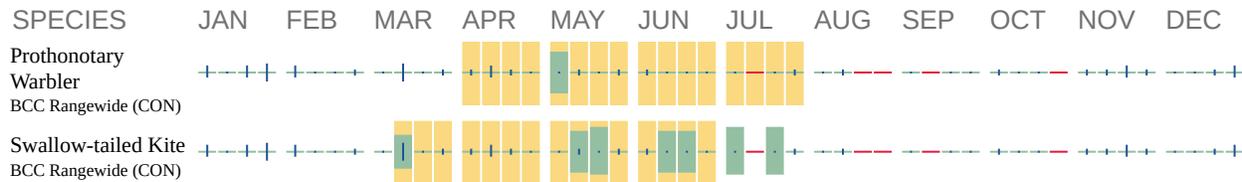
### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.





Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

## Migratory Birds FAQ

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

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Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

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### **How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

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# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
North Florida Ecological Services Field Office  
7915 Baymeadows Way, Suite 200  
Jacksonville, FL 32256-7517  
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To:

July 04, 2020

Consultation Code: 04EF1000-2020-SLI-0488

Event Code: 04EF1000-2020-E-01637

Project Name: Jacksonville CBOC and domiciliary - Site 2

Subject: Updated list of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
  - Migratory Birds
-

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**North Florida Ecological Services Field Office**

7915 Baymeadows Way, Suite 200

Jacksonville, FL 32256-7517

(904) 731-3336

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## Project Summary

Consultation Code: 04EF1000-2020-SLI-0488

Event Code: 04EF1000-2020-E-01637

Project Name: Jacksonville CBOC and domiciliary - Site 2

Project Type: DEVELOPMENT

Project Description: Construct and operate an outpatient clinic and residential domiciliary.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/30.33990780299287N81.55446381888618W>



Counties: Duval, FL

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## Endangered Species Act Species

There is a total of 10 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10477">https://ecos.fws.gov/ecp/species/10477</a>	Proposed Threatened
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/7614">https://ecos.fws.gov/ecp/species/7614</a>	Endangered
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/8477">https://ecos.fws.gov/ecp/species/8477</a>	Threatened

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## Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/646">https://ecos.fws.gov/ecp/species/646</a>	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6994">https://ecos.fws.gov/ecp/species/6994</a>	Candidate
Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6199">https://ecos.fws.gov/ecp/species/6199</a>	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/3656">https://ecos.fws.gov/ecp/species/3656</a>	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1493">https://ecos.fws.gov/ecp/species/1493</a>	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1110">https://ecos.fws.gov/ecp/species/1110</a>	Threatened

## Amphibians

NAME	STATUS
Frosted Flatwoods Salamander <i>Ambystoma cingulatum</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/4981">https://ecos.fws.gov/ecp/species/4981</a>	Threatened

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

# Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

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1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Sep 1 to Jul 31

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NAME	BREEDING SEASON
<b>Clapper Rail <i>Rallus crepitans</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Oct 31
<b>Common Ground-dove <i>Columbina passerina exigua</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Feb 1 to Dec 31
<b>Least Tern <i>Sterna antillarum</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 20 to Sep 10
<b>Prairie Warbler <i>Dendroica discolor</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
<b>Prothonotary Warbler <i>Protonotaria citrea</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
<b>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
<b>Swallow-tailed Kite <i>Elanoides forficatus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/8938">https://ecos.fws.gov/ecp/species/8938</a>	Breeds Mar 10 to Jun 30
<b>Wood Thrush <i>Hylocichla mustelina</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

## Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

### **Breeding Season (■)**

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### **Survey Effort (|)**

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

### **No Data (-)**

A week is marked as having no data if there were no survey events for that week.

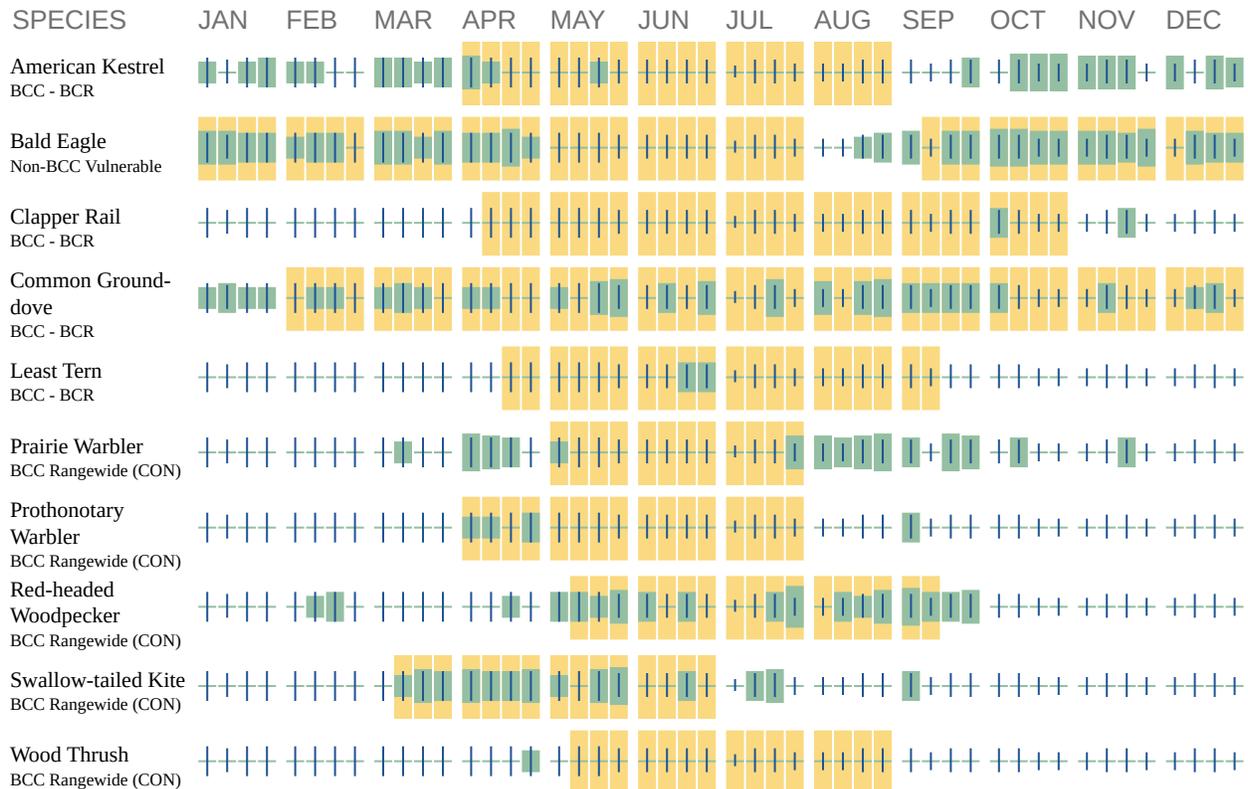
### **Survey Timeframe**

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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■ probability of presence   ■ breeding season   | survey effort   - no data

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Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

## Migratory Birds FAQ

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or

[permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

### **What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

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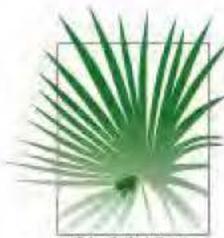
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 www.fnai.org

FLORIDA  
**Natural Areas**  
 INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

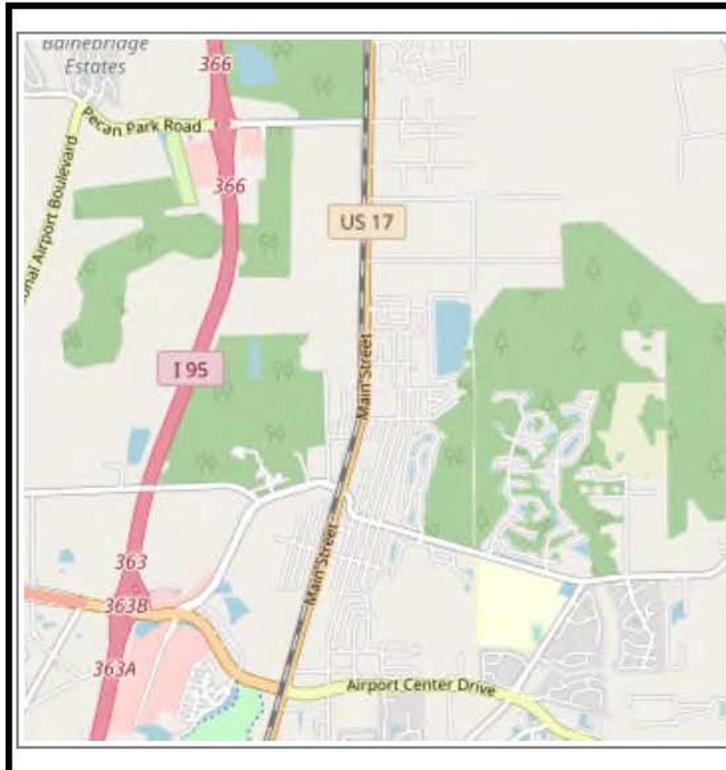
#### UNOFFICIAL REPORT

Created 6/18/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

**NOTE:** The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

### Report for 1 Matrix Unit: 40837



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 40837

0 Documented Elements Found

0 Documented-Historic Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	LT	FT

#### Matrix Unit ID: 40837

18 Potential Elements for Matrix Unit 40837

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

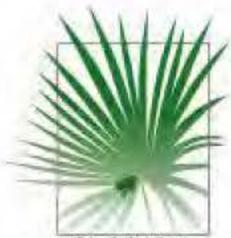
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	T
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Balduina atropurpurea</i> Purple Honeycomb-head	G2	S1	N	E
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Ctenium floridanum</i> Florida Toothache Grass	G2	S2	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Litsea aestivalis</i> Pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Notopthalmus perstriatus</i> Striped Newt	G2G3	S2	C	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	T
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	T
<i>Rhynchospora thornei</i> Thorne's Beaksedge	G3	S1S2	N	N
<i>Rudbeckia nitida</i> St. John's Blackeyed Susan	G3	S2	N	E
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC

#### Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

#### Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



1018 Thomassen Road  
 Suite 200-C  
 Tallahassee, FL 32303  
 850-224-8207  
 850-681-9364 fax  
 www.fnai.org

FLORIDA  
**Natural Areas**  
 INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

#### UNOFFICIAL REPORT

Created 6/18/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or [kbrinegar@fnai.fsu.edu](mailto:kbrinegar@fnai.fsu.edu) for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 1 Matrix Unit: 42309

	<p><b>Descriptions</b></p> <p><b>DOCUMENTED</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p><b>DOCUMENTED-HISTORIC</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p><b>LIKELY</b> - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> <li>1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or</li> <li>2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.</li> </ol> </div> <p><b>POTENTIAL</b> - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Matrix Unit ID: 42309**

0 Documented Elements Found

0 Documented-Historic Elements Found

1 Likely Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	LT	FT

**Matrix Unit ID: 42309**

16 Potential Elements for Matrix Unit 42309

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Arnoglossum diversifolium</i>	G2	S2	N	T

Variable-leaved Indian-plantain				
<a href="#">Asclepias viridula</a> Southern Milkweed	G2	S2	N	T
<a href="#">Athene cunicularia floridana</a> Florida Burrowing Owl	G4T3	S3	N	SSC
<a href="#">Calopogon multiflorus</a> Many-flowered Grass-pink	G2G3	S2S3	N	T
<a href="#">Calydorea coelestina</a> Bartram's Ixia	G2G3	S2S3	N	E
<a href="#">Ctenium floridanum</a> Florida Toothache Grass	G2	S2	N	E
<a href="#">Drymarchon couperi</a> Eastern Indigo Snake	G3	S3	LT	FT
<a href="#">Gopherus polyphemus</a> Gopher Tortoise	G3	S3	C	ST
<a href="#">Heterodon simus</a> Southern Hognose Snake	G2	S2	N	N
<a href="#">Matelea floridana</a> Florida Spiny-pod	G2	S2	N	E
<a href="#">Nemastylis floridana</a> Celestial Lily	G2	S2	N	E
<a href="#">Notopthalmus perstriatus</a> Striped Newt	G2G3	S2	C	N
<a href="#">Picoides borealis</a> Red-cockaded Woodpecker	G3	S2	LE	FE
<a href="#">Pycnanthemum floridanum</a> Florida Mountain-mint	G3	S3	N	T
<a href="#">Salix floridana</a> Florida Willow	G2	S2	N	E
<a href="#">Verbesina heterophylla</a> Variable-leaf Crownbeard	G2	S2	N	E

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

**APPENDIX E**  
**PUBLIC NOTICES AND COMMENTS**



## U.S. DEPARTMENT OF VETERANS AFFAIRS OFFICE OF CONSTRUCTION & FACILITIES MANAGEMENT

### NOTICE OF SCOPING AND PUBLIC INVOLVEMENT UNDER THE NATIONAL ENVIRONMENTAL POLICY ACT AND SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT FOR THE PROPOSED CONSTRUCTION AND OPERATION OF AN OUTPATIENT CLINIC JACKSONVILLE, FLORIDA

The U.S. Department of Veterans Affairs (VA), Office of Construction & Facilities Management, will hold a public scoping meeting to share information and invite comments on the proposed long-term lease for construction and operation of a one or two-story approximately 221,473-square-foot Outpatient Clinic (OPC) with approximately 1,150 parking spaces in the Jacksonville, Florida area.

In accordance with the National Environmental Policy Act (NEPA), VA is seeking the public's input on issues to be addressed during the NEPA process, including alternatives and environmental concerns. Concurrently, VA is seeking input to support consultation under Section 106 of the National Historic Preservation Act regarding potential effects to historic properties.

The scoping meeting will present information on the proposed project and the public will have an opportunity to ask questions and submit comments. The location, time, and date are presented below:

**WHEN: Thursday, March 5, 2020, from 6:30 pm to 8:30 pm**

**WHERE: Hilton Garden Inn, 9745 Gate Parkway N, Jacksonville, FL 32246**

A public scoping period is open through **March 31, 2020**. During this time, the public is invited to submit comments on the proposed action and identify potential issues or concerns for consideration in the NEPA process and NHPA Section 106 consultation. Comments may be submitted by email or mail as follows:

Email to Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)) using the subject line "Jacksonville OPC Scoping"

Mail to (postmarked by **March 31, 2020**):

Glenn Elliott  
VA Office of Construction & Facilities Management (003C2)  
425 I (Eye) Street NW  
Washington DC 20001

If including your address, phone number, e-mail address, or other personally identifiable information in your comment, please be aware that your entire comment – including your personal identifiable information – may be made publicly available at any time. While you can ask us in your comment to withhold your personally identifiable information from public review, we cannot guarantee that we will be able to do so.

THE FLORIDA TIMES UNION  
Jacksonville  
FL Affidavit of Publication

Florida Times-Union

TTL Associates, Inc.  
Rob Clark  
Manager, Environmental Services  
44265 Plymouth Oaks Blvd.  
Plymouth, MI 48170

ACCT: 43586  
AD# 3262051

State of Florida County of Duval

Before the undersigned authority personally appeared Brenda Ramirez who on oath says he/she is a Legal Advertising Representative of The Florida Times Union, a daily newspaper published in Jacksonville in Duval County, Florida; that the attached copy of advertisement is a legal ad published in The Florida Times Union. Affiant further says that The Florida Times-Union is a newspaper published in Jacksonville, in Duval County, Florida, and that the newspaper has heretofore been continuously published in Duval County, Florida each day, has been entered as second class mail matter at the post office in Jacksonville, in Duval County, Florida for a period of one year preceding the first publication of the attached copy of advertisement and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

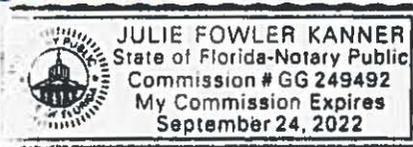
PUBLISHED ON: 2/23/20 & 2/24/20

Name: Brenda Ramirez  
Title Legal Advertising Representative

In testimony whereof, I have hereunto set my hand and affixed my official Seal the day and year aforesaid.

NOTARY

*Julie Fowler Kanner*



 U.S. DEPARTMENT OF VETERANS AFFAIRS  
OFFICE OF CONSTRUCTION & FACILITIES  
MANAGEMENT

NOTICE OF SCOPING AND PUBLIC INVOLVEMENT UNDER THE  
NATIONAL ENVIRONMENTAL POLICY ACT AND  
SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT  
FOR THE PROPOSED  
CONSTRUCTION AND OPERATION OF AN OUTPATIENT CLINIC  
JACKSONVILLE, FLORIDA

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Mail to (postmarked by March 31, 2020):  
Glenn Elliott  
VA Office of Construction & Facilities Management (003C2)  
425 I (Eye) Street NW  
Washington DC 20001

If including your address, phone number, e-mail address, or other personally identifiable information in your comment, please be aware that your entire comment - including your personal identifiable information - may be made publicly available at any time. While you can ask us in your comment to withhold your personally identifiable information from public review, we cannot guarantee that we will be able to do so.

# **NOTICE OF AVAILABILITY**

## **DRAFT ENVIRONMENTAL ASSESSMENT**

### **U.S. DEPARTMENT OF VETERANS AFFAIRS**

#### **Proposed Outpatient Clinic and Domiciliary Jacksonville, Duval County, Florida**

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an outpatient clinic and domiciliary in the Jacksonville, Florida, area. VA is considering two locations for the proposed facility, both in Jacksonville: near the northwest corner of the intersection of Max Leggett Parkway and Hyatt Road, and northwest of the intersection of Lone Star Road/Tredinick Parkway and the southbound Southside Connector.

VA prepared the Draft EA in accordance with the National Environmental Policy Act and regulations implementing the Act. Comments will be addressed in the Final EA, after which VA intends to issue a Finding of No Significant Impact. The public comment period ends on August 6, 2020.

The Draft EA is available for review online at:

[www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville OPC and DOM EA.asp](http://www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville OPC and DOM EA.asp)

A virtual public meeting regarding the Draft EA will be held on July 23, 2020, at 6 pm (EDT). A link to the meeting will be placed at the website above prior to the meeting.

Please email comments by August 6, 2020, to Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)), using the subject line "Jacksonville OPC Draft EA". If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.

THE FLORIDA TIMES-UNION  
Jacksonville, FL  
Affidavit of Publication

Florida Times-Union

TTL ASSOCIATES  
44265 PLYMOUTH OAKS BLVD.  
PLYMOUTH, MI 48170

ACCT: 43586  
AD# 0003290953-01

State of Florida  
County of Duval

Before the undersigned authority personally appeared Brenda Ramirez who on oath says he/she is a Legal Advertising Representative of The Florida Times-Union, a daily newspaper published in Jacksonville in Duval County, Florida; that the attached copy of advertisement is a legal ad published in The Florida Times-Union. Affiant further says that The Florida Times-Union is a newspaper published in Jacksonville, in Duval County, Florida, and that the newspaper has heretofore been continuously published in Duval County, Florida each day, has been entered as second class mail matter at the post office in Jacksonville, in Duval County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

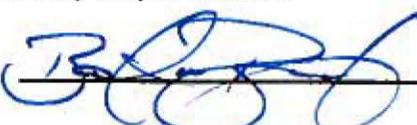
PUBLISHED ON: 07/08/2020, 07/12/2020

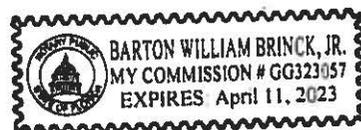
FILED ON: 07/08/2020

Name: Brenda Ramirez Title: Legal Advertising Representative

In testimony whereof, I have hereunto set my hand and affixed my official Seal the day and year aforesaid.

NOTARY: \_\_\_\_\_

 7/2/2020



NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL ASSESSMENT  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
Proposed Outpatient Clinic and Domiciliary  
Jacksonville, Duval County, Florida

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an outpatient clinic and domiciliary in the Jacksonville, Florida, area. VA is considering two locations for the proposed facility, both in Jacksonville: near the northwest corner of the intersection of Max Leggett Parkway and Hyatt Road, and northwest of the intersection of Lane Star Road/Tredinick Parkway and the southbound Southside Connector.

VA prepared the Draft EA in accordance with the National Environmental Policy Act and regulations implementing the Act. Comments will be addressed in the Final EA, after which VA intends to issue a Finding of No Significant Impact. The public comment period ends on August 6, 2020.

The Draft EA is available for review online at:

[www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville\\_OPC\\_and\\_DOM\\_EA.asp](http://www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville_OPC_and_DOM_EA.asp)

A virtual public meeting regarding the Draft EA will be held on July 23, 2020, at 6 pm (EDT). A link to the meeting will be placed at the website above prior to the meeting.

Please email comments by August 6, 2020, to Glenn Elliott (glenn.elliott@va.gov), using the subject line "Jacksonville OPC Draft EA". If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.

**From:** Browning, Stephen <Stephen.Browning@dot.state.fl.us>  
**Sent:** Monday, August 10, 2020 10:58 AM  
**To:** Modovsky, Christine M. (CFM)  
**Cc:** Elliott, Glenn (CFM); Rob Clark  
**Subject:** RE: Jacksonville OPC Draft EA - Roadways

Good morning. I do think access may be an issue for Site 2. I do not see how FDOT can allow access to Southside at the two locations shown. There is a weave that is already occurring through the limits of both connections which will create an unsafe condition. Also there are concerns providing access within the turn lanes and potential backup from the queues. You are likely going to need to access Southside through Gilmore Grove Way or just utilize Tredinick Pkwy.

We look forward to working with you, I just have concerns that access may influence your site. Thanks for the opportunity to provide comments.

---

Stephen L. Browning, PE  
Planning & Environmental Management Office  
MS 2007, 1109 South Marion Avenue  
Lake City, FL 32025

Phone: (386)-961-7455; Fax (386)-961-7508  
Email: [stephen.browning@dot.state.fl.us](mailto:stephen.browning@dot.state.fl.us)

---

**From:** Modovsky, Christine M. (CFM) <Christine.Modovsky@va.gov>  
**Sent:** Wednesday, August 5, 2020 12:38 PM  
**To:** Browning, Stephen <Stephen.Browning@dot.state.fl.us>  
**Cc:** Elliott, Glenn (CFM) <Glenn.Elliott@va.gov>; Rob Clark <rclark@ttlassoc.com>  
**Subject:** Jacksonville OPC Draft EA - Roadways

Dear Mr. Browning:

Thank you for your response. We will include you again on the stakeholder notification email when the Final EA is published, which will address all comments received on the Draft EA, including yours.

Based on the developers' *preliminary* site plans, we have developed the attached diagrams identifying tentative connection points, and we will include these diagrams in the Final EA as requested. When one of the two alternative sites is selected, that developer will work with the Florida Department of Transportation as well as the city and county to refine the details of site access and identify and mitigate impacts to roadways.

Thank you for your participation in the NEPA process.

**Christine Modovsky, M.S., P/PM-II**  
Environmental Engineer  
U.S. Department of Veterans Affairs  
Construction & Facilities Management  
(202) 632-5352  
(202) 894-0988 (mobile)

---

**From:** Elliott, Glenn (CFM) <[Glenn.Elliott@va.gov](mailto:Glenn.Elliott@va.gov)>  
**Sent:** Thursday, July 30, 2020 9:03 AM  
**To:** Modovsky, Christine M. (CFM) <[Christine.Modovsky@va.gov](mailto:Christine.Modovsky@va.gov)>  
**Subject:** Fwd: Jacksonville OPC Draft EA

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---

**From:** Browning, Stephen <[Stephen.Browning@dot.state.fl.us](mailto:Stephen.Browning@dot.state.fl.us)>  
**Sent:** Thursday, July 30, 2020 11:46:00 AM  
**To:** Elliott, Glenn (CFM) <[Glenn.Elliott@va.gov](mailto:Glenn.Elliott@va.gov)>  
**Subject:** [EXTERNAL] Jacksonville OPC Draft EA

Mr. Elliott,

Good morning. Please include me in any reviews moving forward. The Florida Department of Transportation would like to review proposed site plans and help to guide any connections to ensure they are efficient as possible and do not impact any of our roadways. Also, we would like to review the traffic information for the proposed connections to ensure the proposed turn lanes and connections are as efficient as possible. These should be included in the EA to see the impact of the proposed facility on adjacent transportation facilities. We would be more than willing to assist as requested in the layout/design of these connections. Thanks.

---

Stephen L. Browning, PE  
Planning & Environmental Management Office  
MS 2007, 1109 South Marion Avenue  
Lake City, FL 32025

Phone: (386)-961-7455; Fax (386)-961-7508  
Email: [stephen.browning@dot.state.fl.us](mailto:stephen.browning@dot.state.fl.us)

---

**From:** Evans, Greg <[Greg.Evans@dot.state.fl.us](mailto:Greg.Evans@dot.state.fl.us)>  
**Sent:** Wednesday, July 8, 2020 10:31 AM  
**To:** Parks, Robert <[Robert.Parks@dot.state.fl.us](mailto:Robert.Parks@dot.state.fl.us)>; Browning, Stephen <[Stephen.Browning@dot.state.fl.us](mailto:Stephen.Browning@dot.state.fl.us)>  
**Subject:** Fwd: Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic and Domiciliary, Jacksonville, FL

Sent from my Verizon, Samsung Galaxy smartphone

---

**From:** Modovsky, Christine M. (CFM) <[Christine.Modovsky@va.gov](mailto:Christine.Modovsky@va.gov)>  
**Sent:** Wednesday, July 8, 2020 10:21:06 AM  
**Subject:** FW: Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic and Domiciliary, Jacksonville, FL

**EXTERNAL SENDER:** Use caution with links and attachments.

(Subject line corrected.)

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for public review and comment. VA prepared the Draft EA in accordance with the National Environmental Policy Act (NEPA) and regulations implementing the Act. The Draft EA evaluates the potential environmental effects of constructing and operating an outpatient clinic (OPC) and domiciliary in the Jacksonville, Florida, area. The OPC would be approximately 158,600 square feet, the domiciliary would be approximately 26,900 square feet, and the site would include approximately 1,150 parking spaces. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years. Two existing undersized VA OPCs (SouthPoint and University) would be closed, with services consolidated at the new OPC.

VA is considering two locations for the proposed facility, both in Jacksonville:

- **Site 1 (Max Leggett Parkway):** Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road.
- **Site 2 (Lone Star Road):** Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive.

The Draft EA is available for review online at:

[www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville OPC and DOM EA.asp](http://www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville OPC and DOM EA.asp)

VA invites you to attend a *virtual public meeting* on this Draft EA. VA will present information on the proposed project, summarize the Draft EA findings, and provide an opportunity for questions and comments.

Date: Thursday, July 23, 2020

Time: 6 PM (EDT)

The link to the virtual public meeting will be posted on the web page above before the meeting.

Comments will be addressed in the Final EA, after which VA intends to issue a Finding of No Significant Impact. The public comment period ends on August 6, 2020.

**Please email comments by August 6, 2020, to:**

Glenn Elliott

VA Office of Construction & Facilities Management

[glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)

Please put "Jacksonville OPC Draft EA" in the subject line.

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

Thank you for your participation in the NEPA process.



# FLORIDA DEPARTMENT OF Environmental Protection

Florida Geological Survey  
3000 Commonwealth Boulevard, Suite 1  
Tallahassee, Florida 32303-3157

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

July 21, 2020

Sent electronically to: [glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)

U. S. Department of Veterans Affairs  
Office of Construction & Facilities Management  
Attn: Glenn Elliott  
425 I Street NW  
Washington, DC 20001

## **RE: Florida Geological Survey comments on Draft EA for Proposed VA Outpatient Clinic and Domiciliary, Jacksonville, FL**

Dear Mr. Elliot,

I, Clint Kromhout, a licensed professional geologist of the Florida Geological Survey (FGS), a Division of the Florida Department of Environmental Protection (FDEP), have reviewed the Draft Environmental Assessment (Draft EA) of the Proposed Jacksonville VA Outpatient Clinic and Domiciliary. As directed by Dr. Jonathan D. Arthur, FGS Director and Florida's State Geologist, I have reviewed the Draft EA in context of geologic hazards. Hazards pertaining to soil, sediment, surface water, and groundwater contamination were not commented on by the FGS as those subjects have been and will be addressed by other specialized divisions within the FDEP. Comments are only provided for sections of the Draft EA document where we have additive information or concerns. No comments are provided on the separate Draft EA appendices, which document prior correspondence.

- Page 20, EA, 3.5, ¶ 6, both sites – Regional geology referenced from Scott, 1992 (OFMS 4), although still applicable, has since been revised by Green et al, 2016 ([Open File Map Series 108 & Open File Report 105](#)). This detail does not constitute a geologic hazard; however, having the most recent geologic data is important general site planning and development. This is the full web-address for the above hyperlink to access FGS publications: [http://fldeploc.dep.state.fl.us/geodb\\_query/PubIndexQuery.asp](http://fldeploc.dep.state.fl.us/geodb_query/PubIndexQuery.asp).
- Page 20, EA, 3.5, ¶ 7, both sites – Sinclair and Stewart Area IV classification not completely accurate for this area. Subsidence due dissolution of shell and compaction of soils is more prevalent, although still a low geologic hazard in this region. Carbonate rocks belonging to the Floridan aquifer system are generally the host for large cavities within the state which may lead to the development of large cover-collapse sinkholes. Those rocks are relatively deeply buried and well protected by low permeability overburden sediments limiting the rate of dissolution at depth within those rocks. Therefore, large cover-collapse sinkholes are unlikely and would be a very rare occurrence, none have been documented or are known to exist in the Duval County or in the far northeastern coastal counties of Florida.

- All SIR reports in the vicinity are either associated with shallow subsidence sinkholes and rare shallow cover-collapse sinkholes or are due to infrastructure failures.
- Page 21, EA, 3.5, ¶ 3 – Site 1, in 2010 a former pond on-site was filled in – potential settling & subsidence hazard for any built structure. Any organics present in the bottom of the former pond will compress and compact over time, likely differentially leading to possible settling and/or subsidence. Consideration should be given to excavating any organics present at the former pond location prior to pre-construction grounds preparation.
- Page 24, EA, 3.5.2, ¶ 2 - Site 1 preliminary development plans call for grading and raising the site 3 to 5 feet prior to construction. It is not indicated whether soils on site would be compacted prior to construction to mitigate settling and subsidence on site, especially in the area of the historical pond.
  - No additional fill proposed for Site 2, only grading.
- Page 35, EA, 3.10.1, ¶ 3 – (in addition to the former pond noted above) Site 1 has two small wetlands on the northeastern and southwestern quadrants of the property. Any organics present in the bottom of those wetlands will compress and compact over time, likely differentially, leading to possible settling and/or subsidence which may pose a hazard to for any built structure. Consideration should be given to excavating any organics present at the former pond location prior to pre-construction grounds preparation.
- Page 36, EA, 3.10.1, – The former southeast corner of a lake north of Site 2 has been filled in. Any organics present in the bottom of those wetlands will compress and compact over time, likely differentially, leading to possible settling and/or subsidence which may pose a hazard to for any built structure. Consideration should be given to excavating any organics present at the former pond location prior to pre-construction grounds preparation.

If you have any questions or need additional information, please do not hesitate to contact me, [Clint.kromhout@FloridaDEP.gov](mailto:Clint.kromhout@FloridaDEP.gov), (850) 617-0332.

Sincerely,



Clint Kromhout, P.G.  
Florida Geological Survey

cc: Jonathan Arthur, FGS

8/6/2020

Mr. Glenn Elliott  
Office of Construction & Facilities Management  
Department of Veterans Affairs  
425 I Street NW  
Washington, DC 20001

SUBJECT: Environmental Assessment for Proposed Outpatient Clinic and Domiciliary in Jacksonville, Duval County, Florida

Dear Mr. Elliot:

The U.S. Environmental Protection Agency (EPA) Region 4 reviewed the proposed project referenced above in accordance with Section 102(2)(C) of the National Environmental Policy Act and Section 309 of the Clean Air Act. The purpose of the Proposed Project is to provide enhanced and expanded outpatient health care and inpatient mental health services to Veterans.

We appreciate the opportunity to review the information in the Environmental Assessment (EA) and the potential environmental impacts associated with the two sites under consideration for the construction and operation of an Outpatient Clinic and domiciliary in Jacksonville (Proposed Action). Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road near Jacksonville International Airport. Site 2 is located in the Arlington area at the intersection of Lone Star Road/Tredinick Parkway and the southbound Southside Connector Service Drive.

The EPA provided scoping comments on the proposed project and we are providing comments on the potential resource impacts described in the EA. The comments are as follows:

**Air Quality.** During scoping, the EPA noted that the project area is currently in attainment with the National Ambient Air Quality Standards. The EPA noted that short-term levels of exhaust emissions and fugitive dust could be elevated as a result of construction activities and given the proximity of residences on Hyatt Road and the Integra River Run apartment complex to Site 1 and Lennar's new Mill Creek North homes to Site 2, we recommended implementing measures to reduce diesel emissions. Based on our review of the EA, the VA indicated that dust and particulate matter emissions would be managed through best management practices and air quality impacts are not anticipated to be significant.

**Contamination.** During project scoping, the EPA identified hazardous contaminants at the two sites using NEPAassist and Cleanups in my Environment mapping tools and the Florida Department of Environmental Protection's (FDEP's) Map Direct: Contamination Locator. The draft EA indicates that the operator will remediate impacted soils and that contaminated soils and impacted groundwater will be "properly handled in accordance with FDEP requirements and site-specific plans."

**Environmental Justice (EJ).** The EPA's identified the potential presence of minority populations near Site 2 using the online tool EJSCREEN. In accordance with Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, the EPA requested that the VA ensure that the EJ population located near Site 2 would not be disproportionately or adversely impacted by the project. Based on the information in the EA, the impacts to minority and low-income

populations would be negligible and the EA also noted the proposed facilities would also serve low-income and minority veterans.

**Special Designations.** The EPA's Scoping comments recommended complying with Green Building standards to the extent feasible. We also requested that energy and water conservation measures be incorporated in the design and construction and that these measures should be discussed in the EA along with other pollution prevention efforts. Based on the EA, the new facilities will include state-of-the-art design that is energy efficient.

**Stormwater Management.** In general, the Clean Water Act's National Pollutant Discharge Elimination System (NPDES) stormwater program requires permits for discharges from construction activities that disturb one or more acres, and discharges from smaller sites that are part of a larger common plan of development or sale. Based on information posted online by the City of Jacksonville, the St. Johns Water Management District is the stormwater permitting authority for the project. According to the EA, stormwater will discharge to an existing stormwater pond located near the site and runoff will be managed through best management practices (BMPs) identified in the EA.

**Threatened and Endangered Species.** Although threatened and endangered species are the purview of the U.S. Fish and Wildlife Service (FWS), our review precipitated recommendation for species identified in the (FWS's) online Information, Planning and Conservation tool. Among the species list that was generated and could be present at both sites were two reptiles that included the Eastern Indigo Snake (*Drymarchon corais couperi*) and the Gopher Tortoise (*Gopherus polyphemus*). The tool also identified birds and aquatic species that could be present. Therefore, the EPA recommended coordinating with the FWS's Office regarding the presence of these species and other identified by the IPaC tool.

The EPA notes that under Part 3.7.3 Line 7 - Effects of the Action Alternatives, the VA is requesting that "The owner should ensure that if Site 1 is selected, a preconstruction Eastern Indigo Snake and Gopher Tortoise survey would be conducted and any identified individuals would be relocated in coordination with the Florida Fish and Wild Life Conservation Commission, USFWS surveys by qualified biologists would be conducted if vegetation clearing occurs within the common ground dove nesting season.

**Waters of the United States.** Pursuant to Section 404 of the Clean Water Act, the EPA recommended that the project should avoid and minimize, to the maximum extent practicable, placement of dredged or fill material in jurisdictional waters identified in the U.S. Fish & Wildlife Service's National Wetlands Inventory. If impacts cannot be avoided, then the project may require U.S. Army Corps of Engineers (Corps) permitting. Any wetlands losses allowed under a Corps permit may also have to be mitigated. The Environmental Protection Agency identified a 1.10-acre freshwater pond located on Site 1 adjacent to the Integra River Run apartment complex and there may be residual wetlands on the eastern portion of the property.

The EPA notes that the EA Part 3.6.1 Site 1 - Line 4 states that "The owner should ensure the Action Alternatives would not result in significant impacts to wetlands, floodplains, and other sensitive resources. Also, the eastern portion of the site includes two small wetlands that should be protected." Part 3.6.3 Line 1- Effects of the Action Alternative also states that "The owner should ensure the Action Alternatives would not result in significant impacts to surface waters, provided that the BMPs described in Section 5 are implemented. The EPA appreciates the VA's inclusion of this information and directive in the EA.

The EPA appreciates the opportunity to review the Environmental Assessment. If you have any questions about our comments, please contact Rafael Santamaria at 404 562-8376, or by email at [Santamaria.rafael@epa.gov](mailto:Santamaria.rafael@epa.gov).

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**From:** Dougherty, Brian <Brian.Dougherty@dep.state.fl.us>  
**Sent:** Thursday, July 9, 2020 5:59 PM  
**To:** Modovsky, Christine M. (CFM) <Christine.Modovsky@va.gov>  
**Cc:** Bahr, Tim <Tim.Bahr@FloridaDEP.gov>  
**Subject:** [EXTERNAL] FW: Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic and Domiciliary, Jacksonville, FL

Ms. Modovsky,  
Please see attached files and let me know if you have any questions.  
Brian



**Brian J. Dougherty**  
Florida Department of Environmental Protection  
Division of Waste Management/District and  
Business Support Program  
Program Manager  
[Brian.Dougherty@FloridaDEP.gov](mailto:Brian.Dougherty@FloridaDEP.gov)  
Office: 850-245-7503

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**From:** Bahr, Tim <Tim.Bahr@FloridaDEP.gov>  
**Sent:** Wednesday, July 8, 2020 12:41 PM  
**To:** Dougherty, Brian <Brian.Dougherty@dep.state.fl.us>  
**Subject:** FW: Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic and Domiciliary, Jacksonville, FL

Brian, got another one of these NEPA reviews.

Tim J. Bahr, P.G., Director  
Division of Waste Management  
850-245-8790

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**From:** Modovsky, Christine M. (CFM) <[Christine.Modovsky@va.gov](mailto:Christine.Modovsky@va.gov)>  
**Sent:** Wednesday, July 08, 2020 10:21 AM  
**Subject:** FW: Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic and Domiciliary, Jacksonville, FL

(Subject line corrected.)

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for public review and comment. VA prepared the Draft EA in accordance with the National Environmental Policy Act (NEPA) and regulations implementing the Act. The Draft EA evaluates the potential environmental effects of constructing and operating an outpatient clinic (OPC) and domiciliary in the Jacksonville, Florida, area. The OPC would be approximately 158,600 square feet, the domiciliary would be approximately 26,900 square feet, and the site would include approximately 1,150 parking spaces. The OPC and domiciliary would be constructed by a developer on a build-to-suit basis and leased to VA for up to 20 years. Two existing undersized VA OPCs (SouthPoint and University) would be closed, with services consolidated at the new OPC.

VA is considering two locations for the proposed facility, both in Jacksonville:

- **Site 1 (Max Leggett Parkway):** Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road.
- **Site 2 (Lone Star Road):** Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive.

The Draft EA is available for review online at:

[www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville OPC and DOM EA.asp](http://www.northflorida.va.gov/NORTHFLORIDA/pressreleases/Jacksonville OPC and DOM EA.asp)

VA invites you to attend a *virtual public meeting* on this Draft EA. VA will present information on the proposed project, summarize the Draft EA findings, and provide an opportunity for questions and comments.

Date: Thursday, July 23, 2020

Time: 6 PM (EDT)

The link to the virtual public meeting will be posted on the web page above before the meeting.

Comments will be addressed in the Final EA, after which VA intends to issue a Finding of No Significant Impact. The public comment period ends on August 6, 2020.

**Please email comments by August 6, 2020, to:**

Glenn Elliott

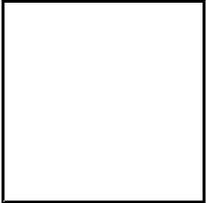
VA Office of Construction & Facilities Management

[glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)

Please put "Jacksonville OPC Draft EA" in the subject line.

If you have any questions, please contact Glenn Elliott at (202) 632-5879.

Thank you for your participation in the NEPA process.



- Site 1 (Max Leggett Parkway): Site 1 is located near the northwest corner of the intersection of Max Leggett Parkway (formerly Duval Road) and Hyatt Road. Site 1 is identified by the Duval County Property Appraiser as part of Parcel ID 106277-0170. The site is approximately 21 acres of undeveloped land with overgrown grassy and scrub vegetation, wooded areas containing mostly pine trees, dirt roads, and a vacant office trailer.

- Surface and groundwater resources, including streams, wetlands, floodplains, open water , wells, and local aquifers;

- **ERP Permits - Current – SJRWMD**

- <https://permitting.sjrwmd.com/epermitting/jsp/DocumentSearch.do?permitNum=103770&seqNo=6&command=OnlySearch>

- <https://permitting.sjrwmd.com/epermitting/jsp/DocumentSearch.do?permitNum=103770&seqNo=5&command=OnlySearch>

- <https://permitting.sjrwmd.com/epermitting/jsp/DocumentSearch.do?permitNum=103770&seqNo=2&command=OnlySearch>

- <https://permitting.sjrwmd.com/epermitting/jsp/DocumentSearch.do?permitNum=103770&seqNo=1&command=OnlySearch>

- <https://permitting.sjrwmd.com/epermitting/jsp/DocumentSearch.do?permitNum=103770&seqNo=7&command=OnlySearch>

- <https://permitting.sjrwmd.com/epermitting/jsp/DocumentSearch.do?permitNum=135191&seqNo=1&command=OnlySearch>

- <https://permitting.sjrwmd.com/epermitting/jsp/DocumentSearch.do?permitNum=103770&seqNo=4&command=OnlySearch>

- This area indicates having a Reservoir

- This area indicates Floridan and Surficial aquifers

- Federally or state listed threatened or endangered species, or any species proposed for such listing, or critical habitat for such species that may occur within a one-mile radius around the proposed Sites;

- This area does not indicate any threatened or endangered species.

- Parks, nature preserves, conservation areas, designated wild or scenic rivers, migratory bird habitats, or special wildlife issues;

- The Florida Natural Areas Inventory (NA)

- Natural resource issues;

- This area does not indicate any Natural resource issues.

- Soils and geologic data, including lists of hydric soils;

- The soils in the area are Lynn Haven Fine Sand and Leon Fine Sand

- Prime and unique farmland;

- This site does not indicate any farming.

- This area is mostly Eastern Florida Flatwoods.

- Traffic, noise, or socioeconomic concerns;

- The site is within 1000 feet from Max Leggett Parkway, Main Street and CSX railroad.

- Residential housing is within 1000 feet of said property.

- Records of site investigations, remediation agreements/orders, and related correspondence;

These Waste Management sites are within a 1000 ft of this area.

- Storage Tank Contamination Monitoring (STCM) – 9809776  
CIRCLE K #2721430 - 13597 Main Street North, Jacksonville, FL 32218
- Air quality concerns; and
- This area does not indicate any Air quality concerns.



- Site 2 (Lone Star Road): Site 2 is located northwest of the intersection of Lone Star Road/Trednick Parkway and the southbound Southside Connector Service Drive. Site 2 is identified by the Duval County Property Appraiser as Parcel ID 120739-0010. The site is approximately 20.6 acres of vacant and cleared land. Potential environmental concerns or issues;

Potential environmental concerns or issues;

- Surface and groundwater resources, including streams, wetlands, floodplains, open water features, wells, and local aquifers;
  - **ERP Permits - Current – SJRWMD**
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=24968&SeqNo=2&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=64287&SeqNo=2&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=90185&SeqNo=19&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=90185&SeqNo=23&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=89979&SeqNo=1&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=90185&SeqNo=6&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=90185&SeqNo=7&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=24968&SeqNo=1&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=23658&SeqNo=2&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=90185&SeqNo=22&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=90185&SeqNo=26&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=23658&SeqNo=1&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=90185&SeqNo=20&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=24968&SeqNo=3&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=22909&SeqNo=1&Command=OnlySearch>)
  - (<https://Permitting.Sjrwmd.Com/Epermitting/Jsp/DocumentSearch.Do?PermitNum=17376&SeqNo=1&Command=OnlySearch>)

This area indicates new development.

- This area indicates Floridan and Surficial aquifers
- Federally or state listed threatened or endangered species, or any species proposed for such listing, or critical habitat for such species that may occur within a one-mile radius around the proposed Sites;
  - This area does not indicate any threatened or endangered species.
- Parks, nature preserves, conservation areas, designated wild or scenic rivers, migratory bird habitats, or special wildlife issues;
- The Florida Natural Areas Inventory indicates this area has a very low possible of Elongate June Beetle and a very high possible of Florida Black Bear
- Natural resource issues;
- This area does not indicate any Natural resource issues.
- Soils and geologic data, including lists of hydric soils;
- The soil in the area is Kershaw Fine Sand
- Prime and unique farmland;
- This site does not indicate any farming.
  
- Traffic, noise, or socioeconomic concerns;
  - The site located Highway 9A, Southside Boulevard and Lone Star Road
  - Advanced Technology Center is adjacent this property.
  - This area indicates a high level of development, church, residential area and retail stores.
- Records of site investigations, remediation agreements/orders, and related correspondence;  
These Waste Management sites are within a 1000 ft of this area.
- Institutional Controls Registry (ICR) – ERIC\_5792  
IC-1279 - INDIGO SHOPPES LLC (1207030200R), Gilmore Heights Road, Jacksonville 32099  
IC-1284 - INDIGO SHOPPES LLC (IMPACT CHURCH OF JACKSONVILLE), Gilmore Heights Road Jacksonville 32099  
IC-1280 - INDIGO SHOPPES LLC (EZ BASE), Gilmore Heights Road Jacksonville 32099  
IC-1281 - INDIGO SHOPPES LLC (RIGHT OF WAY), Gilmore Heights Road Jacksonville 32099  
IC-1282 - INDIGO SHOPPES LLC (1208211300R), Gilmore Heights Road Jacksonville 32099  
IC-1283 - INDIGO SHOPPES LLC (INDIGO JAX APARTMENTS LLC), Gilmore Heights Road Jacksonville 32099  
All these Institutional Controls (IC) have a Groundwater Use, Dewatering, Stormwater Feature Restrictions, Dig Restriction and Soil Restriction which has an Engineering Control on these properties.
- Waste Cleanup CLOSED Responsible Party Sites  
INDIGO SHOPPES LLC – ERIC\_5792 or COM\_313237  
Gilmore Heights Road Jacksonville 32099  
[https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM\\_313237/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_313237/gis-facility!search)

INDIGO SHOPPES LLC (IMPACT CHURCH OF JACKSONVILLE) - ERIC\_5792 or COM\_338258

8985 Lone Starr Road, Jacksonville 32099

[https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM\\_338258/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_338258/gis-facility!search)

- Site Investigation Section Sites  
Regency Dunes Landfarm Part A-1900, Gilmore Heights Road Jacksonville 32099  
[https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC\\_5792/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_5792/gis-facility!search)
- Air quality concerns; and
- This area does not indicate any Air quality concerns.

