



# 733d Mission Support Group



Joint Base Langley-Eustis

Fort Eustis  
Environmental Restoration Program

**AFCEC/CZOE – JBLE ISS  
Apr 2026**

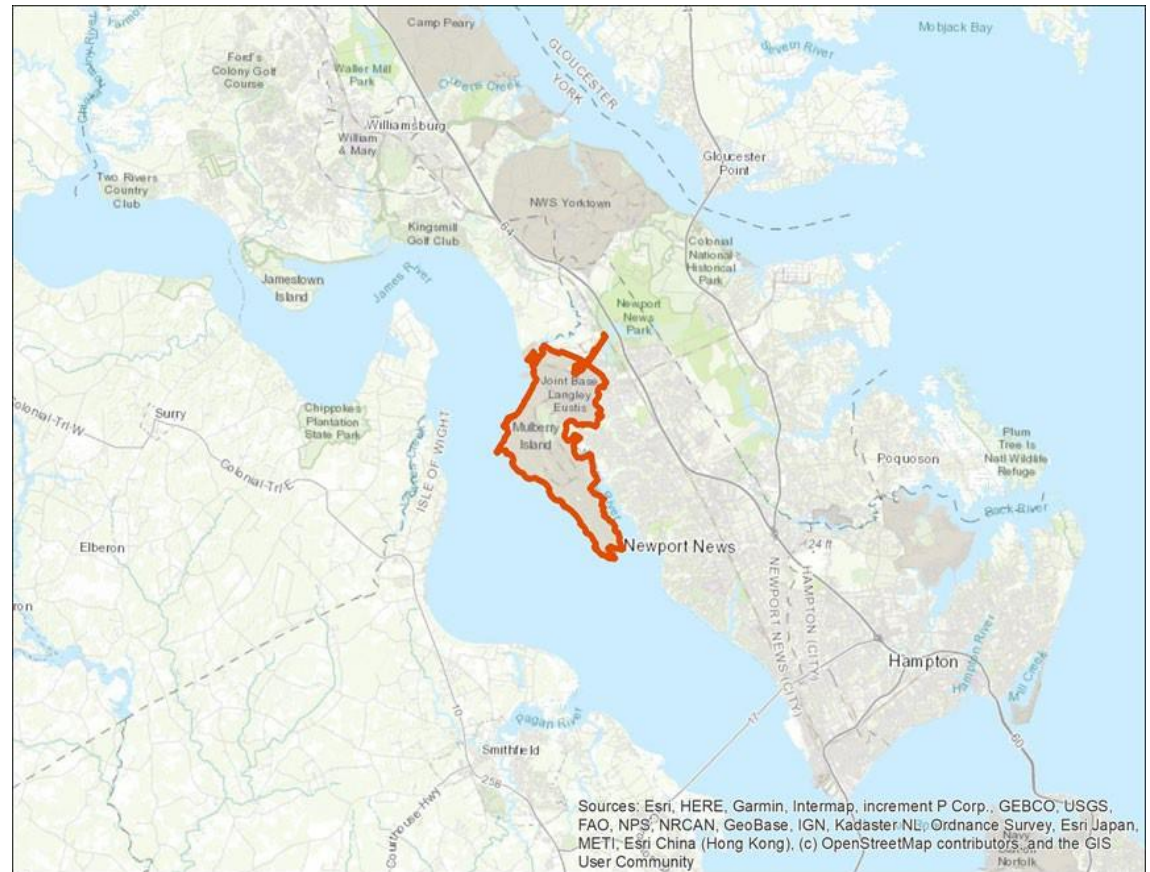


# Purpose



**Provide an overview of the Joint Base Langley-Eustis (JBLE) – Eustis Environmental Restoration Program (ERP) including:**

- History of Fort Eustis Operations
- ERP Program Overview
- Installation Restoration Program (IRP)
- Military Munitions Response Program (MMRP)
- Per- and Polyfluoroalkyl Substances (PFAS)
- Community Involvement Plan





# JBLE – Eustis Operations



## Historic Operations at Fort Eustis / JBLE-Eustis

- 8,200-acre Fort Eustis on peninsula formed by Warwick and James Rivers in Newport News, Virginia (VA)
- Established during World War I, operations included:
  - Training Center for Coast Artillery Corps
  - Balloonist School
- Post-World War I operations included:
  - Federal corrections camp
  - Works Progress Administration facility
  - National Youth Administration facility
  - Bombing range for Langley Air Force Base
  - Anti-aircraft training facility
  - Prisoner-of-war camp
  - Transportation training center



Photo: Historic photograph of the Fort Eustis gates.



Photo: Fort Eustis, Virginia, Transportation Officer Candidate School attendees pose for a photo.



# JBLE – Eustis Operations



- JBLE-Eustis is home to training in all modes of transportation, aviation maintenance, logistics and deployment doctrine
- Identified ERP sites included landfills, Underground Storage Tanks (USTs), pesticide storage areas, range/impact areas, and surface impoundments



Photo: Felker Heliport, the Department of Defense's first airfield dedicated solely to helicopters.



Photo: U.S. Army Pvt. Cameron Guy reads a systems console for a Boeing AH-64 Apache attack helicopter simulator, while fellow student U.S. Army Pfc. Brady Peckinpaugh reviews the reading from the cockpit at Joint Base Langley-Eustis, July 22, 2022. (U.S. Air Force Photo by Abraham Essenmacher).



# JBLE – Eustis ERP Overview



## What has led to the development of the JBLE – Eustis ERP?

- The potential risk to human health and the environment was significant enough for the U.S. Environmental Protection Agency to place Fort Eustis on the National Priorities List (NPL) in Dec 1994 due to:
  - Analysis of samples indicated presence of polychlorinated biphenyls (PCBs), pesticides, polyaromatic hydrocarbons (PAHs), and lead in surface water and sediment
  - Migration of contaminants to creeks, estuaries, and upper water table at some sites; potential impact to James River

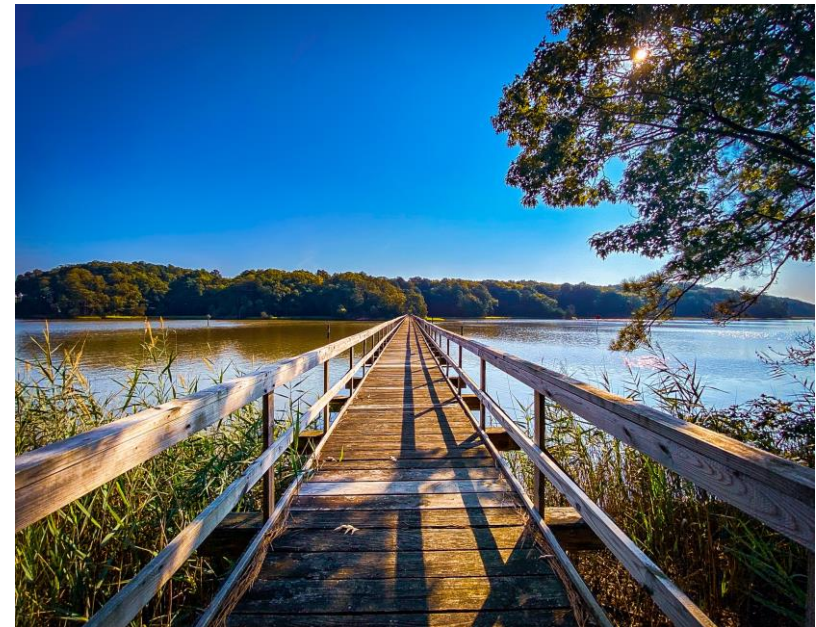


Photo: Remedial actions at Bailey Creek removed and disposed of 296 tons of PCB-contaminated sediment and clay, achieving response complete status in Jan 2022



# JBLE – Eustis ERP Overview



- JBLE was formed on 1 Oct 2010. U.S. Air Force assumed the U.S. Army's obligations under the 2008 Federal Facility Agreement (FFA) to outline how to proceed with cleanup
- Documentation of cleanup efforts are available on the Administrative Record:
  - <https://ar.cce.af.mil/>
  - Select Fort Eustis, VA
  - Filter by site
  - Over 2500 records for JBLE-Eustis ERP



Photo: A team conducts an inspection of Lake Eustis. Land use control signage is visible near the shoreline.

The ERP consists of IRP, MMRP and PFAS:

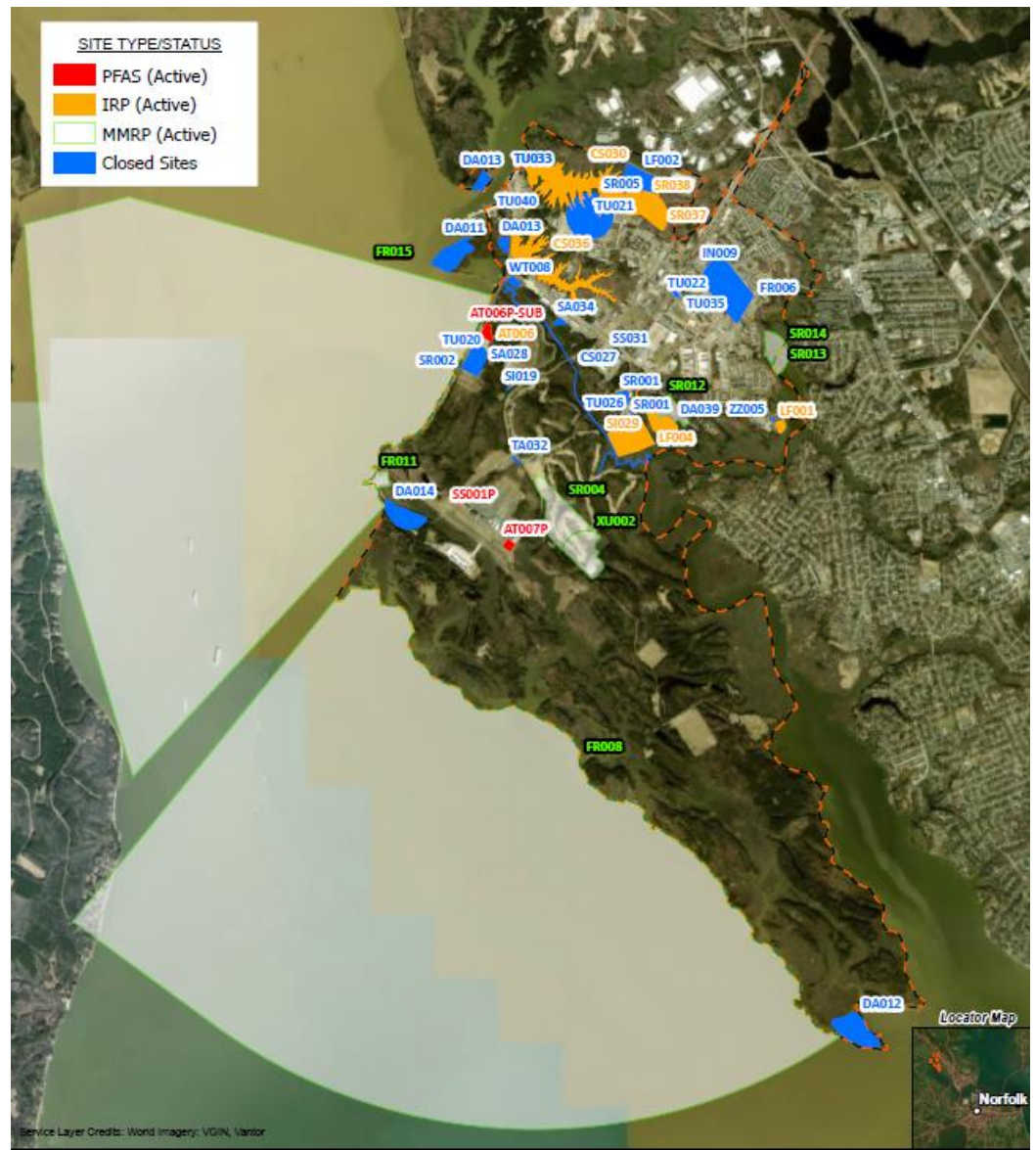
- **IRP sites: 32**
  - Closed: 24
  - Study Phase/Remediation: 1
  - Long Term Monitoring (LTM)/ Post Closure Ops: 7
- **MMRP sites: 16**
  - Closed (No Further Action/ Admin Closure): 8
  - Study Phase: 8
- **PFAS sites: 3**
  - Study Phase: 3
    - All associated with Aqueous Film Forming Foam (AFFF)
    - Three rounds of sampling completed; Further sampling and monitoring well installation necessary to delineate site impacts
    - Study to investigate impacts associated with non-AFFF PFAS
    - Anthropogenic Background Study underway to determine background levels in soil, surface water, sediment, and groundwater



Photo: Land Use Control signage at Brown's Lake.



# JBLE-Eustis ERP Sites



*"People First... Aim High... Army Strong!"*



# JBLE – Eustis IRP Activities



- **Landfill 1 (LF001) in study**
  - Previously in Long-Term Monitoring (LTM); identified additional soil cover needed to meet Virginia Solid Waste regulations; pre-design investigation completed to address sea level rise and incorporate native vegetation through soft engineering techniques
  - Remedial Action began Fall 2025 to install 2 feet of additional soil over the cap; Estimated completion date of site restoration is Spring 2026
- **Former Fire Training Area (AT006) in study**
  - Draft Final Supplemental Remedial Investigation and Draft Feasibility Study Report in progress
- **Landfill 7 (LF004) in LTM**
- **Eustis Lake (CS036), Brown's Lake (SI029), and Bailey Creek (CS030) in LTM**
  - Currently Land Use Controls restricting sediment disturbance
  - Catch and release fishing at Eustis Lake and Brown's Lake
  - Catch and release fishing at Bailey Creek only from footbridge down gradient of site

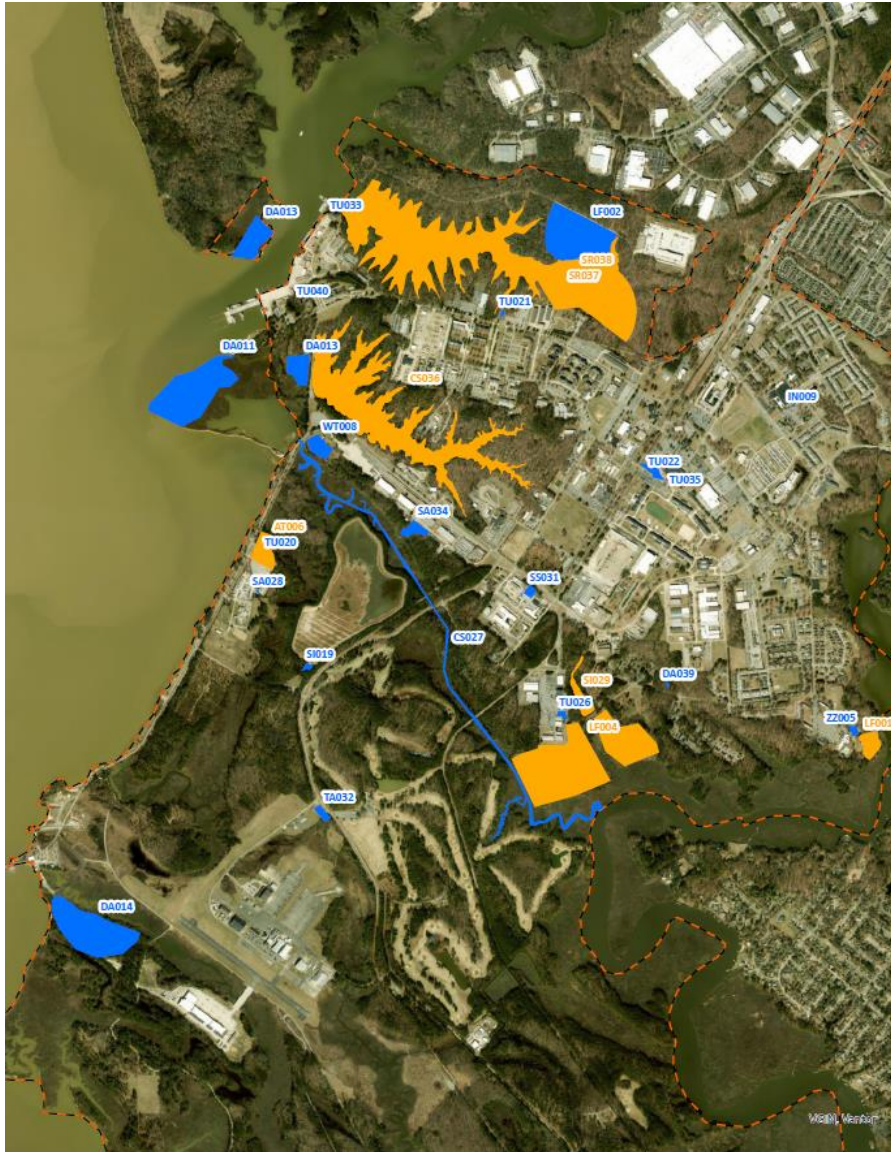


# JBLE – Eustis IRP Activities



- **Skeet Range Upland (SR037) and Skeet Range Wetland (SR038)**
  - Clean-up activities completed January 2021
  - Erosion control/re-vegetation work completed Fall 2023/Spring 2024; additional SR037 bank repair and re-seeding completed Spring and Fall 2025
  - Remedial Action Completion Report finalized May 2024
  - Achieved Response Complete (RC) 6 Aug 2024
- **Five-Year Review (FYR)**
  - Fourth FYR
    - Virginia DEQ approval letter signed 6 Jan 2025
    - Air Force signed 27 Mar 2025
    - USEPA independent determination signed 19 May 2025
  - Fifth FYR in progress
    - Site inspections completed 24-26 Mar 2026
    - Draft FYR expected completion Dec 2026
    - FYR due 16 Dec 2027

# JBLE – Eustis IRP Sites



## SITE STATUS

- Active Sites
- Closed/NFA



# JBLE – Eustis MMRP Activities



- **16 Areas – Identified as potential “ranges”**
- **8 Areas – No Further Action (NFA): ineligible, no hazard or never built**
- **8 Areas – Under study**
  - **2 Areas – Site Inspection Phase:**
    - Towable Target Range (FR008)
    - Western Shore Ranges (FR015)
  - **6 Areas – Remedial Investigation (RI) Phase:**
    - Langley Field Gunnery Range (SR004) / Bombing Target H (XU002)
      - Field work planned Apr-Jul 2026
    - 1000” Rifle Range (SR012)
      - Field work planned 2026
    - Shotgun Range (SR013) / Shotgun Range TD (SR014)
      - Field work planned 2026
    - Camp Wallace Firing Fan (FR011)
      - Draft RI under review

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SR – Small Arms Range    FR – Firing Range    XU – Unexploded Munitions Area

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## SITE STATUS



Active Sites



Closed/NFA

## NOT SHOWN

- PR001 Pistol Range (never built)
- SR007 Thompson Circle Range (never built)
- SR009 Mulberry Island Aerial Gunnery Range (ineligible)
- UX010 Range Impact Area (ineligible)
- FR010 Towable Target Range (never built)

**PR – Pistol Range SR – Small Arms Range FR – Firing Range XU – Unexploded Munitions Area**



# JBLE – Eustis PFAS Activities

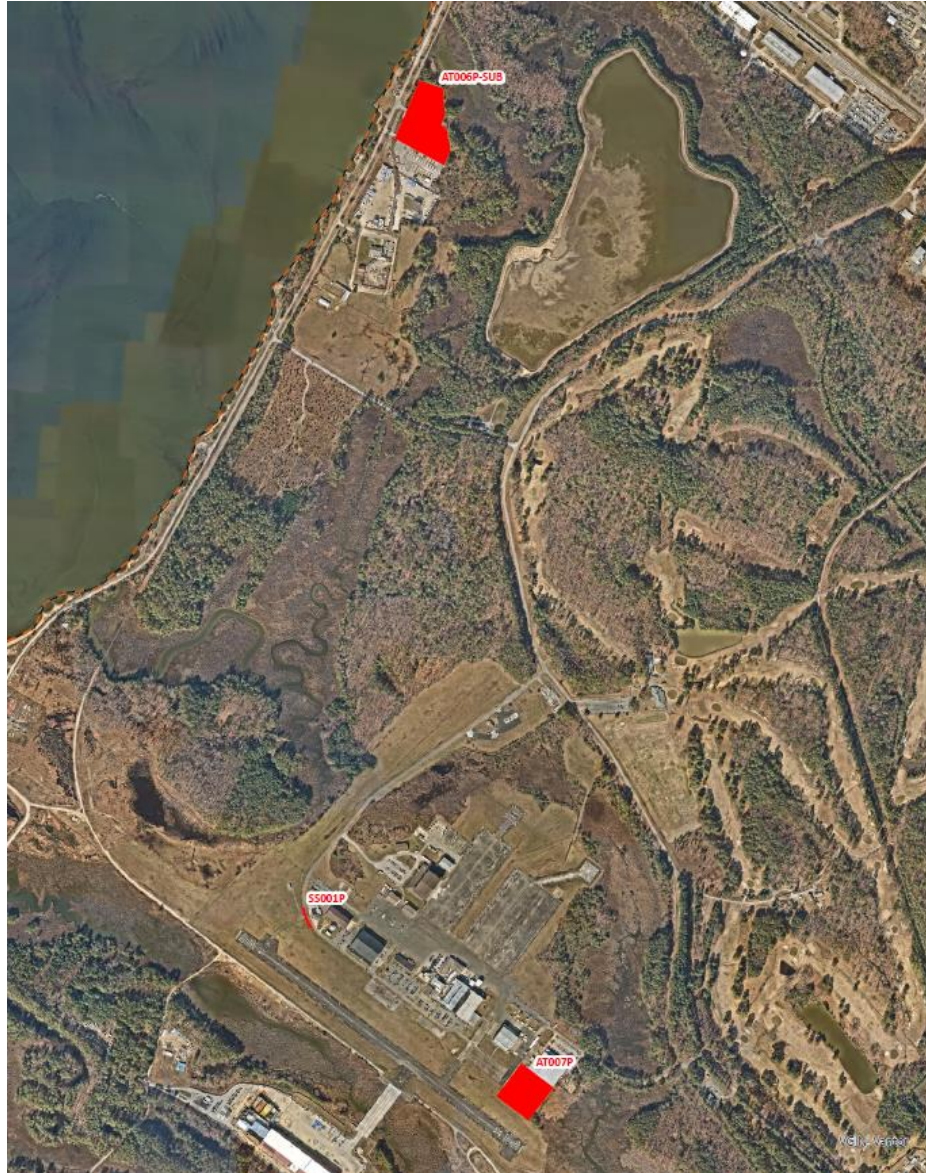


- Apr 2015 – Final Preliminary Assessment
- Jun 2017 – Final Site Inspection at 3 areas
  - Former Fire Training Area (AT006P), Current Fire Training Area (AT007P), and Fire Station #2 (SS001P)
  - No human health exposures identified
- Phase 1 RI contract awarded – Jun 2022
  - Phase 1 RI to determine nature and extent in soil and groundwater
  - Sampling completed Aug 2024, Aug 2025, Mar 2026
  - Next sampling event planned Aug 2026
  - Additional sampling/monitoring well installation necessary to further delineate site impacts
- Phase 2 RI – Estimated Start Date (ESD) Mar 2031
  - Conduct human health and ecological risk assessments

Note: Eustis drinking water is provided by Newport News Water Works

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# JBLE – Eustis PFAS Sites



## SITE STATUS

 Active Sites



# JBLE – Eustis PFAS Activities



- Due Diligence project for Non-AFFF Areas at JBLE-Eustis
  - Reviewed historical records and conducted interviews on activities that may have contributed to PFAS impacts from non-AFFF sources
    - e.g., waste water treatment plants, paint booths, motor pools, radar domes, and oil/water separators
  - Due Diligence report may recommend sampling in a site inspection to determine if further non-AFFF PFAS investigation is warranted
  - Due Diligence project report ECD: TBD
- PFAS Anthropogenic Background Study
  - JBLE-Eustis is working with USEPA/Virginia DEQ to determine background levels in soil, surface water, sediment, and groundwater
  - Sampling planned 2027



**USEPA – United States Environmental Protection Agency DEQ – Department of Environmental Quality**

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# JBLE – Eustis Community Involvement Plan



- Drafting JBLE-Eustis Community Involvement Plan (CIP) – ECD 2026
- Previous plan updated 2020
- JBLE-Eustis does not have a Restoration Advisory Board (RAB)
  - Community interest in establishing a RAB was assessed from Jun-Jul 2025 A total of 3 community members responded; no RAB recommended at this time
  - Previous Technical Review Committee inactive since 2012 due to lack of public interest
- Public outreach efforts
  - Updates on JBLE website and social media
  - Periodic emails to community members
  - Environmental presentations to local elementary school
  - Earth Day cleanup
- If interested in public involvement, email [733MSG.733CES.EUSTISRESTORATION@us.af.mil](mailto:733MSG.733CES.EUSTISRESTORATION@us.af.mil)



Photo: JBLE-Eustis Remedial Program Manager, D. Chock, conducts presentation on climate change to local 5<sup>th</sup> graders.



# JBLE-Eustis ERP Contact/Web Site Information



- JBLE-Eustis Restoration
  - Phone: 757-878-7379
  - Email: [733MSG.733CES.EUSTISRESTORATION@us.af.mil](mailto:733MSG.733CES.EUSTISRESTORATION@us.af.mil)
- Public Administrative Record: <https://ar.cce.af.mil/>
- JBLE Facebook: <https://www.facebook.com/JointBaseLangleyEustis>
- JBLE Website: <https://www.jble.af.mil>
- JBLE-Eustis Environmental Facebook: <https://www.facebook.com/forteustisenvironment?mibextid=LQQJ4d>
- JBLE-Eustis Environmental Website: <https://www.jble.af.mil/Units/Army/Eustis-Enviromental/>