

**F O R M E R
H O M E S T E A D A I R
F O R C E B A S E
C O M M U N I T Y
R E L A T I O N S P L A N**

Appendix B



U.S. AIR FORCE

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Site Description

Location

The former Homestead AFB is located about 25 miles south of Miami, 5 miles east of the City of Homestead and Florida City and 2 miles west of Biscayne Bay on the eastern coast of southern Florida in south Miami-Dade County. The former base covered 2,938 acres, and approximately one-third of the original Base comprises the cantonment area, which has been retained for military use by the Air Force Reserve Command (AFRC) as Homestead Air Reserve Base (HARB). The area surrounding Homestead ARB is largely agricultural but is rapidly being rezoned so that these areas can be developed and utilized for residential and commercial purposes. Residential areas border the north side and the southwest corner of the base.

Adjacent Off-Base Land Use

The area is home to two national parks, Biscayne National Park and Everglades National Park. Biscayne National Park, located seven miles from the base, is unique among American parks because 95 percent of it is underwater. The park consists of approximately 172,971 acres of prime marine habitat, including the beginnings of the long coral reef that flanks the Florida Keys for 200 miles. Everglades National Park covers 1,509,000 acres and comprises the largest subtropical wilderness in the United States.

Topography and Drainage

The topography of former Homestead AFB is flat with elevations ranging from 2 to 10 feet above mean sea level. Surface drainage is generally poor due to relatively flat surface and a very shallow water table depth (i.e., equal to or just below the ground surface). To assist natural drainage, canals, swales, ditches, and culverts were constructed throughout former Homestead AFB. Most of this network of conveyances drains to the Boundary Canal system, which surrounds most of the base. Boundary Canal flows to the storm water reservoir located on the southeastern corner of the former base. The reservoir discharges to Outfall Canal, which flows east two miles from the edge of the base property and empties into Biscayne Bay.

History

The predecessor to the former Homestead AFB was Homestead Army Air Field, which was activated in September 1942. Initially, Homestead Army Air Field served as a staging facility for the Army Transport Command, which was responsible for maintaining and dispatching aircraft to overseas locations. In 1943, the field mission was changed when the Second Operation Training Unit was activated to train transport pilots and crews.

In September 1945 the airfield was hit by a severe hurricane resulting in extensive damage. The cost of rebuilding and the anticipated post-war reductions-in-force led to the base being placed on an inactive list in October 1945. For eight years, the base was managed by what is now known as the Miami-Dade County Port Authority. The runways were used by crop dusters and the buildings housed a few small industrial and commercial operations.

In 1953, the federal government re-acquired the Homestead facility along with some surrounding property and rebuilt it as a Strategic Air Command (SAC) base. In February 1955, the first operational squadron arrived at the former Homestead AFB. The base was formally reactivated in November 1955 and, except for a short period during 1960 when modifications were made to accommodate B-52 aircraft, the facility remained an operational SAC base until 1968, when Tactical Air Command (TAC) officially took control of the base.

On 30 August 1990, former Homestead AFB was placed on the National Priorities List (NPL), which brought it under the federal facility provisions of Section 120 of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This action required the Air Force to enter into a Federal Facilities Agreement (FFA) with the USEPA Region IV and the Florida Department of Environmental Protection (FDEP).

On August 24, 1992, Hurricane Andrew struck south Miami-Dade County, with 175-mph wind gusts (i.e., estimated maximum one-minute sustained) generating a 13 foot storm surge in Biscayne Bay. The devastation left in Hurricane Andrew's wake over south Florida was immense. Total damage estimates of roughly \$25 billion in Miami-Dade County alone cannot convey the profound impact of the storm. Hurricane Andrew is reported to be one of the worst natural disasters ever to hit the United States and caused almost total destruction of former Homestead base facilities.

Hurricane Andrew destroyed one of the area's most important economic engines in the former Homestead AFB. When fully active the base contributed an estimated 11,000 jobs to the economy. An estimated 2,700 more jobs were created indirectly by businesses necessary to support ongoing service demands of the base and its retiree population.

As a result of the destruction, former Homestead AFB was recommended for realignment by the United States Department of Defense Base Realignment and Closure (BRAC) Commission in 1993. In March 1994, approximately two-thirds of the base area was transferred from Headquarters Air Combat Command (ACC) to the Air Force Base Conversion Agency (now AFRPA). The remaining one-third was transferred to Air Force Reserve Command (AFRC) (formerly HQ Air Force Reserve [AFRES]) to accommodate the

482nd Fighter Wing (482 FW). This portion, known as the cantonment area and is the new Homestead Air Reserve Base (formerly the Homestead Air Reserve Station). By the end of March, the 482 FW resumed flight operations at the former Homestead AFB and construction of new 482 FW facilities began.

Environmental Actions

All property was transferred prior to preparation of the 2006 BRAC Master Plan (BMP). The remaining environmental requirements were originally scheduled for inclusion in a regional Performance-Based Remediation contract (PBR) to manage liabilities. Environmental actions and progress are broken down by those included in the 2006 BMP and each BMP update. These actions are summarized in the table at the end of this section.

Environmental Actions 2006 BMP

All property was transferred prior to preparation of the 2006 BMP. The remaining environmental requirements were originally scheduled for inclusion into a regional PBC to manage liabilities. Environmental actions and progress are broken down by those included in the 2006 BMP and each BMP update. These actions are summarized in table at the end of this section.

Environmental Actions 2007 BMP Update

There were no changes to the 2006 BMP. AFCEE was assembling the Request for Proposal (RFP) package for the South Central PBC solicitation with an anticipated award in January 2008.

Environmental Actions 2010 BMP Update

The 2006 BMP objective was changed, rather than include former Homestead AFB in the South Central PBR contract. The Air Force continued performing monitoring and inspections in conjunction with the existing Reserve Environmental Contract. However, Homestead will be included in a regional PBC in FY11. The FY11 PBR contract is a first priority. As an alternative, Remedial Process Optimization (RPO) and continued annual contracting with Reserve Environmental Contract is an option.

Environmental Actions 2011 BMP Update

Currently, the LTM is being performed as an extension of the base Environmental Contract. The South Central PBR contract was awarded August 2011. The goal of the South Central PBR is to maximize unrestricted closure of all remaining sites at former Homestead AFB and de-list from the NPL.

Baseline review of Compliance sites is underway. Options for addressing these sites will be included in the 2012 BMP update.

Completed Actions			
2006 BMP	2007 Update	2010 Update	2011 Update
NA. Installation transferred prior to 2006 BMP			
In Progress Actions			
2006 BMP	2007 Update	2010 Update	2011 Update
Implement South Performance Based Remediation Contract for remaining environmental requirements 3	No change	Continue LTM in conjunction with the Reserve Environmental Contract. Include Homestead in regional PBR contract for FY11	South Central PBR contract awarded August 2011
			Complete baseline review of compliance sites

Community Background

According to the 2010 US Census, Miami-Dade County had a population of 2,496,435. The City of Homestead is an incorporated city within unincorporated Miami-Dade County. Homestead has an elected mayor, six city council members, and an appointed city manager. Agriculture is the predominant economic base in south Miami-Dade County and among the primary sources of employment and income in Homestead. Homestead also serves as a popular gateway to many south Florida attractions, including Homestead Bayfront Park, Everglades National Park, Biscayne National Park, and the Florida Keys.

No general demographic profile of the Homestead/South Miami-Dade community today would be complete without a short narrative of the events of August 24, 1992, when Hurricane Andrew struck the Miami-Dade County area. It is important to recount how the events of that day and the months that followed continue to shape and influence the sensibilities and environment of area residents.

Among other things, Hurricane Andrew destroyed schools, retail outlets, houses of worship, and gas stations. Cars were wrecked and overturned, boats damaged and blown ashore. Despite the staggering toll of property damage, reportedly only 15 persons died in Florida as a direct result of Hurricane Andrew. The small loss of life serves as testimony to the success of hurricane preparedness and massive evacuations initiated in southeast Florida.

Community Involvement Overview

In September 1992, about one month after Hurricane Andrew, the community began its effort to convince the government to rebuild the base to its previous status. When it became apparent that rebuilding was impractical (February/March, 1993), the community changed its focus to bringing the Reserves back. The local community formed a committee, Team Miami, to prepare and present its argument to the BRAC commission for a continued military presence on the base. In March 1993, Team Miami, in conjunction with We Will Rebuild, lobbied the Commission to overturn the Secretary of Defense's recommendation to abandon the base. This effort continued at a high pace until June 1993 when the Base Closure Committee announced its decision.

Coming together to urge the government to adopt a plan for a dual-use airfield, Team Miami demonstrated that a diverse group of over 40 organizations, representatives from state and local government, Air Force Affairs, local builders, and economic development groups could work together with a "singularity of purpose." As a result, in part, of community efforts, the Commission recommended the return of the Air Force

Reserve 482nd FW and 301st Rescue Squadron and the Florida Air National Guard's Detachment 1, 125th Fighter Interceptor Group to Homestead. They further concurred with the community proposal to operate the airfield as a dual-use, military/civilian airport operated by Dade County Community Relations Plan. The team was deactivated on June 30, 1993, concurrent with the announcement of the Commission's recommendations.

In October 1993, the first Restoration Advisory Board (RAB) meeting was held at South Dade High School and continued to meet routinely during the early stages of the Installation Restoration Program (IRP) process. Community members of the RAB exchanged information and discussed restoration issues with the government representatives, which included representatives from the Air Force, the EPA, and the Florida Department of Environmental Protection (FDEP).

In September 1995, some South Dade residents and citizens' groups met with County Commissioners to show their growing opposition to the former Homestead AFB redevelopment plan and lease arrangement. Later, in November of the same year, the Homestead Technical Committee was formed to address concerns about potential contamination in Outfall Canal. This group included representatives from Department of Environmental Resources Management (DERM) (now Permitting, Environment, and Regulatory Affairs [PERA]), Miami-Dade County Aviation Department, Biscayne National Park, South Florida Water Management District, Tropical Audubon Society, Sierra Club, the Environmental Protection Agency (EPA), and the FDEP. By year-end, community and conservation groups mounted increased opposition to the method by which the county selected the firm chosen to redevelop the former Homestead AFB.

In April 1996, South Dade residents, homeowners and environmentalists gathered signatures in support of their concern that a 214-acre regional park be part of the redevelopment plan for the former Homestead AFB.

During May 1996, South Dade residents held a series of meetings to address mixed concerns regarding a proposed Homeless Assistance center to be built on a 75-acre site of the former Homestead AFB. In July, the Metro Commission agreed to rezone a portion of the former Homestead AFB so that a 300-bed shelter for the homeless would be built on the property.

In August 1996, the Everglades Coalition and other environmental groups challenged the transfer of the former Homestead AFB to the county by requesting a "delay in conveyance" until environmental concerns were addressed. Local businessmen, community organizers, and elected officials met with then Senator Bob Graham to

discuss the closure of the former Homestead AFB, its conversion into Homestead ARB, and specific redevelopment issues.

In October 1996, leaders of 16 national and regional environmental groups wrote a letter to the Clinton administration requesting that Washington look into the impacts that redevelopment might have on an area that is considered environmentally sensitive. In January 1997, the Clinton administration supported the request of conservationists with a decision to require studies of how the planned redevelopment of the former Homestead AFB will affect the environment. In May of the same year, a delegation of agriculturists and business leaders visited Washington to gain support for redevelopment of the former Homestead AFB. The trip was said to have been planned as a way to counteract ongoing efforts by environmental groups who oppose redevelopment.

In November 1997, the mayors of Homestead and Florida City were selected to co-chair "Team South Dade," a group of individuals from various walks of life who would identify sustainable economic opportunities for South Dade.

In March 1998, the Everglades Restoration Task Force working group held a two-day meeting including a base tour. Later, in April, two scoping sessions were held to afford the community an opportunity to discuss and comment on a Supplemental Environmental Impact Statement analyzing the proposed transfer of airfield and airfield -related properties at the former Homestead AFB.

Since completion of the initial Five-year Review in 2005, and Installation Restoration Program (IRP) work at the former Homestead AFB reaching mature stage of CERCLA process, RABs have been held on an "as needed" basis. The last RAB was held in 2006 and is currently inactive due to lack of interest from public. BRAC Cleanup Team (BCT) meetings were historically held on an annual basis but their frequency recently increased to a semi-annual basis. The BRAC BCT meeting is currently held in conjunction with the active duty component, Homestead Air Reserve Base, managed by the Air Force Center for Engineering and the Environment.

Key Community Concerns

As the IRP has reached the mature stage of the CERCLA process, the RABs have been held on an "as-needed basis" over the past few years. The last RAB was held in 2006 and had no public attendance. As a result, the RAB stopped meeting. There are no current community "hot" issues with regard to the AF cleanup activities and no request for additional information.

Historically, newsletters and fact sheets were developed to update community members on the current issues and environmental investigation and/or remediation activities. Newsletters were published quarterly and fact sheets published as needed to provide more detail on specific activities and major milestones in the environmental restoration process at former Homestead AFB.

The public has access to current and historical information regarding environmental restoration activities at former Homestead AFB through the Information Repository. Included in the repository are technical documents such as investigation and RA reports, work plans, and RAB meeting minutes and handouts.

During the last BCT in November 2011, the team discussed the possibility that due to upcoming planned remediation activities under the South Central PBC, there could be increased public interest. There will be several RODs and some excavation and activity. The proposed target for full unrestricted closure of all sites at former Homestead AFB and de-listing from the NLP is 2018.

Recommended Community Involvement Approach

Given the current status of the clean-up efforts, strategies recommended for the former Homestead AFB include those appropriate for the Proposed Plan, Record of Decision, Remedial Design/Remedial Action, and Operation & Maintenance.

	Information Repository	Administrative Record	Fact Sheets	Newsletters	Open Houses, Poster Board Sessions, and Site Tours	Public Notices	News Releases/Media Relations	Neighborhood Notices/ Flyers	Public Meetings	Public Comment Period	Responsiveness Summary	Speaking Engagement/ Outreach Mtrcs
Proposed Plan (PP)	●	●	●	●	●	●	●	●	●	●	●	●
Record of Decision (ROD)	●	●	●	●	●	●	●	●	●	●	●	●
Remedial Design (RD)/ Remedial Action	●	●	●	●	●		●					●
Operation & Maintenance (O&M)	●	●		●		●	●			●	●	●
Deletion from the National Priorities List	●	●				●	●			●	●	●

For guidelines on each of these community relations strategies please see the main document. Base-specific recommendations are detailed below.

Information Repository

The Information Repository is located at:

The Miami-Dade Community College, Homestead Campus Library
 500 College Terrace, Building D
 Homestead, FL

If possible, the Information Repository and Administrative Record (AR) should be reviewed once a year to ensure contents are complete and current. Further, there should be a process in place to incorporate the names of individuals who visit the repository into the stakeholder mailing list. With regards to the AR, an onboarding brief should be developed so new staff are aware of the AR, its contents, and how and when to incorporate new documents. The online AR may be accessed at <https://afarpaar.lackland.af.mil/ar/docsearch.aspx>.

Fact Sheets/Newsletters

Fact sheets should be developed on an as needed basis around specific topics of interest to the local community or to share information about a specific approach or technique being utilized during mitigation efforts. If public interest increases, newsletters should

be developed. The quarterly newsletters should continue and Content should be tied to upcoming milestones and decision-making points. Also, an electronic distribution list should be compiled to allow newsletters to be distributed at a lower cost to, potentially, a larger audience.

Public Notices/Open Houses/Public Meetings/Public Comment Period

Public notices should be published any time a public meeting or event is scheduled or in relation to a public comment period. Open houses and public meetings should be scheduled as needed and tied to specific decision-making points in the process. For example, input from the public could be solicited when considering alternative methods for mitigating contamination or if the Air Force needs to present a Proposed Plan or modify a previously approved plan. Comment periods are also required in conjunction with a Record of Decision and Deletion from the NPL.

Media Relations/Flyers

These strategies are specifically useful for advertising upcoming meetings or events. An updated media list is attached for distribution purposes. Flyers should be available in both a print and electronic format. The electronic version can be emailed to stakeholders and to community partners for further distribution. They can also be posted to social media sites to help reach a larger audience.

Speaking Engagement/ Outreach Meetings

In cases where changes or impact are tied to a specific geographic area, rather than the entire community, it may be more appropriate to conduct one-on-one meetings or to present at meetings for existing organizations. This approach provides a low-cost option to target specific stakeholders.

Limited English Proficiency (LEP)

Executive Order 13166 stipulates that individuals who possess LEP should have meaningful access to federally-conducted and federally funded programs and activities. Given that over 65% of the Miami-Dade area self-identifies as Hispanic or Latino, communications with the public should be available in both English and Spanish. Additionally, public notices should be placed in bilingual publications.

ATTACHMENT 1: Stakeholder Database

BRAC'ed Base	Senator	Congressman	Governor	Mayor	City Council Members
Former Homestead AFB	<p>Bill Nelson - (D - FL) 716 Hart Senate Office Building Washington, DC 20510 Phone: (202) 224-5274</p> <p>Marco Rubio - (R - FL) 716 Hart Senate Office Building Washington, DC 20510 Phone: (202) 224-3041</p>	<p>U.S. House of Representatives Ileana Ros-Lehtinen (R - FL, District 18) Washington Office 2206 Rayburn House Office Building Washington, DC 20515 Phone: (202) 225-3931</p>	<p>Rick Scott State of Florida The Capitol 400 S. Monroe St. Tallahassee, FL 32399-0001 Phone: (850) 488-7146</p>	<p>Mayor of Homestead Steven C. Bateman 790 N. Homestead Blvd. Homestead, Florida 33030 Phone: (305) 224-4400 sbateman@cityofhomestead.com</p>	<p>Vice Mayor: Jon Burgess jburgess@cityofhomestead.com</p> <p>Councilwoman: Judy Waldman jwaldman@cityofhomestead.com</p> <p>Councilwoman: Patricia Fairclough-McCormick pfairclough@cityofhomestead.com</p> <p>Councilman: Elvis R. Maldonado emaldonado@cityofhomestead.com</p> <p>Councilman: Stephen R. Shelley sshelley@cityofhomestead.com</p> <p>Councilman: Jimmie L. Williams, III jwilliams@cityofhomestead.com</p>

Additional stakeholders include the following individuals and organizations. Due to privacy concerns, only names and organizations are listed. To contact these individuals, please contact to Joe Ebert, Base Environmental Coordinator, at 210-395-8237.

Air Force

- Joseph Ebert, AFCEE/EXC
- Jayson Ilic, AFCEE/ERB
- Lawrence Ventura, 482 BCE/CEV
- Mike Andrejko, 482 BCE/CEV

Regulators

- Craig A. Benedikt, United States Environmental Protection Agency, Region 4
- David Grabka, Florida Department of Environmental Protection
- Tom Kux, Miami-Dade County Department of Permitting, Environment, and Regulatory Affairs

Contractors

- Gaby Atik, FPM Remediations, South Central Performance-Based Remediation (PBR) Program Manager (Prime)
- Dan Ours, FPM Remediations, South Central PBR Site Manager (Prime)
- Dan Levy, URS Group, South Central PBR Homestead Technical Director (Sub)
- James Waclawczyk, GEITA Support Contractor

ATTACHMENT 2: Media List

Radio Stations	Contact	Phone or E-mail
WDNA 88.9 FM, Jazz	Margarita Pelleya	mpelleya@wdna.org
WLRN 91.3 FM, NPR	News Room	info@wlrn.org
WXDJ 95.7 FM, Spanish	Jackie Nosti Cambo	Alevy@sbsmiami.com
WPOW 96.5 FM, Top 40	John Duhe	DJZog@Power96.com
WKIS 99.9 FM, Country	Public Service Announcements	sandy@wkis.com
WLYF 101.5 FM, Lite FM	Ellen Jaffe	ejaffe@LiteMiami.com
WMXJ 102.7 FM, Oldies	Von Freeman	von.freeman@lincolnfinacialmedia.com
WHQT 105.1 FM, Top 40	Phil Michaels-Trueba	pmt@coxradi.com
WAMR 107.5 FM, Spanish	Claudia Puig	305-447-1075
WIOD 610 AM, News/Talk	News Room	866-521-2599
WWFE 670 AM, Spanish Talk	Jorge Rodriguez	jrodriguez@lapoderosa.com
WAQI 710 AM, Spanish Talk	Claudia Puig	305-447-1075
WQBA 1140 AM, Spanish News/Talk	Claudia Puig	305-447-1075
WSUA 1260 AM, Spanish News/Talk	Yoly Cuello	www.caracol1260.com
Television Stations	Contact	Phone or E-mail
ABC 10 / WPLG	News Desk	954-364-2500
CBS 4 / WFOR	News Desk	wfornews@wfor.cbs.com
FOX 7 / WSVN	News Desk	newsdesk@wsvn.com
NBC 6 / WTVJ	News Desk	webteam@nbciami.com
PBS 2 / WPBT	News Desk	305-949-8321
PBS 17 / WLRN	News Desk	info@wlrn.org
Telemundo / WSCV	News Desk	noticias51@ypunto.com
Telefuturo / WAMI-TV	News Desk	305-471-4033
CW / WSFL-TV	News Desk	feedback@southflorida.com
Univision / WLTV	News Desk	305-471-4033
Newspapers	Contact	Phone or E-mail
<i>Miami Herald</i>	News Desk	305-376-2317
<i>South Dade News Leader</i>	News Desk	305-245-2311