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NAS KEY WEST
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INSTALLATION RESTORATION PROGRAM COMMUNITY RELATIONS PLAN REVISION 4
WITH TRANSMITTAL LETTER NAS KEY WEST FL
4/25/2005
TETRA TECH NUS



TETRA TECH NUS, INC.

AIK-05-0091

April 25, 2005

Project Number HK N7056

via U.S. mail

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Department of the Navy
SOUTHDIV NAVFACENGCOM
ATTN: Linda Martin (Code OPT1)
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Reference: CLEAN Contract No. N62467-94-D-0888
Contract Task Order No. 0339

Subject: U.S. Department of the Navy Installation Restoration Program Community Relations
Plan, Rev. 4, Naval Air Station, Key West, Florida

Dear Ms. Martin:

I have enclosed the U.S. Department of the Navy Installation Restoration Program Community Relations Plan, Rev. 4, Naval Air Station, Key West, Florida. The file is being distributed to the members of the NAS Key West Partnering Team via U.S. mail for their convenience and to meet TiNUS's contractual obligation under CTO 0339.

Please call me at (803) 649-7963, extension 345, if you have any questions regarding the enclosed plan.

Sincerely,

C. M. Bryan
Project Manager

CMB:spc

c: Ms. Debra M. Humbert (Cover Letter Only)
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Ms. T. Vaught, FDEP
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Mr. R. Demes, NAS Key West
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Files 7056-7.3.1

**U.S. Department of the Navy
Installation Restoration Program
Community Relations Plan**

**Naval Air Station
Key West, Florida**



**Southern Division
Naval Facilities Engineering Command**

**Contract Number N62467-94-D-0888
Contract Task Order 0339**

April 2005

**U.S. DEPARTMENT OF THE NAVY
INSTALLATION RESTORATION PROGRAM
COMMUNITY RELATIONS PLAN**

**NAVAL AIR STATION
KEY WEST, FLORIDA**

**COMPREHENSIVE LONG-TERM
ENVIRONMENTAL ACTION NAVY (CLEAN) CONTRACT**

**Submitted to:
Southern Division
Naval Facilities Engineering Command
2155 Eagle Drive
North Charleston, South Carolina 29406**

**Submitted by:
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661 Andersen Drive
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**CONTRACT NUMBER N62467-94-D-0888
CONTRACT TASK ORDER 0339**

APRIL 2005

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LIST OF ACRONYMS AND ABBREVIATIONS

AIMD	Aircraft Intermediate Maintenance Department
AOC	Area of Concern
APHIS	Animal and Plant Health Inspection Service
AST	Aboveground storage tank
B&RE	Brown and Root Environmental, Inc.
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CMI	Corrective Measures Implementation
CMS	Corrective Measures Study
CRP	Community Relations Plan
DOD	U.S. Department of Defense
DRMO	Defense Reutilization and Marketing Office
EPA	U.S. Environmental Protection Agency
FDEP	Florida Department of Environmental Protection
FOSL	Finding of Suitability for Lease
FOST	Finding of Suitability for Transfer
FS	Feasibility Study
HRC®	Hydrogen Release Compound®
HSWA	Hazardous and Solid Waste Amendments
IR	Installation Restoration
IRA	Interim Remedial Action
LUCIP	Land Use Control Implementation Plan
MWR	Morale, Welfare, and Recreation
NAF	Naval Air Facility
NAS	Naval Air Station
ORC®	Oxygen Release Compound®
PA	Preliminary Assessment
PCBs	Polychlorinated biphenyls
RA	Remedial Action
RAB	Restoration Advisory Board
RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
RFA	RCRA Facility Assessment
RFI	RCRA Facility Investigation
RI	Remedial Investigation

SARA	Superfund Amendments and Reauthorization Act of 1986
SI	Site Inspection
SOB	Statement of Basis
SWMU	Solid Waste Management Unit
USCB	United States Census Bureau
USDA	United States Department of Agriculture
UST	Underground storage tank

1.0 INTRODUCTION

1.1 THE COMMUNITY RELATIONS PLAN

The objective of this Community Relations Plan (CRP) is to provide the framework for public involvement activities in support of the Installation Restoration (IR) environmental cleanup program at the Naval Air Station (NAS), Key West, Florida. The IR program is described in the "IR Program Overview" in Section 4.0. This CRP outlines techniques for keeping the affected community informed and involved regarding all investigative and cleanup activities. The CRP will be updated as needed throughout the IR program at NAS Key West. Community relations techniques, some of which have been implemented in developing this CRP, include the following:

- Performance of community interviews for the CRP,
- Maintenance of an Information Repository,
- Creation of a Restoration Advisory Board (RAB),
- Development and maintenance of a site mailing list,
- Publication and distribution of fact sheets, newsletters, and public notices on site activities,
- Holding public meetings and comment periods,
- Organization of site tours and speakers program,

Community relations activities are summarized in Section 6.0 of this document.

1.2 COMMUNITY RELATIONS PROGRAM OBJECTIVES

The overall community relations program at NAS Key West is ongoing. The program is intended to encourage communication between decision makers and the community regarding planning, coordination, and administration of IR efforts. The specific objectives guiding the planning and implementation of the community relations program are to:

- Provide the public with an opportunity to comment and provide input on technical decisions,
- Inform the public of planned or ongoing activities, and
- Identify and resolve any conflict between the Navy and the affected community.

1.3 CRP CONTENTS

Following this introduction, Section 2.0, Profile of NAS Key West, provides a description of the base, including its mission and history. Section 3.0 presents a brief local history and discusses the relationship of the Base with the community, including sections on environmental justice and community concerns. Section 4.0 provides a general description of the U.S. Department of Defense (DOD) IR program and its

objectives. Section 5.0, The IR Program at NAS Key West, presents the history and current status of the program at NAS Key West, including descriptions of the sites under investigation. Section 6.0 outlines the recommended community relations program. Section 7.0 provides a summary of recommended community relations activities for each stage of the IR program.

References are included at the end of the document, followed by Appendix A which includes Information Repository details and suggested public meeting locations. Appendix B contains definitions of environmental terms used within this document. Appendix C contains key contacts and a list of interested parties.

1.4 FURTHER INFORMATION

For more information on the IR program at NAS Key West and on opportunities for public involvement, please contact:

Public Affairs Office
Naval Air Station
Key West, FL 33040-9001
Telephone No. (305) 293-2027
FAX No. (305) 293-2627

Documents and other materials pertaining to IR activities are available for public review and copying at the Information Repository for NAS Key West, located at the Monroe County Library in Key West. Details on the Information Repository are provided in Appendix A.

2.0 PROFILE OF NAS KEY WEST

2.1 DESCRIPTION OF NAS KEY WEST

NAS Key West encompasses 5,660 acres in Monroe County, Florida. The installation is made up of several non-contiguous properties located in the City of Key West and on neighboring Boca Chica Key, Big Coppitt Key, Demolition Key, Fleming Key, Geiger Key, and Sigsbee Key. Figure 2-1 presents the geographic location of NAS Key West. Figure 2-2 presents locations of the various facilities which comprise the installation. The following is a brief description of the major NAS Key West facilities:

Boca Chica Field: The largest single facility at NAS Key West, the airfield takes up most of Boca Chica Key. In addition to airfield operations, Boca Chica supports security, supply, weapons, administration, public works, morale, welfare, and recreation (MWR) facilities, and barracks quarters.

Trumbo Point Annex: On the northern shore of Key West, Trumbo Point operations include family housing, light industrial and warehouse space (primarily fuel storage), MWR facilities, and the Combined Bachelors Quarters. Trumbo Point Annex also hosts a U.S. Coast Guard Station.

Truman Annex: Located in Key West's southwestern corner, Truman Annex hosts barracks quarters and family housing, MWR facilities, and several Navy tenant commands, including communications operations.

Fleming Key: North of Trumbo Point, Fleming Key supports a Navy Research Laboratory, weapons operations, and U.S. Army facilities.

Sigsbee Key: Formerly known as Dredgers Key and connected to Key West with a manmade causeway, Sigsbee Key houses MWR facilities, public works operations, family housing, and community support services, including the Navy Exchange, a commissary, and the Sigsbee School.

NAS Key West also includes smaller parcels on Demolition, Big Coppitt, and Geiger Keys. Much of this property is not developed and was obtained for security reasons and for aircraft operational safety considerations (Brown and Root Environmental, Inc. [B&RE], 1997).

2.2 BASE HISTORY

The military presence at NAS Key West dates back to 1823, when a U.S. Naval Base was established to deal with piracy in the surrounding waters. The Base was expanded during the Mexican War (1845-1848), the Spanish-American War (1898), and again during World War I (1914-1918), with periods of relative inactivity in between. In 1939, a seaplane base was opened and was designated as a Naval Air Station on December 15, 1940. Since World War II, the role of the military in the Key West area has

decreased. The submarine base was closed in 1974, resulting in the relocation of Navy submarine units, the Undersea Divers School, and the Fleet Sonar School. A Marine unit was moved from Key West in 1977. During the late 1970s, several other NAS Key West operations were either transferred or downgraded.

Currently, NAS Key West supports aviation operations, a research laboratory, communications intelligence, counter-narcotics air surveillance operations, a weather service, and other activities. In addition to naval activities and units, other DOD and Federal agencies are located at NAS Key West. Defense activities include U.S. Air Force squadrons, a U.S. Army Special Forces Division, and a Defense Property Disposal Office.

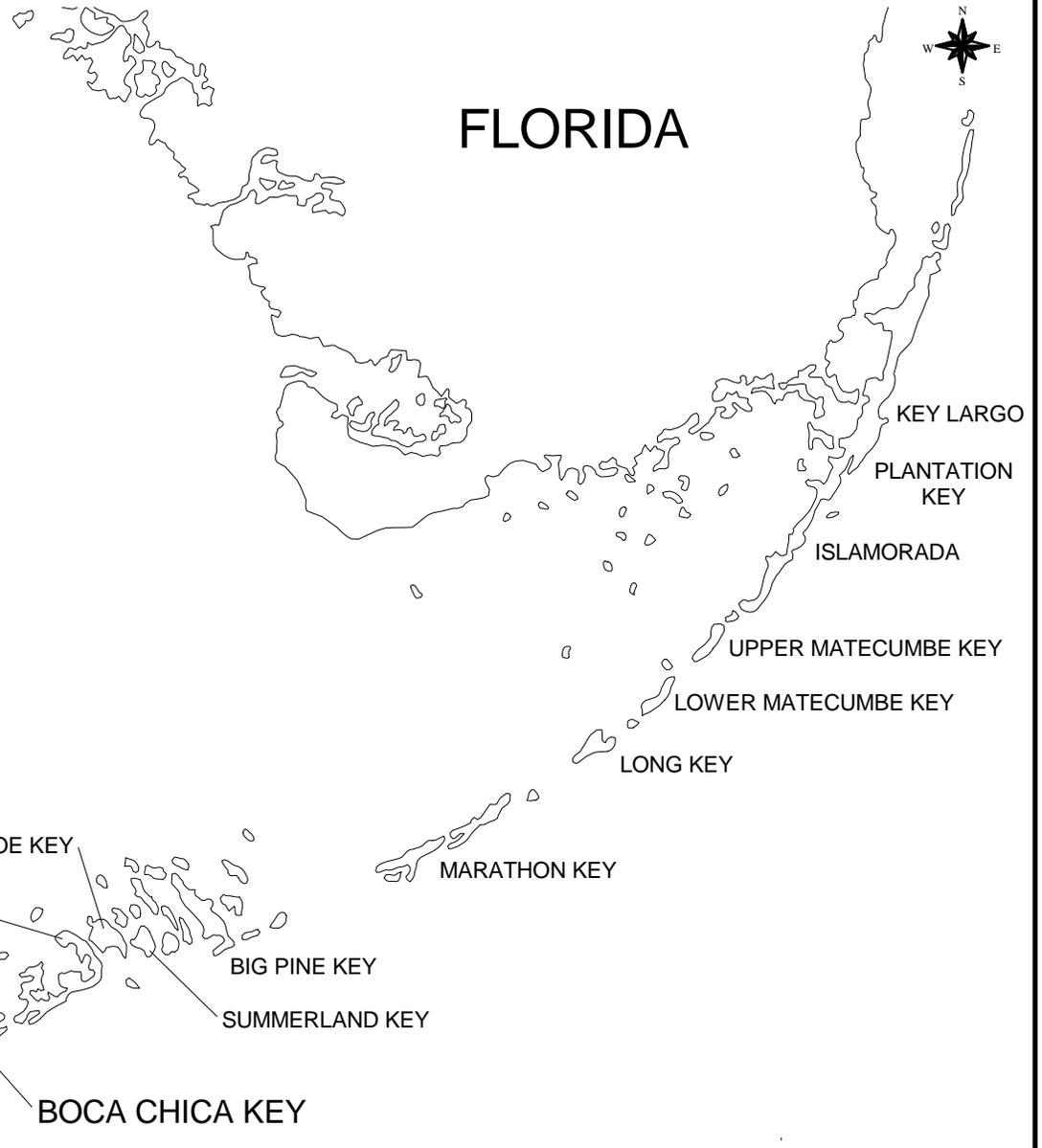
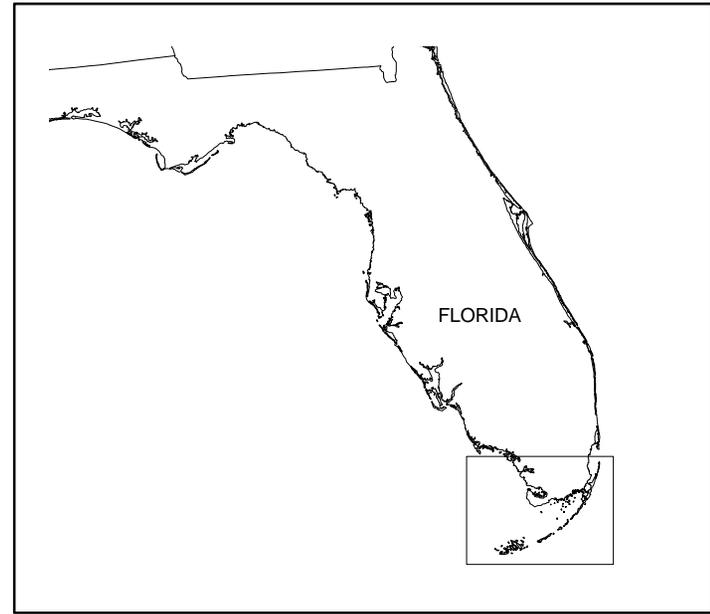
In August 1995, President Clinton accepted a recommendation by the DOD's Base Realignment and Closure (BRAC) Commission that NAS Key West be realigned as a Naval Air Facility (NAF). Ten parcels were identified as properties to be transferred under the BRAC program. Five of the ten properties were located at Truman Annex, including the Former Seminole Battery, Building 223, the Defense Reutilization and Marketing Office (DRMO) Waste Storage Area, Buildings 102, 103, and 104 located on the Inner-Mole Pier, and the waterfront maintenance buildings adjacent to the turning basin. Three properties were located in the interior of the island of Key West: the Poinciana Plaza Housing Complex, Hamaca Hawk Missile Site, and East Martello Battery. The last two properties were located at Trumbo Point, and include Building B-48 and Piers D1 and D3.

These properties were inspected and, in some cases, had remedial activities performed to prepare them for ownership transfer. The Site Inspection and subsequent environmental activities conducted at these properties were addressed under the BRAC program. The property transfers took place in 2000, with the exception of Seminole Battery. In January 2000, it was determined that Seminole Battery would remain Navy property and the site was moved to the IR program as IR 21. Following the property transfers, NAS Key West was realigned as NAF Key West on October 5, 2001. However, NAF Key West was redesignated as NAS Key West on April 1, 2003.

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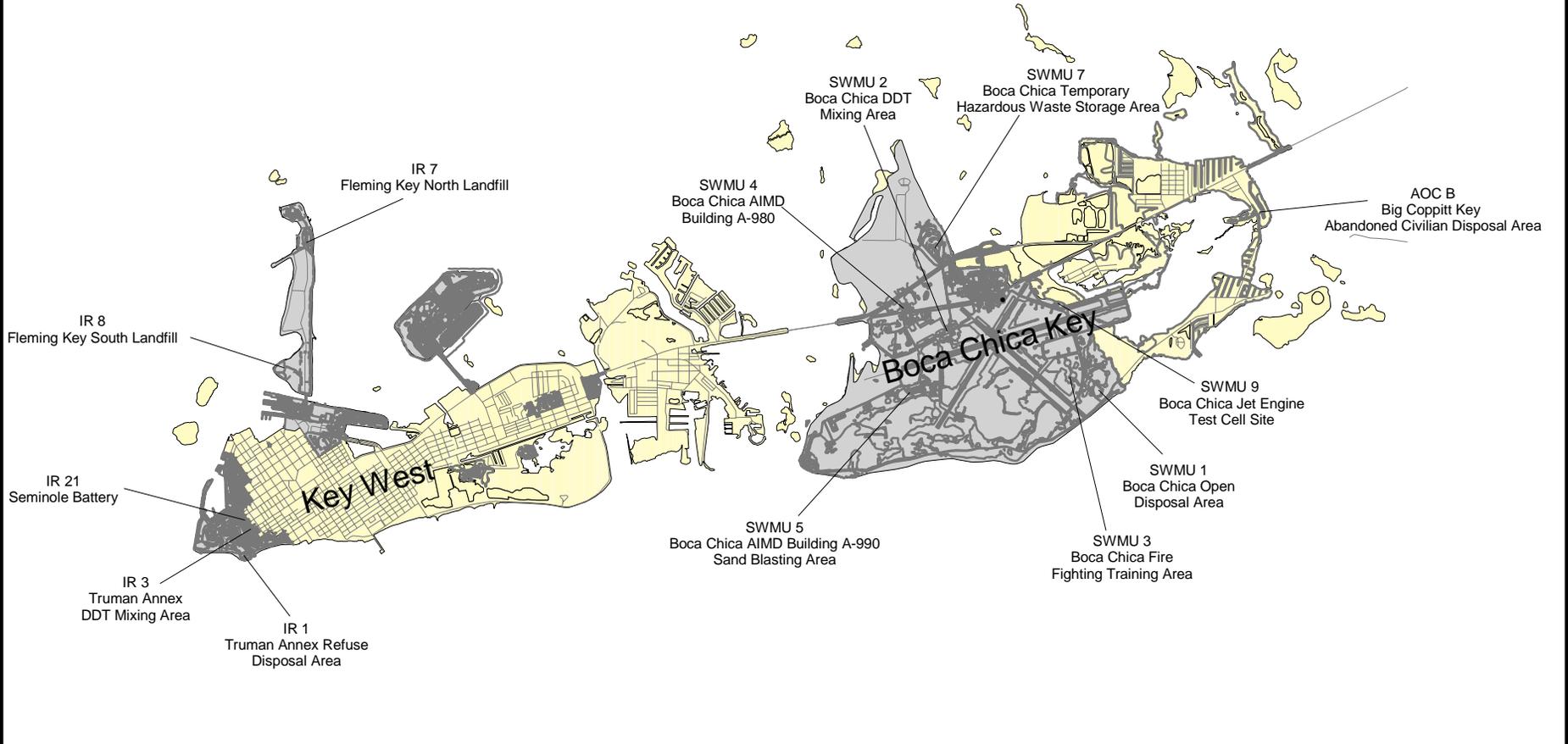
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CHECKED BY KL	DATE 05/18/2005
COST/SCHED-AREA	



COMMUNITY RELATIONS PLAN
LOCATION MAP
NAVAL AIR STATION
KEY WEST, FLORIDA

CONTRACT NO. N7056	
APPROVED BY CMB	DATE 05/20/2005
APPROVED BY	DATE



LEGEND

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CHECKED BY KL	DATE 04/18/2005
COST/SCHED-AREA	



COMMUNITY RELATIONS PLAN
INSTALLATION RESTORATION SITES
NAVAL AIR STATION
KEY WEST, FLORIDA

CONTRACT NO. N7056	
APPROVED BY CMB	DATE 05/20/2005
APPROVED BY	DATE

3.0 NAS KEY WEST AND THE COMMUNITY

3.1 LOCAL HISTORY

In 1513, Spanish explorer Ponce de Leon was the first European to discover Key West, the southernmost point in the continental United States. The Spanish name for Key West was Cayo Hueso, or "Bone Key" in English. This name refers to the skeletal remains found on the island by the Spanish that were left from conflicts between rival Native American groups. It is believed that these Native American groups did not bury their dead because of spiritual beliefs and, more practically, because of Key West's hard limestone ground. Historically, Key West was controlled by a number of nations, including Spain, which traded Florida to the English for Cuba in 1763. In 1783, however, the Spanish reclaimed Key West from England. Spain ultimately ceded all of Florida to the United States in 1821.

Modern Key West dates from 1822 when John Simonton, a Mobile, Alabama merchant, purchased the island. Soon after, Key West was declared a U.S. port of entry and the first customs house opened. During the late 19th century, the lower keys were home to many wealthy shipping merchants whose fleets operated out of the area, as well as to infamous pirates, including Blackbeard and Captain John Kidd. Pirates had long used the Florida Keys as a base to prey on shipping lanes and store their booty. However, the U.S. Navy under the leadership of Commodore David Porter had succeeded in making the waters around Key West secure for commercial shipping by the end of 1820s.

Monroe County and the City of Key West were incorporated in 1823 and 1828, respectively. Salvaging at the numerous shipwrecks in the area was a lucrative enterprise during this era. Eventually, lighthouses were built at strategic locations to enhance navigation, and the number of ships that wrecked on the shoal reefs around the island declined appreciably. Bahamian fisherman and spongers soon settled in Key West and brought a new industry to the island.

Beginning in 1898 and throughout the Spanish-American War, the U.S. Navy's entire Atlantic Fleet was stationed at Key West. In that year, the battleship Maine sailed from Key West to Havana, Cuba, where its sinking sparked the declaration of war on Spain by the United States.

In 1902, Henry Flagler undertook the ambitious task of building a railroad from Miami to Key West. The railroad was a success and served as the Keys' link to the Florida mainland until a hurricane devastated the area in 1935. Damage from the storm ended rail service, but created an opportunity for a new link to the mainland. Remains of rail tracks and bridges were subsequently sold to the federal government; these facilities eventually provided the starting point for construction of the Overseas Highway (U.S. Highway 1).

In 1917, a naval submarine base was established on what is now NAS Key West. The U.S. Navy's missions at Key West during World War I were to supply oil to the American fleet and to block German ships from reaching Mexican oil supplies.

The early 20th century was a difficult period for Key West. Many industries on which the local economy depended were in decline or simply disappearing. The sponge trade vanished, trade with nearby Cuba decreased, and the once-thriving pineapple processing business was hurt by consumer demand for the sweeter Hawaiian variety of the fruit. In addition, the cigar business moved further north to the Florida mainland, and peacetime military cutbacks were underway. Ultimately, the Great Depression and the loss of Flagler's railroad combined to help drive the City of Key West into bankruptcy; the City's administration was then transferred to the State of Florida.

Under State administration, Key West was marketed as a tourist destination for the first time. With much of the city population receiving government assistance, labor for the new industry was plentiful. Major investments in tourist-oriented facilities soon helped transform the City into a popular vacation destination.

Key West continued to prosper during World War II and the post-War era, fueled by an expanded naval presence and the discovery in the late 1940s of "pink gold" in the shrimp beds off the Florida Keys. The shrimping industry remains very important to the City's economy to this day.

Another important factor in Key West's development was the 18-inch water pipeline constructed during World War II. The 130-mile-long pipeline stretched from Florida City on the mainland to Key West. Until a desalination plant on Stock Island was completed in 1967, the Florida Keys were almost entirely dependent on this line for fresh water. Prior to construction of the pipeline and the desalination plant, rainwater stored in cisterns and a few wells in Key West were the sole suppliers of fresh water for the Keys. Today, the desalination plant can produce 2 million gallons of potable water a day, and the pipeline diameter has been upgraded to 24 and 36 inches.

Key West was largely unaffected by the political turmoil in Cuba during most of the 1950s. However, Key West became a major point of entry for disaffected Cubans shortly after the Cuban revolution in 1959. By 1961, the United States suspended relations (including trade) with the Cuban government of Fidel Castro resulting in a blow to the economy of the island nation and causing increased Cuban immigration.

The 1960s and 1970s continued to be a period of transition for the keys. The area's reputation as a mecca for water sports and recreation was firmly established, although one of the island's oldest industries ceased when the sea turtle was declared an endangered species and off-limits to harvesting. Moreover, the naval presence in Key West again underwent peacetime cutbacks, simultaneously opening up land for development while reducing the positive economic impact of Navy operations.

In response to this downturn in the economy, the City applied for and received millions of dollars in government grants to improve public infrastructure and other facilities. Key West once again aggressively marketed itself as a tourist destination, this time on a national and international scale. The ensuing economic renaissance and attendant increase in commercial development also spawned an awareness of and a desire to preserve the island's distinctive history, culture, and natural environment.

3.2 DEMOGRAPHICS

The City of Key West is the county seat for Monroe County and has a residential population of 25,478, with a median age of 38.9 years. The racial composition of the city is 84.9 percent White, 9.3 percent Black, and 5.8 percent other races (which includes Native American, Asian or Pacific Islander, and other). Persons of Hispanic origin of any race make up 16.5 percent of Key West's residents. The population is 55.0 percent male and 45.0 percent female (U.S. Census Bureau [USCB], 2000).

Monroe County's population is 79,589, with a median age of 42.6 years. The population is 53.2 percent male and 46.8 percent female. The county's racial makeup is 90.7 percent White, 4.8 percent Black, and 4.5 percent other races. People of Hispanic origin (any race) comprise 15.8 percent of Monroe County's population. Individuals living below the poverty level comprise 10.2 percent of Monroe County's population. The average household size in the County is 2.23 persons (USCB, 2000).

Tourism is the principal industry in Key West, with approximately 1.3 million visitors annually. Other major sources of employment in Key West include service and real estate industry, financial services, insurance, wholesale and retail trade, transportation services, federal, state, and local government, construction, manufacturing and fishing (commercial and recreational). The median value of single-family owner-occupied homes in Key West is approximately \$265,800 (USCB, 2000).

Key West has four public elementary schools, one public middle school, two private elementary schools, one public high school, the Florida Keys Community College (on neighboring Stock Island), and St. Leo's University Center. Fifty-nine churches and one synagogue are located in Key West. Three Florida Health System Hospitals are also located in Monroe County.

3.3 ENVIRONMENTAL JUSTICE

Environmental justice refers to the fair treatment and meaningful involvement of all people, regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means no groups of people should bear a greater share of the negative environmental effects from industrial, municipal, and commercial operations or the execution of Federal, State, local, or tribal programs or policies.

NAS Key West is keenly aware of environmental justice issues and seeks to ensure that actions activities related to its IR Program do not disproportionately affect any segment of the population. Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations," directs Federal agencies to develop an environmental justice strategy identifying and addressing disproportionately high adverse human health or environmental effects of program policies and activities on minority and low-income populations.

The U.S. Environmental Protection Agency (EPA) has developed an environmental justice program for all Federal facilities (EPA, 1998). The steps involved in EPA oversight of cleanup activities include:

- Federal facility site identification.
- Environmental justice qualifiers using (a) demographic information, (b) the definition of a minority population as one having at least 51 percent non-white and/or greater than 50 percent of the population below the national poverty level, and (c) disposal practices of the site.
- Statute review.
- Internal coordination between government agencies and the community.
- Community focuses addressing Executive Order 12898, community-based communications, and coordination of activities with the Restoration Advisory Board, media, and elected officials.
- Follow-up actions including conducting outreach meetings, issuing comment cards for the community, and providing summaries from community meetings. If environmental justice concerns arise, the Navy will take appropriate action, based on the situation to remedy them.

As stated in the Section 3.2, Monroe County's population is 90.7 percent white and 10.2 percent of the population is living below the national poverty level. The poverty level is defined as a family of four people with an income of \$17,600 or less per year. Based on the population information provided by the 2000 U.S. Census there are no environmental justice concerns at NAS Key West.

3.4 RELATIONSHIP OF NAS KEY WEST AND THE COMMUNITY

3.4.1 Economic Interactions

As noted, the U.S. Navy has had a significant presence in the Lower Keys since the early 19th century. Today, the Navy's presence creates a sizable impact on the local economy. In 2000, the facilities of NAS Key West employed 1,242 military and 807 civilian personnel. The total payroll at NAS Key West was over \$54 million in 2000. Nonpayroll expenditures by NAS Key West, including services such as utilities, contracts, and supplies, totaled over \$38 million in that year (Wilbur Smith Associates, Inc., 2000).

A multiplier was applied to accurately estimate the economic impact of NAS Key West on the local economy. In effect, the multiplier is used to trace money as it flows through the regional economy. The longer the money stays in the region, the better off the region is and the higher the multiplier. The multiplier indicates that, as money is used over and over again, many people and businesses benefit, even if they do not use or directly serve NAS Key West. Using a multiplier, the impact of NAS salaries and expenditures is more practically valued at over \$142 million per year (Wilbur Smith Associates, 2000). Key West's position as a tourist destination makes the Base's input to the local economy particularly important. The Base serves as a steady economic counter-balance to seasonal fluctuations in the tourist market.

3.4.2 Community/Social Interactions

Based on information gathered for the preparation of this plan, the Navy is generally perceived as a good neighbor and an active participant in the community. Many events held at NAS Key West are open to the public, and the Navy actively participates in community-based events and initiatives. These activities have included the following:

- Martin Luther King, Jr., Birthday observation and reception held at the Boca Chica Inn and jointly coordinated by NAS Key West and the local Black History Month Committee. The event included speeches by local clergy and the NAS Key West Chaplain and Commanding Officer and a performance by the Key West High School Choir.
- Black History Month gospel concert, theater program, family picnic, and sports tournament
- Special Olympics activities
- Athletic field improvements at Key West High School
- "Take Back Our Streets" and K-1 drug awareness programs in the Bahama Village neighborhood
- Massing of the Colors Ceremony: A World War II Commemorative Celebration
- Super Boat Races

NAS Key West personnel have also volunteered for numerous charitable causes and organizations including AIDS work, Big Brothers and Big Sisters, Habitat for Humanity, the Help Line, Literacy Volunteers of America, Lower Florida Keys Health Systems, and St. Mary's Soup Kitchen.

The NAS Key West Public Affairs Office also publishes a free weekly Base newspaper, *The Southernmost Flyer*. The paper regularly carries notices and articles concerning local social events, charitable fundraisers, recreational activities, and similar community-oriented items.

3.5 COMMUNITY INTERVIEWS

Area residents and representatives of interested organizations participated in a series of interviews designed to identify community concerns regarding cleanup activities at NAS Key West. The initial interviews were conducted in April 1992. A second round of interviews was conducted in December 1995.

To assure broad representation and participation in the process, interviews were conducted with area elected officials; state, County, and local governmental staff; representatives of the environmental community; residents and community leaders of neighborhoods adjacent to NAS Key West facilities; members of the local business community; and other interested parties. This CRP was updated and revised using input from the 1992 and 1995 interviews and updated community relations guidelines. It may be necessary to update this plan on an as-needed basis, as new views are expressed or concerns are identified within the community. It is important to continue to convey to the community the Navy's interest in community issues and concerns.

The interview format was designed to solicit community input on two general topics associated with NAS Key West and its environmental program: public attitudes and concerns and informational needs. The following summarizes the interview responses.

3.6 COMMUNITY CONCERNS

Much of the public discourse in the Florida Keys and Key West centers on the appropriate balance between tourism/commercial development and the fragile ecosystem unique to the area. During interviews conducted in 1992 and 1995, concern about accommodating these diverse interests was a recurring theme. A second common perception was that protection of the area's natural resources (in particular ocean and tidal waters) and a strong tourism-based local economy are codependent.

Most of those interviewed felt there is a high level of interest in environmental issues in the Key West community, and they described an activist core of individuals and organizations who have historically participated in debates on environmental policy. However, public officials, community leaders, and environmental activists alike felt that there was little public knowledge or understanding of the Navy's efforts to investigate and clean up hazardous waste sites at NAS Key West under the IR program. Many attributed this to insufficient public outreach efforts by the Navy to promote interest in the environmental program; they suggested greater and more targeted use of local media to inform and involve the public in the cleanup. There was a general consensus, however, that NAS Key West and the military as a whole have improved their environmental practices in recent years, and that the ongoing IR program at NAS Key West reflected this trend. A few interviewees were generally skeptical of government efforts to protect and restore the environment, without mentioning NAS Key West specifically.

NAS Key West is generally perceived as a good neighbor in the Key West community. Efforts by recent Commanding Officers to become more accessible to the local government and community groups were mentioned, as was Station support of community-based education and drug awareness campaigns.

IR Sites 1 (Truman Annex Refuse Disposal Area) and 3 (Truman Annex DDT Mixing Area) were most often cited for particular community concern. The reasons for this concern were: potential human health risks posed by the sites, given their proximity to residential areas; and the potential transfer and future use of these properties. No clear consensus was reached among those interviewed on the latter issue. Participants expressed a prevailing concern about contamination of near-shore waters and its impact on aquatic life and vegetation. Two interviewees also felt that the cost of the IR program at NAS Key West was excessive, suggesting that action levels and cleanup standards are too stringent.

Several of those interviewed wanted to discuss issues other than the IR program, but related to NAS Key West or Navy activities in general. These included aircraft noise issues, the Station's storage tank program, sewage treatment for recreational craft at Boca Chica Marina, the economic impact of base realignment, and the property transfer process for facilities potentially closing at the base. When asked to identify other (non-Navy) environmental issues of community concern, the following were mentioned: marine resources and specifically the Florida Keys National Marine Sanctuary, sewage treatment capacity in the Keys, local solid waste disposal issues, surface water runoff into near-shore waters, growth and commercial development, and issues specific to the Keys' coral reef.

3.7 INFORMATION NEEDS

All those interviewed wanted to be kept informed directly about environmental activities at NAS Key West. When asked about their point of contact regarding Station environmental issues, the response was evenly split between the Public Works Department, the Public Affairs Office, and the Commanding Officer. One person mentioned a Monroe County government source. These responses appear to support a recommendation by a State official that an organization chart showing IR program responsibilities should be developed and made available.

Generally, there was agreement that the most effective public information should be concise and include pictures, illustrations, and other graphics wherever possible. Several felt that more information on sites that have been successfully restored (either at NAS Key West or at other IR programs) would be effective in generating public interest. Also suggested was an emphasis on any economic benefits to the community, such as the use of local subcontractors or benefits to be gained from property transfers of restored sites. Most felt that public information should be provided on an as-needed basis.

Several specific techniques of providing IR program information to the public were suggested, as follows:

- Media releases, particularly on completed cleanups, the RAB, and the local Information Repository
- Presentations to civic groups and other organizations
- Information inserts in local utility bills
- Videos on the cleanup process, to be available at the local library or shown at public meetings
- Recommended media outlets for IR program information included the following:
 - Channel 5 (TCI - cable): specifically the "Project Earthbound" series
 - Channel 22 (WEYS - cable, Spanish-language)
 - *The Keynoter*, *Solares Hill*, and other local nondaily newspapers
 - *El Nuevo Herald* (Spanish-language edition of the Miami Herald)
 - *Key West Citizen* (daily newspaper)

4.0 IR PROGRAM OVERVIEW

4.1 INTRODUCTION

The histories and missions of military installations throughout the nation have required the use, handling, storage, and disposal of hazardous materials. In the past, few (if any) regulations guided operations involving these materials. Little was known about their long-term effects on human health and the environment. This resulted in conditions caused by past operations that do not meet current environmental standards. The IR program is the DOD initiative to identify and address the sites created by these past practices.

4.2 STRUCTURE OF THE IR PROGRAM

The framework for the IR program nationwide is defined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended by the Superfund Amendments and Reauthorization Act (SARA). While not legally bound to comply with the CERCLA cleanup process, the DOD has adopted the process as a framework for environmental investigation and cleanup in the IR program. At NAS Key West, some site investigations are also being conducted in accordance with the provisions of the Resource Conservation and Recovery Act (RCRA). RCRA is addressed in more detail in "The IR Program at NAS Key West" in Section 5.0.

The IR program is conducted in a series of stages, as defined by the CERCLA and RCRA processes. Information from each stage provides the basis for subsequent actions. Each site will move through the entire process unless it is found to require no further action, at which time the site will be removed from the program. In some cases, sites and stages can be combined for efficiency or to maximize resources.

Human health and ecological risk assessments are also conducted as part of the IR program. At NAS Key West, U.S. EPA Region IV directed that these studies be performed according to CERCLA guidance. Applicable State of Florida environmental guidelines and standards are integrated into the risk assessment process. The overall objective of risk assessment is to characterize both current and future risks from potential exposures of humans and the environment to site-related contaminants.

Decisions on site cleanup are made on a case-by-case basis, with concurrence of the Navy and appropriate regulatory agencies, and consideration of public input as described in Sections 6.0 and 7.0 of this plan. Table 4-1 presents the progression of IR program stages and the site activities associated with each.

**TABLE 4-1
INSTALLATION RESTORATION PROGRAM STAGES
COMMUNITY RELATIONS PLAN
NAVAL AIR STATION
KEY WEST, FLORIDA**

Stage	Title Under RCRA	Title Under CERCLA	Action
1	RCRA Facility Assessment (RFA)	Preliminary Assessment (PA)	Conduct record searches and interviews; identify areas to be inspected.
2		Site Inspection (SI)	Physical inspection of areas to determine those requiring in-depth inspection.
3	RCRA Facility Investigation (RFI) Corrective Measures Study (CMS)	Remedial Investigation and Feasibility Study (RI/FS)	Investigations to determine the type and extent of contamination, establish criteria for cleanup, and evaluate remedial action alternatives for cleanup.
4	Statement of Basis (SOB)	Proposed Plan	Public input is solicited on proposed cleanup alternatives. An alternative is then agreed upon by the Navy and regulatory agencies.
5		Record of Decision/ Decision Document	
6	Corrective Measures Implementation (CMI)	Remedial Design (RD)	The selected alternative is planned.
7		Remedial Action (RA)	The selected alternative is implemented.
Monitoring confirms the effectiveness of the RA or CMI.			

5.0 THE IR PROGRAM AT NAS KEY WEST

5.1 INTRODUCTION

The Navy is currently conducting investigations at various sites to determine the nature and extent of environmental contamination at NAS Key West. Proceeding on discrete schedules, the site investigations are being conducted under two separate sets of Federal regulations: CERCLA, as amended by SARA and RCRA and its Hazardous and Solid Waste Amendments (HSWA) of 1984. Regulations and guidance of the Florida Department of Environmental Protection (FDEP) are also applicable to the IR program at NAS Key West, as appropriate, and provide primary guidance to an ongoing storage tank management program at the base.

Figure 2-2 presents the locations of all site investigation and cleanup work currently being conducted at NAS Key West. Table 5-1 provides a summary of the investigations and cleanups, including site identification and current status.

Though similar procedurally and in scope, CERCLA and RCRA differ in that each applies to particular types of sites. Generally speaking, CERCLA provides for cleanup of abandoned or uncontrolled hazardous waste disposal sites, while RCRA addresses active facilities that still generate or handle hazardous wastes. The CERCLA and RCRA processes mirror one another, but do not overlap, because they apply to different sites.

5.2 SITE INVESTIGATIONS

A total of 13 sites are currently being addressed by the IR program at NAS Key West. Seven of these sites come under the RCRA process, which is outlined in Table 4-1. Most of these sites were identified in the NAS Key West HSWA permit issued in 1990. These sites are called solid waste management units, or SWMUs, and required a RCRA Facility Investigation (RFI). Under RCRA, a SWMU is any part of a facility from which hazardous substances might migrate, regardless of whether that location was intended for the management or storage of solid and/or hazardous waste. This designation typically includes, but is not limited to, the following facilities: container storage areas, tanks, surface impoundments, waste piles, waste treatment units, landfills, incinerators, injection wells, recycling operations, and any releases from such locations.

The other six sites under investigation at NAS Key West are being addressed under CERCLA and have been designated as IR sites or areas of concern (AOCs). Five of these sites were originally identified through record searches and interviews with NAS Key West personnel to determine areas of previously documented or suspected waste disposal. This was followed by preliminary site assessments of these areas. Results of these assessments were then evaluated, and it was determined that more detailed

study at these sites was needed, in accordance with CERCLA requirements. Consequently, the sites are currently in the Remedial Action (RA) stage of the cleanup process. The sixth site (Seminole Battery) became an IR site (IR 21) in January 2000. IR 21 was previously a BRAC property that was investigated during a Site Inspection conducted in 1998.

In cases where contaminants have been found to pose a potential threat to human health or the environment, immediate cleanup measures were initiated to remove the source of the threat. These measures are known as interim remedial actions (IRAs). To date, twelve such IRAs have been completed in the IR program at NAS Key West. Permanent remedies are in place at all IR sites with the exception of SWMU 9. These remedies have just been revisited during the Five-Year Review and deemed protective of human health and the environment (TtNUS, 2004).

5.3 SITE DESCRIPTIONS

This section describes each investigation site, including available information on past use, investigation history, and any findings to date. All of the documents referenced below are available for review in the Information Repository (Appendix A).

5.3.1 RCRA Site Descriptions

Boca Chica Open Disposal Area (SWMU 1): The Open Disposal Area is located in the southeastern corner of Boca Chica Key. The area was used as an open disposal and refuse burning site from 1942 to the mid-1960s. The site received household-type trash, construction debris, and waste associated with aircraft operations and maintenance. The latter material may have included waste oils, hydraulic fluids, paint thinners, and solvents.

Known and suspected sources of contamination at the site are household and construction debris, metal waste, and solvents. An IRA was completed at the site in early 1996. Approximately 7,800 tons of lead-contaminated soil was removed and the restoration of onsite wetland habitat was completed. Supplemental RFI/RI field work was performed in 1996, with a Final Supplemental RFI/RI report issued in 1997. A Corrective Measures Study (CMS) was completed in 1998 and a Statement of Basis (SOB) recommending land-use controls with monitoring was issued that same year. A final Land Use Control Implementation Plan (LUCIP) was issued in 1999. Quarterly monitoring of groundwater, surface water, and sediment was implemented in April 2000 for one year. Annual monitoring began in January 2002 and is ongoing.

During the first quarterly monitoring event at SWMU 1 implemented as part of the selected remedy, petroleum contamination was discovered. A second IRA began in 2002, removing 8,450 tons of petroleum-contaminated soil. Site restoration was completed in March 2003. Following restoration,

Oxygen Release Compound[®] (ORC[®]), a bio-enhancement reagent, was injected to remediate any residual petroleum contamination.

Boca Chica DDT Mixing Area (SWMU 2): DDT mixing operations were conducted at the site of Building 915 from the 1940s to the early 1970s. The building was demolished in 1982. DDT contamination at the site apparently occurred during removal of a 500-gallon mixing tank and a 1,000-gallon storage tank, both of which were located west of Building 915. NAS Key West records show that some spillage occurred during the tank removals. Contamination may also have resulted when pesticides were mixed with waste fuel oil and applied to standing water as a means of destroying insect larvae.

Investigations have confirmed pesticide contamination at the DDT mixing area. An IRA involving removal of contaminated soil and sediment was completed in 1996. Supplemental RFI/RI field work was performed in 1996 and a Final Supplemental RFI/RI report was issued in 1997. A CMS and SOB were completed in 1998 recommending land-use controls with monitoring as the remedy for the site and a final LUCIP was issued in 1999. Groundwater, surface water, and sediment monitoring began in April 2000. Monitoring was conducted quarterly for the first year, and has been conducted annually thereafter. Monitoring of ecological receptors was performed in October 2000 and January 2003.

Boca Chica Firefighting Training Area (SWMU 3): The firefighting training facility consists of two unlined circular pits approximately 30 feet in diameter and 2 to 3 feet deep. A typical training session involved dousing mock vehicles or planes in the pit with flammable liquids such as jet fuel, waste oils, or hydraulic fluids and igniting the liquids.

Petroleum and metals contamination has been detected at the Firefighting Training Area. An IRA was completed in 1995, involving the removal and offsite disposal of nearly 900 tons of contaminated soil. The site was then restored with clean backfill material. Supplemental RFI/RI field work was performed in 1996, with a Final Supplemental RFI/RI report issued in 1997. An SOB recommending land-use controls for the site was issued in 1998. A final LUCIP was issued in 1999.

Aircraft Intermediate Maintenance Department (AIMD) Building A-980 (SWMU 4): AIMD Building A-980 is located in the northwestern portion of Boca Chica Key. Building A-980 was constructed in the late 1960s on a 6-foot base of crushed compacted limestone. In August 1981, a 55-gallon plastic drum was installed in the ground on the building's north side to collect refrigerant and electrical insulating oil spillage (approximately three gallons monthly). A similar collection system at the site received a water-solvent mixture and an emulsifier-cleaner. The Navy discontinued these collection practices after receiving a violation notice from the Florida Department of Natural Resources (now FDEP) in May 1987. The notice was issued after stained soil was noted around one of the collection drums during an inspection of the building. Subsequently, NAS Key West cut and plugged the connecting piping and discontinued use of

the in-ground drums. In December 1989, the drums were removed. Stained soil surrounding and under each drum was excavated and disposed offsite.

Low levels of metals and solvents are present in soils at Building A-980. Supplemental RFI/RI field work was performed in 1996 and a Final Supplemental RFI/RI report was issued in 1998. An SOB recommending land-use controls for the site was issued in 1998 and a final LUCIP was issued in 1999.

AIMD Building A-990 Sand Blasting Area (SWMU 5): The sand blasting area is located between Buildings A-990 and A-989 within a triangular parcel bounded by three of Boca Chica Field's airstrips. Sandblasting was performed in a 65-by-90-foot area between the buildings, and involved items such as aircraft parts, various metal objects, and "yellow gear" or aircraft ground-handling and support equipment, such as towing vehicles and refueling tankers. A coal slag compound, commonly known as Black Beauty, was used as the sandblasting material.

The contaminants at the sand blasting area are metal residues from the sandblasted equipment and other items. Supplemental RFI/RI field work was performed in 1996 and a Final Supplemental RFI/RI report was issued in 1998. In 1999, a CMS was issued and followed by the issuance of an SOB recommending land-use controls with monitoring as the remedy for the site. A LUCIP was also issued in 1999. Quarterly monitoring of groundwater, surface water, and sediment was implemented in April 2000. Currently, sediment and surface water are being monitored annually.

Boca Chica Temporary Hazardous Waste Storage Area (SWMU 7): Building A-824 is on the northern part of Boca Chica Key and north of U.S. Highway 1. Navy records and staff interviews indicate that the building was used to store supplies and small electrical transformers and also served as a temporary (90-day) storage site for drummed wastes. The building itself was decontaminated in accordance with an FDEP-issued closure permit.

Polychlorinated biphenyls (PCBs), used in electrical transformers, were detected in soil at Building A-824. An IRA at the site was completed in 1995. Thirty-nine tons of PCB-contaminated soil were removed, and the site was backfilled and restored. Supplemental RFI/RI field work was performed in 1996 and a Final Supplemental RFI/RI report was issued in 1998. A CMS was issued in 1999 followed by the issuance of the SOB recommending land-use controls with monitoring, also in 1999. A LUCIP was also issued in 1999. Quarterly monitoring of groundwater, surface water, and sediment was implemented in April 2000. Currently, sediment and surface water are being monitored annually.

Boca Chica Jet Engine Test Cell Site (SWMU 9): The Jet Engine Test Cell site is located in the northeastern section of Boca Chica Field. Beginning in 1969, the site was used for testing repaired jet engines. Jet engine testing activities took place under a canopy located in the central part of the site. The area is surrounded by a circular concrete pad approximately 60 feet in diameter. The engines were

fueled from a bermed 5,000-gallon aboveground storage tank (AST) from 1987 through 1995. A concrete area that extends east of the canopy was the former jet engine testing area. Oils, jet fuel, and various pieces of equipment were stored in a small shed located at the eastern end of the concrete pad.

Petroleum and solvent contamination has been found at the Jet Engine Test Cell site. An IRA, consisting of the installation of a pump-and-treat groundwater treatment system, was implemented in 1996. The system operated from July 1996 through June 1997. Supplemental RFI/RI field work was performed in 1996 and a Final Supplemental RFI/RI report was issued in 1997. In 1998, a Natural Attenuation Study was performed on site groundwater to determine the potential for groundwater contamination at the site to attenuate. A CMS was submitted in 1999. During February 2000, an SOB was issued recommending enhanced biodegradation with long-term monitoring as the remedy for SWMU 9.

A treatability study was performed in 2001. Oxygen Release Compound (ORC[®]) and Hydrogen Release Compound[®] (HRC[®]), bio-enhancement agents, were injected into the groundwater to treat petroleum and chlorinated solvent plumes. Quarterly monitoring of groundwater took place for one year following the groundwater treatment. The groundwater treatment did not successfully lower groundwater contaminant concentrations to below action levels. Therefore, further evaluation of other treatability study options has been recommended to protect human health and the environment. An additional investigation is planned for SWMU 9 to further delineate contamination, and provide more information for evaluation of treatment options.

5.3.2 CERCLA Site Descriptions

Truman Annex Refuse Disposal Area (IR 1): From 1952 until the mid-1960s, the Truman Annex Refuse Disposal Area was used for general refuse disposal and open burning. Because no restrictions on waste disposal types were in place at the site during that time, it is believed that paint thinners and solvents may also have been disposed of during this period.

Contaminants at the Refuse Disposal Area site are associated with household and construction debris, metals, and solvents. An IRA was completed at the site in 1996. Approximately 6,100 tons of lead-contaminated soil were removed from the site. The excavated area was then backfilled with clean soil and replanted. The Supplemental RFI/RI was issued in 1998. A Sediment Toxicity Report was issued in 1999 and the Proposed Plan was issued in February 2000. The Decision Document issued in September 2000 concluded that land-use controls with monitoring was an appropriate remedy for IR 1. Quarterly monitoring of groundwater and sediment took place from July 2001 through April 2002. Annual monitoring was implemented thereafter and is ongoing. Monitoring of ecological receptors was performed in January 2002.

Truman Annex DDT Mixing Area (IR 3): The area was used as a pesticide mixing area from the 1940s to the early 1970s. Powdered DDT concentrate was mixed with water and stored temporarily in 55-gallon drums both inside and outside the building. The mixed solution was then transferred to trucks for disposal. Accidental spills resulted in discharges at the site.

Pesticide contamination has been detected in soil at the Truman Annex DDT Mixing Area. In 1995, an IRA was completed by excavating contaminated soil and removing it from the site. Approximately 1,000 tons of soil were removed, and the site was backfilled and replanted. The Supplemental RFI/RI was issued in 1998, followed by the final Proposed Plan, also in 1998. A Final Decision Document was submitted for regulatory review in 1999, proposing that an asphalt cap be installed at the site. The Decision Document was approved, and an asphalt cap has since been installed at the site.

Fleming Key North Landfill (IR 7): The Fleming Key North Landfill covers approximately 10 acres on the north side of the island. Between 4,000 and 5,000 tons of unknown wastes were reportedly disposed of there annually from 1952 to 1962. The wastes were placed in several trenches that typically measured 25 feet in width, 10 feet in depth, and 500 to 1,000 feet in length.

In 1977, the U.S. Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS), constructed the Harry S. Truman Animal Import Center over part of the landfill. During construction, various wastes were excavated, moved to an area immediately west of the construction site, and buried under a soil and rock cover. The Animal Import Center operated as a livestock quarantine facility from 1979 until 1999.

Contaminants at the landfill are associated with household and construction debris, metals, and solvents. An IRA was completed in 1995 to prevent erosion at the site, during which nearly 40 tons of clean soil were placed over the contaminated areas. The Supplemental RFI/RI was issued in 1998 and followed by issuance of the final Proposed Plan, also in 1998. The Final Decision Document was submitted in 1999 describing the remedy for the site, land-use controls with monitoring. One year of quarterly monitoring of groundwater began at the site in April 2000, and annual groundwater monitoring is ongoing.

Fleming Key South Landfill (IR 8): Covering approximately 45 acres on the south end of Fleming Key, this landfill reportedly received as much as 8,000 tons of unknown wastes annually between 1962 and 1982. The City of Key West also disposed of its municipal waste at the site, beginning in 1966. An open trench disposal method was used at the site, and the trenches were similar in size to those at the Fleming Key North Landfill. The trenches at the South Landfill were partially filled with sea water at the time of waste disposal. Combustible wastes were taken to the western portion of the landfill and burned. The ash and any unburned waste were then deposited in another area in the western portion of the site.

Contaminants at the Fleming Key South Landfill are associated with household trash and construction debris, metals, and solvents. An IRA involving construction of a seawall above historic flood levels was completed in 1997. The Supplemental RFI/RI was issued in 1998. A Sediment Toxicity Report was issued in 1999, and the Proposed Plan was issued in March 2000. The Decision Document submitted in September 2000 concluded that land-use controls with monitoring was an appropriate remedy for the site. Quarterly monitoring of groundwater was implemented in July 2001 for one year, and annual monitoring of groundwater is currently being performed.

Seminole Battery (IR 21): The Truman Annex Seminole Battery was constructed during the Civil War; a modern battery addition was constructed in the 1950s. Both structures are currently unused and entry is restricted. The materials used while the batteries were in operation are unknown. The oldest portion of the Battery has remnants of a power generator exhaust system. Fueling tanks, known as Tanks 248A and 248B, were located west of the Truman Annex Seminole Battery. The fueling island and the tanks were removed in August 1995. The area is now covered with asphalt. To the northwest of the former tank location, concrete slabs are present from former grease racks used to lubricate and service vehicles.

Contaminants at Seminole Battery included used oils and metals from past activities. A Site Inspection (SI) was performed during 1997 and 1998, with the final SI Report being issued in 1999. An IRA was completed in 1999 that removed approximately 62 cubic yards of contaminated soil. In September 2000, a final Decision Document was issued recommending that land-use controls be implemented as the remedy for IR 21.

Big Coppitt Key Abandoned Civilian Disposal Area (AOC B): AOC B is an area formerly used by civilians for disposal of car and truck bodies and frames. The disposal area is horseshoe-shaped and is approximately 10 feet by 100 feet.

Metals contamination associated with discarded motor vehicles has been found at the site. In 1996, an IRA was performed, during which approximately 1,250 tons of non-hazardous solid waste were removed from the site. The site then was restored to conditions consistent with the adjacent wetlands. The Supplemental RFI/RI was issued in 1998 and followed by issuance of the final Proposed Plan, also in 1998. The Final Decision Document was submitted in April 1999 documenting land-use controls as the remedy for the site.

5.3.3 Storage Tank Program

In addition to the IR site investigations, underground storage tank (UST) and AST sites are also being evaluated. These sites are being addressed under a separate storage tank management program administered by FDEP. The program is designed to provide a practical and timely plan to identify contamination that may have resulted from storage tank operations, remove unneeded tanks, and

perform any necessary remediation. NAS Key West sites being investigated under the Storage Tank Program include the Flying Club, the Truck Fill Stand, Boca Chica Tank Farm, Valve Pit No. 8, Trumbo Point Bachelor Officer Quarters, Site A-824, Boca Chica Hawk Missile Site, and Geiger Key Hawk Missile Site.

Investigations are ongoing at the Flying Club, Trumbo Point Bachelor Officer Quarters, and Geiger Key Hawk Missile Site. Groundwater at the Truck Fill Stand, Boca Chica Tank Farm, and Valve Pit No. 8 is currently being monitored for petroleum contamination. Investigations at Site A-824 and Boca Chica Hawk Missile Site have been completed and recommendations for no further action at these sites have been approved by FDEP.

TABLE 5-1

**SITE INVESTIGATION AND CLEANUP SUMMARY
COMMUNITY RELATIONS PLAN
NAVAL AIR STATION
KEY WEST, FLORIDA
PAGE 1 OF 2**

Site Number	Site Name	Known or Suspected Contaminants	Site Status
RCRA Sites			
SWMU 1	Former Boca Chica Open Disposal Area	Household and construction debris, metal, solvents	IRA completed in 1996. Supplemental RFI/RI issued in 1997 and a CMS and SOB completed in 1998. Final LUCIP issued in 1999. Monitoring implemented in 2000. Second IRA completed in 2003.
SWMU 2	Former Boca Chica DDT Mixing Area, Building 914	Pesticides	IRA completed in 1996. Supplemental RFI/RI issued in 1997 and a CMS and SOB completed in 1998. Final LUCIP issued in 1999. Monitoring implemented in 2000.
SWMU 3	Former Boca Chica Firefighting Training Area	Metals, petroleum	IRA completed in 1995. Supplemental RFI/RI issued in 1997 and an SOB completed in 1998. Final LUCIP issued in 1999.
SWMU 4	AIMD Building A-980	Metals, solvents	Supplemental RFI/RI and SOB issued in 1998. Final LUCIP issued in 1998.
SWMU 5	AIMD Building A-990 Sand Blasting Area	Metals	Supplemental RFI/RI issued in 1998. A CMS and SOB issued in 1999. LUCIP issued in 1999. Monitoring implemented in 2000.
SWMU 7	Former Boca Chica Hazardous Waste Storage, Building A-824	PCBs	IRA completed in 1995. Supplemental RFI/RI issued in 1998. The CMS and SOB completed in 1999. LUCIP issued in May 1999. Monitoring implemented in 2000.
SWMU 9	Jet Engine Test Cell, Building A-969	Petroleum, solvents	IRA completed in 1997. Supplemental RFI/RI was issued in 1997. A Natural Attenuation Study completed in 1998. CMS issued in 1999. SOB issued in 2000. Treatability Study performed in 2001. Additional investigation planned.
CERCLA Sites			
IR 1	Truman Annex Refuse Disposal Area	Household and construction debris, metals, solvents	IRA completed in 1996. Supplemental RFI/RI issued in 1998. Sediment Toxicity Report issued in 1999. Proposed Plan issued in February 2000. Decision Document issued in September 2000. Monitoring implemented in 2001.
IR 3	Truman Annex DDT Mixing Area	Pesticides	IRA completed in 1995. Supplemental RFI/RI and Proposed Plan issued in 1998. Decision Document issued in 1999.

TABLE 5-1

**SITE INVESTIGATION AND CLEANUP SUMMARY
COMMUNITY RELATIONS PLAN
NAVAL AIR STATION
KEY WEST, FLORIDA
PAGE 2 OF 2**

Site Number	Site Name	Known or Suspected Contaminants	Site Status
IR 7	Fleming Key North Landfill	Household and construction debris, metals, solvents	IRA completed in 1996. Supplemental RFI/RI and Proposed Plan issued in 1998. Decision Document issued in 1999. Monitoring implemented in 2000.
IR 8	Fleming Key South Landfill	Household and construction debris, metals, solvents	IRA (seawall construction) completed in 1997. Supplemental RFI/RI issued in 1998. Sediment Toxicity Report issued in 1999. Proposed Plan issued in March 2000. Decision Document issued in September 2000. Monitoring implemented in 2001.
IR 21	Seminole Battery	Metals, petroleum	SI issued in 1998. IRA removal of contaminated soil completed in 1999. Decision Document issued in 2000.
AOC B	Big Coppitt Key Abandoned Civilian Disposal Area	Discarded motor vehicles, metals	IRA completed in 1996. Supplemental RFI/RI issued in 1998. Proposed Plan issued in 1998. Decision Document issued in 1999.

AIMD Aircraft Intermediate Maintenance Department
AOC Area of Concern
CMS Corrective Measures Study
DDT Dichlorodiphenyltrichloroethane
EPA U.S. Environmental Protection Agency
IR Installation Restoration
IRA Interim Remedial Action
LUCIP Land Use Control Implementation Plan
PCBs Polychlorinated Biphenyls
RCRA Resource Conservation and Recovery Act
SWMU Solid Waste Management Unit

6.0 THE COMMUNITY RELATIONS PROGRAM

6.1 THE COMMUNITY RELATIONS PLAN

This CRP is one element of a coordinated community relations program supporting environmental cleanup activities at NAS Key West. The CRP provides an overview of public involvement activities and is designed to be a dynamic document that can be updated to reflect the current status of the IR process and associated community concerns. Key components of the community relations program are described below. These activities will be implemented as required, according to applicable regulations and guidance, and as appropriate for the level of interest demonstrated by the Key West community.

6.2 RESTORATION ADVISORY BOARD

NAS Key West has established a Restoration Advisory Board (RAB) to enhance communications between those responsible for the environmental cleanup at NAS Key West and the affected community. The RAB is composed of representatives from the public, Navy, and regulatory agencies, and is co-chaired by one Navy and one community member. The RAB holds one meeting per year that is open to the public.

6.3 INFORMATION REPOSITORY AND ADMINISTRATIVE RECORD

An Information Repository has been established at the Monroe County Library in Key West (see Appendix A). Documents related to the IR program at NAS Key West are available for public review at the Information Repository, including technical reports, findings from site investigations, and summaries of RAB meetings. The Information Repository will be maintained for the life of the cleanup program, and new materials will be added as necessary.

6.4 PUBLIC ANNOUNCEMENTS

Notice of environmental cleanup program milestones, legally required public meetings, and RAB sessions will be made in the form of announcements through the local paper, the *Key West Citizen*. Notice of these events will also be made directly through the NAS Key West mailing list.

6.5 FACT SHEETS

Fact sheets will be prepared to inform the public of the status and significant findings of cleanup activities. These materials will be presented in a nontechnical style to facilitate community understanding of issues associated with site cleanup. Fact sheets will typically provide information about site history and planned technical and community relations activities. They will be prepared as significant new information on site investigations becomes available, for required public comment periods on particular cleanup milestones,

and after completion of final engineering designs for cleanup. Fact sheets will be sent to persons on the site mailing list and distributed at public meetings in conjunction with these specific actions and will also be provided to other interested parties on request. They will also be available at the Information Repository described in Appendix A.

6.6 MAILING LIST

A mailing list, including entries for public officials, environmental organizations, local media, community members, and other interested parties has been developed and will be maintained for dissemination of public information. Additions to the mailing list can be made by contacting the NAS Key West Public Works Department at (305) 293-2889, or at the mailing address shown in Appendix D.

6.7 PUBLIC MEETINGS AND COMMENT PERIODS

Advance notice will be provided in the form of display advertisements in the *Key West Citizen* for public meetings, formal hearings, and comment periods to allow for and encourage community participation. These forums are required for certain types of cleanup plans or actions. The minimum public comment period on a proposed cleanup plan is 30 calendar days. Public meetings or information sessions may also be held to address other significant IR program information as appropriate.

6.8 PUBLIC NOTICES

Legal notices in the form of display advertisements will be placed in the *Key West Citizen* to publicize the beginning of public comment periods associated with removal actions and other cleanup decisions. In addition to announcing the comment periods, the advertisements will provide information on the recommended cleanup alternatives and the Navy's preferred alternative.

As part of the BRAC program, some Navy properties may be transferred to new ownership or leased for new uses. Legal notices will be placed in the *Key West Citizen* to announce the intent to sign a Finding of Suitability for Transfer (FOST) or a Finding of Suitability for Lease (FOSL) for such properties. FOSTs and FOSLs are signed when a parcel of property is found to meet specific environmental standards. This determination is made upon regulatory approval of an environmental baseline survey or completion of subsequent cleanup actions for the property.

6.9 SITE TOURS

Site tours will be offered for the purpose of informing the community on the overall IR program and on specific site activities. Site tours have been provided to RAB members and will be provided on request to media representatives, local public officials, and other interested parties. Requests for Site Tours can be

to Mr. Robert Courtright, NAS Key West IR Program Manager. Mr. Courtright's contact information is included in Appendix A.

6.10 SPEAKERS PROGRAM

A speakers program is available to communicate directly with interested organizations and groups within the community. Navy and community RAB co-chairs and other representatives of NAS Key West and/or the RAB will address local groups requesting an overview or update on cleanup activities at the station. To request a speaker, contact Mr. Robert Courtright, NAS Key West IR Program Manager. Mr. Courtright's contact information is included in Appendix A.

6.11 COMMUNITY INTERVIEWS

As part of the community relations program, area residents and representatives of interested organizations participated in a series of interviews designed to identify community concerns regarding cleanup activities at NAS Key West. The initial interviews were conducted in April 1992. A second round of interviews was conducted in December 1995. This CRP was updated and revised using input from the 1992 and 1995 interviews and updated community relations guidelines.

7.0 RECOMMENDED COMMUNITY RELATIONS ACTIVITIES

Table 7-1 lists community relations activities that are recommended as part of the IR program. This table reflects the CERCLA site investigation process. However, similar activities and timing are recommended in support of RCRA site investigations. A comparison of CERCLA and RCRA program phases is presented in Table 4-1.

TABLE 7-1
RECOMMENDED COMMUNITY RELATIONS ACTIVITIES
COMMUNITY RELATIONS PLAN
NAVAL AIR STATION
KEY WEST, FLORIDA

IR Program Stage	Activities
Prior to Remedial Investigation	Establish Information Repository and/or Administrative Record. Establish RAB and conduct meetings. Complete CRP. Compile facility mailing list (part of CRP).
Remedial Investigation	Maintain the Information Repository and mailing list.
Feasibility Study and Proposed Plan	Publish public notice in the <i>Key West Citizen</i> announcing: Availability of remedial investigation and feasibility study (RI/FS) and Proposed Plan, Summary of plan, 30- to 45-day public comment period, and Public meeting. Hold public meeting during comment period. Prepare Fact Sheet describing Proposed Plan. Prepare public meeting transcript and place in the Information Repository.
Decision Document	Prepare responsiveness summary of pertinent public comments as part of Decision Document. Publish newspaper notice when Decision Document is signed and final plan is available.
Remedial Design and Remedial Action	Prepare Fact Sheet to explain final engineering design and announce availability to public. Update existing CRP.
Finding of Suitability for Transfer Finding of Suitability for Lease (as required)	Place a display advertisement in the <i>Key West Citizen</i> . Hold a 30-day public comment period.
Ongoing Activities	In addition to activities associated with a particular stage in the IR process, continuous community relations activities will include: Holding RAB meetings Preparing and distributing Fact Sheets Preparing and distributing news releases and display advertisements at project milestones Updating the CRP as needed Conducting site tours Addressing the community through the speakers program Maintaining the Information Repository

REFERENCES

B&RE (Brown and Root Environmental, Inc.), 1997. Supplemental RCRA Facility Investigation/Remedial Investigation for High Priority Sites, NAS Key West, Florida, prepared for Southern Division Naval Facilities Engineering Command (NAVFAC EFD SOUTH), Aiken, South Carolina, July.

Department of the Navy, 2001. Installation Restoration Manual (2001 Update Draft).

EPA (U.S. Environmental Protection Agency), 1998. Final Guidance for Incorporating Environmental Justice Concerns in EPA's NEPA Compliance Analyses, April.

TtNUS (Tetra Tech NUS, Inc.), 2004. Five Year Review Report for Naval Air Station Key West, Florida, prepared for Southern Division Naval Facilities Engineering Command (NAVFAC EFD SOUTH), Aiken, South Carolina, December.

U.S. Census Bureau, 2000. Summary File 1 and Summary File 3. 2000 Census of Population and Housing. U.S. Department of Commerce.

Wilbur Smith Associates, Inc., 2000. Technical Summary for the Florida Airports Economic Impact Study, August.

APPENDIX A

**INFORMATION REPOSITORY AND SUGGESTED
PUBLIC MEETING LOCATIONS**

APPENDIX A. INFORMATION REPOSITORY AND SUGGESTED PUBLIC MEETING LOCATIONS

Information Repository Location:

Monroe County Public Library
Local and State History Department
700 Fleming Street
Key West, FL 33040
Telephone No. (305) 292-3595

Hours:

Monday and Wednesday, 10 a.m. to 8 p.m.
Tuesday, Thursday, Friday, and Saturday, 10 a.m. to 6 p.m.
Closed Sunday

Facilities:

Photocopying available (fee charged)
Accessible to disabled persons

Contact:

Mr. Thomas Hambright
Director, Local and State History Department

Suggested Public Meeting Locations:

The Knights of Columbus Hall
3401 Northside Drive
Key West, FL 33040
Telephone No. (305) 294-2092

Sheraton Suites Key West
2001 South Roosevelt Boulevard
Key West, Florida 33040
Telephone No. (305) 292-9800
(Current location)

Holiday Inn Beachside
3841 N. Roosevelt Blvd.
Key West, FL 33040
Telephone No. (305) 294-2571

Indigenous Park Pavilion
Corner of White Street and Atlantic
Boulevard
Key West, FL 33040
Telephone No. (305) 292-8296

Monroe County Library
700 Fleming Street
Key West, FL 33040
Telephone No. (305) 292-3595

APPENDIX B

DEFINITION OF TERMS

APPENDIX B. DEFINITION OF TERMS

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): A Federal law passed in 1980, amended in 1986 by the Superfund Amendments and Reauthorization Act (SARA). The acts created a special tax that goes into a trust fund known as Superfund, which is used to investigate and remediate abandoned and uncontrolled hazardous waste sites.

Decision Document: Document that explains the basis for the final remedial decision on an IR site. For RCRA sites, the RCRA Permit is the Decision Document.

Hazardous waste: By-products of human activities that can pose a substantial or potential hazard to human health and the environment.

Information Repository: A public file containing site information, documents on site activities, and general information about the Superfund program.

Installation Restoration (IR) program: The DOD program established to identify, investigate, evaluate, and, if necessary, clean up sites to protect human health and the environment.

Preliminary assessment (PA): The process of collecting and reviewing available information about a known or suspected waste area or release.

RCRA Facility Investigation (RFI): Study to determine the nature and extent of contamination at facilities handling or storing hazardous waste.

Remedial Investigation and Feasibility Study (RI/FS): The phase in the CERCLA process that determines the nature and extent of contamination at a site and establishes criteria for the cleanup (the RI) and develops and evaluates cleanup alternatives to determine the most appropriate action for that site (the FS).

Remediation: Cleaning up or eliminating exposure to hazardous wastes.

Interim remedial action (IRA): Any action to reduce or remove the impact of conditions at a site. Time-critical actions begin within six months of the decision to act.

Site Inspection (SI): The collection of information to determine the potential existence and severity of hazards posed to human health and the environment.

Superfund: The program operated under the legislative authority of CERCLA and SARA that carries out the EPA's emergency and long-term remedial activities for hazardous waste sites. These include maintaining the National Priority List of sites and overseeing or conducting remedial actions.

APPENDIX C

KEY CONTACTS AND LIST OF INTERESTED PARTIES

APPENDIX C. KEY CONTACTS AND LIST OF INTERESTED PARTIES

Navy and Contractors

CAPT. JAMES K. SCHOLL
COMMANDING OFFICER
P O BOX 9001
NAVAL AIR STATION
KEY WEST, FL 33040-9001

COMMANDING OFFICER
CODE N4L ENVIRONMENTAL
(ROBERT COURTRIGHT)
NAVAL AIR STATION
P.O. BOX 9007
KEY WEST, FL 33040-9007
PHONE: 305-293-2881

RON DEMES
NAVAL AIR STATION (BLDG. A-324)
P.O. BOX 9001
KEY WEST, FLORIDA 33040-9001

COMMANDER
ATTN: LINDA MARTIN
NAVFAC SOUTH/IPT1/IR BRANCH
P.O. BOX 190010
NORTH CHARLESTON, SC 29419-9010

BYAS GLOVER, CODE ES24
NAVFAC SOUTH
P.O. BOX 190010
NORTH CHARLESTON, SC 29419-9010

MIKE DAVENPORT, TIER 2 LINK
COMNAVREGION SOUTH EAST CODE N451
BOX 102, NAVAL AIR STATION
JACKSONVILLE, FL 32212-0102

CHUCK BRYAN
TETRA TECH NUS, INC.
AIKEN OFFICE
900 TRAIL RIDGE ROAD
AIKEN, SC 29803-5279

STEVE BIVONE
CH2M HILL CONSTRUCTORS, INC.
115 PERIMETER CENTER PLACE NE
ATLANTA, GA 30346

Regulator Members

TRACIE VAUGHT
STATE OF FLORIDA
DEPT. OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
OFFICE #471F, MAIL STATION 4535
TALLAHASSEE, FL 32399-2400

NAS Key West Restoration Advisory Board Community Members

MS. ROBIN ORLANDI
MS. MIMI STAFFORD
MICHAEL B. INGRAM

Local Officials

WILHELMINA HARVEY
PO BOX 93
KEY WEST, FL 33040

SHIRLEY FREEMAN
COMMISSIONER, DISTRICT 3
530 WHITEHEAD STREET
KEY WEST, FL 33040

HARRY SAWYER, JR.
SUPERVISOR OF ELECTIONS
MONROE COUNTY
500 WHITEHEAD STREET #101
KEY WEST, FL 33040

FIRE CHIEF
CITY OF KEY WEST
STATION 1, 1600 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

MARY KAY REICH (DISTRICT 5)
MONROE COUNTY COMMISSIONER
PLANTATION KEY GOVERNMENT CTR
88820 OVERSEAS HIGHWAY
TAVERNIER, FL 33070

Other Public Agencies

ROGER BRAUN
FLORIDA KEYS AQUEDUCT AUTHORITY
1100 KENNEDY DRIVE
KEY WEST, FL 33040

WILLIAM TRANTHAM
FLORIDA KEYS COMMUNITY COLLEGE
5901 WEST COLLEGE ROAD
KEY WEST, FL 33040

L. ARNOLD
KEY WEST HOUSING AUTHORITY
1400 KENNEDY DRIVE
KEY WEST, FL 33040

Community and Environmental Organizations

LESLEE KEYS
EXECUTIVE DIRECTOR, KEY WEST
HISTORICAL PRESERVATION BOARD
510 GREENE STREET
KEY WEST, FL 33040

SALVATION ARMY
1920 FLAGLER AVENUE
KEY WEST, FL 33040

UNITED WAY
1400 UNITED STREET
KEY WEST, FL 33040

KEY WEST WOMAN'S CLUB
319 DUVAL STREET
KEY WEST, FL 33040

DIRECTOR
WILDLIFE RESCUE OF THE FLORIDA KEYS
1801 WHITE STREET
KEY WEST, FL 33040

DEEVON QUIROLO
REEF RELIEF
201 WILLIAM STREET
KEY WEST, FL 33040

Other Organizations

SANDRA WALTERS CONSULTANTS
600 WHITE STREET, SUITE FIVE
KEY WEST, FL 33040

VETERANS OF FOREIGN WARS
SOUTHERNMOST POST 3911
225 ELIZABETH STREET
KEY WEST, FL 33040

AMERICAN LEGION POST 28
5610 COLLEGE ROAD
KEY WEST, FL 33040

Media Outlets

KEY WEST CITIZEN
3420 NORTHSIDE DRIVE
KEY WEST, FLORIDA 33040
PHONE: 305-294-6641
FAX: 305-294-0768

THE KEY WEST KEYNOTER
2720-A NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA 33040
PHONE: 305-296-6989
FAX: 305-296-1924

SOLARES HILL NEWSPAPER
1201 WHITE STREET
KEY WEST, FLORIDA 33040
PHONE: 305-294-3602
FAX: 294-1699

EL NUEVO HERALD
ONE HERALD PLAZA
MIAMI, FLORIDA 33132-1693
PHONE: 305-376-3535

SOUTHERNMOST FLYER
PUBLIC AFFAIRS OFFICE
NAVAL AIR STATION
P.O. BOX 9001
KEY WEST, FLORIDA 33040-9001
PHONE: 305-293-2027