

Center activities will not have any impact upon nearby wetlands. The Everglades National Park, Big Cypress Preserve, and other national parks are located in the South Florida area. However, the site is not located in any national, state, or local protected area. No endangered species are known to reside at the site, although transient birds may be seen. The proposed use has no significant impact on any natural systems or resources. The existing site and buildings at the proposed Job Corps Center location are not designated as "historically significant" and no areas of archaeological significance are present. The activities of the proposed Job Corps Center are not of a contaminant-generating nature. The geologic, water, and climatic characteristics of the general vicinity of the site, coupled with the historically known land use, minimizes the site's potential to be contaminated from possible off-site sources and further minimizes the impact of contamination.

During the EA, environmental concerns associated with former fuel storage were noted. A number of underground diesel storage tanks were removed from the site in April 1994. Tank Closure Assessment Reports detailing the results of soil and groundwater sampling were not submitted to the Dade County Department of Environmental Resources Management (DERM) as of May 19, 1994. Any contamination detected from the underground storage tank could be assessed and remediated without adversely impacting the renovations or future use plans.

Elevated levels of radon were detected in one of the buildings; thus, complete radon testing is recommended. The determination of a need for remediation will be based upon the radon testing results. Any radon remediation conducted will be in accordance with applicable local, state, and federal regulations. Four (4) of the structures contain asbestos that will require abatement. Asbestos has already been abated from other structures at the proposed site. The abatement of asbestos will be performed by a qualified asbestos-abatement contractor in accordance with applicable local, state and federal regulations including those of the Occupational Health and Safety Administration. No data is available for the lead content of paint in the buildings constructed prior to 1978; the majority of the structures exhibited peeling and chipping paint. Procedures for the containment and removal of lead, if deemed necessary, will be prepared by a qualified lead-abatement contractor and will be properly

managed during any future construction activities in accordance with applicable federal, state, and local regulations. Testing of the drinking water systems, apart from a basewide program, has not been conducted. The underground and aboveground storage tanks may require additional investigation. These items are addressed in the EA.

Dade County regulations require low noise levels from 11 p.m. to 6 a.m. in the areas near the city of Homestead. Noise levels generated from the facilities' standard air conditioning units and other equipment are consistent with Dade County regulations. Short-term impact from additional noise will occur during construction activities. Because construction activities related to development of the new Job Corps Center in Homestead will take place during normal working hours, and the use of sound control devices and muffled exhaust on all noise-generating construction equipment will be required, additional noise levels generated by the renovation of the Site will be short term and will not adversely impact the city of Homestead and any surrounding areas. The proposed action will comply with all City noise ordinances, permit requirements, and related building codes. The use of appropriate techniques to minimize construction dust emissions will mitigate construction-related air pollution concerns.

Lighting will be installed at the facility to replace that destroyed by Hurricane Andrew. The lighting will be constructed in accordance with local requirements and will not adversely impact surrounding areas.

Water is available to the site through municipal lines. Stormwater runoff is discharged to catch basins in the parking areas and canals located along the sides of the roads. Sanitary wastes are accommodated by discharge to municipal sewers. Based on the nature of the proposed construction activities at the site, stormwater quality will not be significantly impacted.

An abundance of water and electrical power are available to easily serve facilities this size and those that are substantially larger. The reuse of the site will not increase utility loads to above pre-hurricane levels. Although the proposed project will cause a slight area-wide increase in traffic, this increase in traffic is not expected to adversely affect traffic flow on immediately neighboring streets. The extension of an existing bus route to include the site is proposed and it is not anticipated to significantly alter the bus

scheduling in the area. There currently is a bus stop less than one (1) mile from the site. The bus service offers readily available transportation between the site and the City of Homestead. The Florida Turnpike is also located near the site, allowing easy access to the Florida Keys or Miami areas.

A public meeting regarding the location of a new Job Corps Center at the Homestead Air Force Base was conducted on February 2, 1994. Representatives of the Office of Job Corps and Metro-Dade presented a description of the proposed project. Community leaders were given an opportunity to comment on the project and ask questions. All of the public's responses were positive, with community organizations extolling the benefits that the proposed Job Corps Center would have on the rebuilding efforts in South Dade and employment opportunities for the youth in the area. A number of groups, including schools and local labor organizations, expressed a desire to work closely with the new Job Corps Center.

The alternatives considered in the preparation of the EA were: (1) The "No Build" alternative, (2) the "Alternative Sites" alternative, and (3) the "Continue as Proposed" alternative. Choosing the "No Build" means that the Department of Labor would not proceed with plans for development of the proposed Job Corps Center in the city of Montgomery. Although the "No Build" alternative would result in no environmental impact upon the area, it would deny the young adults of this area a unique opportunity, as well as deny the local community an opportunity to socioeconomically benefit from the establishment of a new Job Corps Center. A former mental hospital in Boward County was considered as an alternate site for the new Job Corps Center, but did not meet the minimum selection criteria for locating new Job Corps Centers. The opportunity to expand the Job Corps program to the Homestead area will aid in the rebuilding efforts of the community and allow for the substantial expansion of current programs now offered in Miami. The potential for a new facility and improved service afforded by the proposed action, as well as the finding that the proposed action would not pose any significant adverse environmental impacts, indicate that the proposed reuse and renovation of the site is the preferred alternative.

Based on the information gathered during the preparation of the EA for the Department of Labor, Employment and Training Administration, the Office of Job Corps finds that the establishment of