

ENVIRONMENTAL ASSESSMENT

November 2018

HOMESTEAD JOB CORPS CENTER PROPOSED DISPOSAL AND REUSE HOMESTEAD, FLORIDA

Prepared for:

DEPARTMENT OF LABOR

Office of Job Corps

Division of Facilities and Asset Management

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LIST OF ACRONYMS AND ABBREVIATIONS

AADT	Average Annual Daily Traffic
AAFES	Army-Air Force Exchange Service
ACC	Air Combat Command
ACF	Administration for Children and Families
ACHP	Advisory Council on Historic Preservation
ACM	Asbestos-Containing Materials
ACS	American Community Survey
AFB	Air Force Base
AFRC	Air Force Reserve Command
AFBCA	Air Force Base Conversion Agency
APE	Area of Potential Effect
ARB	Air Reserve Base
ASD	Active subslab depressurization
AST	Above Ground Storage Tank
AU	Agricultural District (zoning)
BLS	Bureau of Labor Statistics
BRAC	Base Realignment and Closure
CDC	Child Development Center
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CHS	Comprehensive Health Services
CO	Carbon monoxide
dB	Decibel
DERM	Department of Environmental Resources Management
DFAC	Dining Facilities
DOE	Determination of Eligibility
DOL	U.S. Department of Labor
DOT	Department of Transportation
EA	Environmental Assessment
EBS	Environmental Basement Survey

EIS	Environmental Impact Statement
EMT	Emergency Medical Technician
EO	Executive Order
ESC	Engineering Support Contractor
ETA	Employment and Training Administration
EU-1	Single family estates on one-acre lot (zoning)
EU-M	Single family estates on half-acre lot (zoning)
FCIT	Florida Center for Instructional Technology
FE	Federally Endangered
FEMA	Federal Emergency Management Agency
FDHR	Florida Division of Historical Resources
FL	Florida
FONSI	Finding of No Significant Impact
FR	Federal Register
FT	Federally Threatened
FW	Fighter Wing
GHG	Greenhouse Gas
GSA	General Services Administration
GSF	Gross square feet
HAZMAT	Hazardous Materials
HHS	U.S. Department of Health and Human Services
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, Ventilation, and Air Conditioning
INRMP	Integrated Natural Resources Management Plan
IPAC	Information, Planning, and Conservation
IPCC	Intergovernmental Panel on Climate Change
ITE	Institute of Transportation Engineers
LBP	Lead-based Paint
MOU	Memorandum of Understanding
MP	Multipurpose
NAAQS	National Ambient Air Quality Standards
NAHB	National Association of Home Builders
NCADAC	National Climate Assessment and Development Advisory Committee

NEPA	National Environmental Policy Act
NETR	Nationwide Environmental Title Research
NHPA	National Historic Preservation Act
NO	Nitrogen dioxide
NPS	National Park Service
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory
O	Ozone
OCT	Off-Center Training
OJC	Office of Job Corps
ORR	Office of Refugee Resettlement
pCi/L	picocuries per liter (of air)
Pb	Lead
PBC	Public benefit conveyance
PCB	Polychlorinated Biphenyl
PM	Particulate Matter
POL	Petroleum, Oil, and Lubricant
PVC	Polyvinyl Chloride
RCRA	Resource Conservation and Recovery Act
ROD	Record of Decision
RU-1	Single family residences on 7.500 square foot lot (zoning)
SAC	Strategic Air Command
SAT	Threatened due to similarity of appearance
SEIS	Supplemental Environmental Impact Statement
SF	Square foot
SHPO	State Historic Preservation Officer
SO	Sulfur dioxides
SROD	Supplemental Record of Decision
TAC	Tactical Air Command
TFW	Tactical Fighter Wing
TSP	Total Suspended Particles
TTW	Tactical Training Wing
UAC	Unaccompanied Alien Children
USAF	U.S. Air Force

USC	United States Code
USCB	U.S. Census Bureau
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

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1.0 EXECUTIVE SUMMARY

The U.S. Department of Labor (DOL) administers the Job Corps, a national residential training and employment program, that helps young people improve the quality of their lives through vocational and academic training. In support of this mission, DOL oversees residential training campuses nationwide and is responsible for facilities and asset management at the Centers, to include construction as well as operations and maintenance. After an evaluation of the Homestead Job Corps Center in Homestead, Florida, the DOL closed the Center in 2017. The property is currently being operated as an Emergency Influx Shelter for Unaccompanied Alien Children (UAC) through a Memorandum of Understanding (MOU) between DOL and the U.S. Department of Health and Human Services (HHS). The DOL now proposes to dispose of the property and all appurtenances (buildings and infrastructure) comprising the Center through a transfer facilitated by the General Services Administration (GSA) for potential reuse.

As required under the National Environmental Policy Act (NEPA), an environmental assessment (EA) must be prepared, detailing an evaluation of the impacts of the proposed action on the natural and built environment.

The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. Consequently, the primary purpose for the proposed action is the closure and disposal of the Homestead Job Corps Center. The proposed project is needed to comply with requirements and procedures for federal real property disposal. When the government disposes of unneeded properties—through transfer, donation, or sale—it generates savings to that agency and the federal government by eliminating costs associated with maintaining the facility.

The proposed action is the disposal of surplus property made available by the closure of the Homestead Job Corps Center. Redevelopment and reuse of the surplus Homestead Job Corps Center property would occur as a secondary action under disposal over which the DOL has only minimal control through the property disposal process. In this EA two “no action” and two disposal and reuse alternatives are considered for the proposed action.

Under the no action alternative (Alternative 1), DOL would not dispose of or otherwise transfer the Homestead Job Corps Center property. The MOU would remain in place and the expiration date would be extended indefinitely to allow the Homestead Job Corps Center property to continue operation as an Emergency Influx Shelter for the HHS.

Under the caretaker status alternative (Alternative 2), the MOU with HHS would be terminated and all personnel, temporary structures, and equipment used for the Emergency Influx Shelter would be removed from the site, returning the property to conditions similar to when it was a Job Corps Center. Responsibility for the management of the property would revert to DOL. DOL would continue to provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment from the time of operational closure until conveyance of the

property. DOL would reduce maintenance levels to the minimum level for surplus government property as required by law.

Under Alternative 3, DOL would dispose of the property via a federal transfer facilitated by GSA. DOL would report the Homestead Job Corps Center to GSA as “excess” property granting GSA the authority to physically assess, appraise the property, and convey or negotiate the sale to another government entity. Due the current agreement with HHS for use of the facility as an Emergency Influx Shelter for UAC, the most likely federal agency interested in obtaining the property is HHS.

For Alternative 4, DOL would report the property to GSA as excess, and upon acceptance, GSA would act as disposal agent to oversee a public sale of the property. The entire property would be transferred in “as-is condition” with 41 acres being proposed as suitable for use for residential development in accordance with zoning restrictions in Miami-Dade County.

Table 1 summarizes the evaluation of direct and indirect impacts to resources as a result of the alternatives. The evaluation performed for this EA indicates that no significant impacts are expected from any of the proposed action alternatives. In addition, no significant cumulative impacts are expected.

1.1 CONCLUSIONS

Based on the analysis discussed in Section 5 of this EA, the proposed action alternatives would have no significant adverse impacts on the existing natural or built environment. This EA supports a Finding of No Significant Impact (FONSI) for the proposed action. Accordingly, preparation of an Environmental Impact Statement is not required.

Table 1. Summary of Impact Analysis for the No Action and Action Alternatives

Impact Topic (Alphabetical)	No Action Alternatives		Action Alternatives	
	Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL	Alternative 2 - Caretaker Status Alternative	Alternative 3 –DOL Disposal through GSA via Federal Transfer to HHS	Alternative 4 –DOL Disposal through GSA via Public Sale for Residential Reuse
Air Quality	No significant impact	No significant impact	No significant impact	No significant impact
Biological and Physical Resources				
Ecologically Critical Areas or Other Unique Natural Resources	Resource not present	Resource not present	Resource not present	Resource not present
Floodplains and Floodways	Resource not present	Resource not present	Resource not present	Resource not present
Prime and Unique Agricultural Land	Resource not present	Resource not present	Resource not present	Resource not present
Soils and Geology	No impact	No impact	No impact	Little to no measurable impact
Surface Water (Streams, Ponds, etc.) and Hydrology	No impact	No impact	No impact	Little to no measurable impact
Threatened and Endangered Species and Critical Habitats	No impact	No impact	No impact	Little to no measurable impact
Vegetation	No impact	No impact	No impact	Little to no measurable impact
Wetlands	No impact	No impact	No impact	Little to no measurable impact
Wildlife	No impact	No impact	No impact	Little to no measurable impact
Cultural Resources				
Archaeological Resources	Resource not present	Resource not present	Resource not present	Resource not present
Historic Buildings	No impact	No impact	No impact	No significant impact, pending NRHP determination of eligibility (DOE) and mitigation if required

Table 1. Summary of Impact Analysis for the No Action and Action Alternatives

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	Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL	Alternative 2 - Caretaker Status Alternative	Alternative 3 –DOL Disposal through GSA via Federal Transfer to HHS	Alternative 4 –DOL Disposal through GSA via Public Sale for Residential Reuse
Historic Properties of Religious or Cultural Significance to Native American Tribes	Resource not present	Resource not present	Resource not present	Resource not present
Energy Requirements and Conservation Potential	No impact	No impact	No impact	No impact
Climate Change	No significant impact	No significant impact	No significant impact	No significant impact
Hazardous and Toxic Substances	No impact	No impact	No significant impact	No significant impact
Land Use	No impact	No impact	No impact	No significant impact
Noise	No impact	No impact	No impact	No significant impact
Socioeconomics				
Economic Development	No impact	No significant impact	No impact	Beneficial effects with no significant impact
Population Demographics	No impact	Little to no measurable impact	No impact	No impact
Housing	No impact	Little to no measurable impact	No impact	Beneficial effects with no significant impact
Community Services	No impact	Little to no measurable impact	No impact	No significant impact
Environmental Justice	No impact	Little to no measurable impact	No impact	No significant impact
Protection of Children	No significant impact	No impact	No significant impact	No impact
Indian Trust Resources	Resource not present	Resource not present	Resource not present	Resource not present
Transportation	No impact	Beneficial effects with no significant impact	No impact	No significant impact
Utilities	No impact	No impact	No impact	No impact

2.0 INTRODUCTION

The Job Corps is a national residential training and employment program administered by the DOL. The Job Corps was created during the administration of President Lyndon B. Johnson in 1964 as part of Johnson's War on Poverty and Great Society initiatives that sought to expand economic and social opportunities for Americans, especially minorities and the poor. The Job Corps was modeled on the Depression-era Civilian Conservation Corps of the 1930s, which provided room, board, and employment to thousands of unemployed people. Job Corps was established originally by the Economic Opportunity Act of 1964. Authorization for the program continued under the Comprehensive Employment Training Act, then Title IV-B of the Job Training Partnership Act, and currently is provided for under Title I-C of the Workforce Investment Act, 1998.

The Job Corps' mission for eligible young adults is to teach them skills they need to become employable, prepare them for careers, or further their education. The Job Corps addresses the multiple barriers to employment faced by disadvantaged youth throughout the United States.

In support of this mission, DOL oversees residential training campuses nationwide. The agency is responsible for facilities and asset management at the Centers, to include construction as well as operations and maintenance. The Employment and Training Administration (ETA) of the DOL announced its proposal to close the Homestead Job Corps Center in Homestead, Florida based on an evaluation of the Center by publishing a Federal Register (FR) Notice at 82 FR 35992 on August 2, 2017. Comments on the proposed decision were requested and, after reviewing and considering all of the relevant public comments, the DOL made a final decision in September 2017 to close the Homestead Job Corps Center. The DOL now proposes to dispose of the property and all appurtenances (buildings and infrastructure) comprising the Homestead Job Corps Center through a transfer facilitated by the U.S. General Services Administration (GSA) for potential reuse, for which an EA is required.

This EA was conducted in accordance with the NEPA of 1969 (42 United States Code [USC] 4321 et seq.) and the Council on Environmental Quality (CEQ) regulations (40 Code of Federal Regulations [CFR] 1500 to 1508).

The purpose and need for the proposed action are defined in Section 3. A description of the project and overview of the alternatives is provided in Section 4. Section 5 describes the affected environment and consequences of the alternatives. Findings and conclusions are reported in Section 6.

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3.0 PURPOSE AND NEED FOR ACTION

3.1 PROJECT LOCATION

The Homestead Job Corps Center property is located on a 41-acre site in Miami-Dade County, Florida with a mailing address of 12350 SW 285th Street, Homestead, FL 33033 and the closest physical address is 470 Bougainville Blvd., Homestead, FL. It is located approximately 5.5 miles northeast of the center of Homestead and about 3.3 miles west of Biscayne Bay on the coast of Florida (Figures 1 and 2). The project area is located at approximately 25°29'59.5" north latitude and 80° 23' 32.9" west longitude. Elevation of the site is approximately 3.4 feet above mean sea level.

The Job Corps Center is bisected by Bougainville Blvd. The portion of the campus north of Bougainville Blvd. is bounded on the north by St. Nazaire Blvd., on the west by a driveway for a large building that was formerly an Army-Air Force Exchange Service (AAFES) exchange/mart, and on the east by Ramey Avenue. The southern half of campus is bounded by Bougainville Blvd. on the north and northeast and St. Lo Blvd. on the southeast with vacant buildings of former Homestead Air Force Base (AFB) on the southwest and actively used buildings of the current Homestead Air Reserve Base (ARB) to the west. A parcel containing a vacant building, the former First National Bank of Homestead, is on the west side of the main entrance to the Center.

3.2 BACKGROUND

The property is currently owned by the DOL. The site was originally developed as part of the Homestead AFB in the 1950s and was activated as a Job Corps Center in 1999. The property is being operated as an Emergency Influx Shelter through a Memorandum of Understanding (MOU) between DOL and the U.S. Department of Health and Human Services (HHS). The property has approximately 271,500 gross square feet (GSF) in 16 buildings (Table 2). Additional portable, temporary facilities, including large tents and trailers, have been added by HHS to augment existing facilities on the campus.

3.2.1 Homestead Air Force Base

Homestead Army Air Field was activated in September 1942 when the Caribbean Wing Headquarters of the United States Army acquired a commercial airfield owned by Pan American Ferries, Inc., just east of Homestead, Florida. The airline had developed the property a few years earlier and used it primarily for pilot training. Prior to its use as an airfield, the area was undeveloped. The Army Air Transport Command which was responsible for maintaining and dispatching aircraft to overseas locations, initially operated it as a staging facility to serve as a scheduled stopover point for military aircraft traveling from the Caribbean and North Africa. As the events of World War II progressed, in 1943 the field mission was changed to a fighter pilot and crew training facility when the Second Operational Training Unit was activated. Homestead Army Air Field remained in operation until September 1945 when a major hurricane caused

Table 2. Buildings and Structures at the Homestead Job Corps Center

Building/ Structure Number	Building (B)or Structure (S)	Current (HHS) Name/Function	Job Corps Center Name/Function	Homestead AFB Name/Function	Date of Construction	Gross Square Feet	General Condition (June 2014)	Condition Update
A	B	Vacant	Former Homestead AFB Housing (Vacant)	938; Visiting Officers Quarters; Turner Hall	1974 (present on 1980 aerial)	17,651	Fair	No change
B	B	Vacant	Main Administration	931; Conference Center; Administration	1974 (present on 1980 aerial)	8,834	Good	HVAC to be replaced Dec. 2018
C	B	Security	Security	916; Base Pharmacy	1976 (present on 1980 aerial)	1,525	Good	HVAC to be replaced Dec. 2018
D	B	Storage; bays previously used as dormitories	Vocation / Warehouse	914; Branch Exchange (BX)	1976 (present on 1980 aerial)	73,440	Good	No change
F	B	Visiting Offices	Career Services Center	903; Credit Union	*1959 (not present on aerial until 1986)	2,720	Good	No change
G	B	Administration	Student Service	902A; Recreation, possible Chapel	1959 (present on 1969 aerial)	4,422	Good	No change
I	B	Vacant	Gymnasium (Vacant)	902C; Gymnasium	*1965 (not present on aerial until 1986)	6,630	Fair; Structurally deficient	No change

Table 2. Buildings and Structures at the Homestead Job Corps Center

Building/ Structure Number	Building (B)or Structure (S)	Current (HHS) Name/Function	Job Corps Center Name/Function	Homestead AFB Name/Function	Date of Construction	Gross Square Feet	General Condition (June 2014)	Condition Update
J	B	Dormitory	Recreation	665; Recreation	1959 (present on 1969 aerial)	19,685	Good	No change
L (1)	B	Dormitory 1	Housing (Dormitory)	659; Barracks	*1965 (present on 1957 topo)	26,640	Good	Fire panel repaired
M (2)	B	Dormitory 2	Housing (Dormitory)	658; Barracks	*1965 (present on 1957 topo)	26,640	Good	Fire panel may need to be repaired
N (3)	B	Dormitory 3	Housing (Dormitory)	657; Barracks	*1965 (present on 1957 topo)	26,640	Good	Fire panel repaired
O	B	Administration	Education/Wellness Center	656; Barracks	*1965 (present on 1957 topo)	26,640	Good	No change
P	B	Dining Facility (DFAC)	Dining Hall / Siatech	646; Mess Hall	1987 (current bldg. present by 1994 aerial)	24,860	Good	HVAC to be replaced Dec. 2018
Q	B	Security	Independent Living Manager's Office	N/A	1998	180	Good	No change
S	B	Security	Guardhouse	N/A	2006	32	Good	No change

Table 2. Buildings and Structures at the Homestead Job Corps Center

Building/ Structure Number	Building (B)or Structure (S)	Current (HHS) Name/Function	Job Corps Center Name/Function	Homestead AFB Name/Function	Date of Construction	Gross Square Feet	General Condition (June 2014)	Condition Update
U	B	Administration	Child Development Center (Vacant)	N/A	2006	5,000	Good	Removed children's toilets
C1	S	Demolished	Greenhouse	N/A	2010	64	Good	Demolished
C2	S	Demolished	Greenhouse	N/A	2010	64	Good	Demolished
R	S	Pavilion	Pavilion	N/A	2000	400	Good	No change
T	S	Demolished	Flammable Storage	N/A	2006	225	Good	Demolished

*date of construction reported in the DOL Facility Condition Summary Report (DOL 2014a) is not supported by historic aerial imagery reviewed to confirm dates of construction (NETR 2018).

extensive damage to most of the airfield's facilities. Because of the high costs of rebuilding, coupled with the anticipated post-wartime reductions in military operations, the facility was placed on inactive status. The property was turned over to Dade County (now known as Miami-Dade County) and for the following eight years, the base runways were lightly used by crop dusters and the buildings housed a few small commercial and industrial operations. In 1953, the federal government again acquired the facility and rebuilt it as Strategic Air Command (SAC) base for the U.S. Air Force (USAF). The first operational squadron arrived in 1955, and Homestead Army Air Field was redesignated Homestead Air Force Base (AFB). By the end of the decade, over 6,000 USAF personnel were stationed at the base. In 1960, the facility was modified to accommodate B-52 aircraft. In 1962, the population of the base was greatly expanded in response to the Cuban Missile Crisis when the 31st Tactical Fighter Wing (TFW) moved from George AFB, California, to Homestead AFB. The growing concerns regarding Cuba resulted in the recognized need for an operational tactical air force presence in southern Florida. On July 1, 1968, the command of the facility was changed from SAC to Tactical Air Command (TAC), and while the 31st TFW was deployed to Southeast Asia, the 4531st TFW was established as provisional host unit until the return of the 31st TFW. During this time, the TFW was flying F-4, F-100 Cs and Ds. In 1981, the wing was redesignated the 31st Tactical Training Wing (TTW). In 1984, the 31st TTW converted to F-16 aircraft. In 1992, TAC transitioned into the Air Combat Command (ACC) (Air Force Reserve Command [AFRC] 1996; INRMP 2009) and the base continued to operate as a training and tactical facility.

In 1992, Hurricane Andrew, a Category 4 hurricane with winds estimated at 150 miles per hour, caused extensive damage to Homestead AFB. As a result, in 1993, Homestead AFB which totaled approximately 2,938 acres at that time, was placed on the Base Realignment and Closure (BRAC) list and slated for realignment with a reduced mission; approximately one-third of the base was to be retained for military reserve training. The USAF determined that approximately 1,632 acres of Homestead AFB were excess to its needs and surplus to the needs of the federal government. The Air Force Base Conversion Agency (AFBCA) managed the disposal of the land declared excess and surplus, the remediation of sites at the Base that were contaminated by petroleum products, and assisted the local community in determining property reuse and conveyance.

In January 1994, the USAF issued a final environmental impact statement (EIS) on the disposal of Homestead AFB, and in February 1994, the USAF notified the public and Federal agencies of the availability of property for transfer through a formal screening process. A record of decision (ROD) was issued on October 26, 1994. The U.S. Air Force Reserve Command (AFRC) planned to re-designate the remaining base as the Homestead Air Reserve Station, now Homestead ARB. Miami-Dade County, Florida, requested surplus property for use as a public airport.

Among several other agencies, the U.S. DOL requested transfer of approximately 40 acres of improved property, plus a credit union building, if available, for use as a training and employment program for the Job Corps Program. Other requests to acquire property came from the U.S. Army, U.S. Department of the Treasury, and the U.S. Department of Health and Human Services (HHS) for a lease on behalf of the Dade County Homeless

Trust, U.S. Department of Education on behalf of two organizations, and the U.S. Department of Justice. In addition, two base depository institutions, a credit union and a bank, were offered first right of refusal to acquire land.

Following the initial Homestead AFB closure, the USAF and the Federal Aviation Administration (FAA) determined that the potential development of a commercial airport at the former Homestead AFB warranted further review and study and began preparation of a supplemental EIS (SEIS) in December 1997. On January 15, 2001, a second supplemental record of decision (SROD) was issued to supplement both the record of decision (ROD) dated October 26, 1994, and the SROD dated February 20, 1998. In total, approximately 1,943 acres of former Homestead AFB property were retained for use by the 482nd Fighter Wing (FW) and its tenant commands, including the airfield. Surplus former Homestead AFB property totaling approximately 1,000 acres was conveyed or leased to a variety of outside entities, including the DOL for the Job Corps Center (INRMP 2009).

3.2.2 Homestead Job Corps Center

The USAF designated an approximately 40-acre area that had historically been used for residential, recreational, and retail purposes on base as Parcel 1f and determined it as excess. A Letter of Transfer and Operating Agreement between the Secretary of the Air Force and Secretary of the Department of Labor was entered into on April 29, 1996 for the transfer of the excess property and buildings comprising Parcel 1f at Homestead AFB for the Job Corps Center. The parcel comprised paved asphalt parking lots, concrete sidewalks, and grass areas in addition to 15 buildings including mess hall/dining hall (Building 646; P), barracks/dormitories (Buildings 656-659, L-O), the former base exchange (Building 914; D), base pharmacy (Building 916; C), child development/care center (former Building 917, now demolished), conference center (Building 931; B), and other community support facilities. In addition, an approximately one-acre area called Parcel 9, consisting of the land underlying a credit union building along Ramey Avenue (Building 903; F) was first offered for sale to the Florida Horizons Federal Credit Union but apparently after not being sold, was made available to DOL as part of the Job Corps Center.

In May 1994, the DOL prepared its own EA and Finding of No Significant Impact (FONSI) for creating a new Job Corps Center at the former Homestead Air Force Base. The FONSI determined that establishment of the Job Corps Center at Homestead AFB would not cause any significant environmental impact and should continue as proposed (CRB Geological and Environmental Services, Inc. [CRB] 1994). At the time of the EA, no new structures or additional development of the campus were proposed but the majority of the buildings being transferred to DOL for the Job Corps Center required renovations to meet the needs of the program. Additionally, repairs to utilities damaged by Hurricane Andrew would be required. The existing parking facilities were determined to be adequate and in good condition with approximately 600 spaces available.

The primary changes to the Job Corps Center parcel after acquisition from the USAF have been the demolition of Building 917, the former child care/development center on the north side of Bougainville Blvd.; demolition of Building 902B, the original

gymnasium, attached to the northwest side of the current gymnasium (Building 902C; I); infilling of an outdoor Olympic-sized swimming pool (Structure 653) and demolition of the associated bath house (Building 654), previously located southeast of the Recreation Building (Building 665; J); interior alterations to convert a barracks (Building 656) to a Wellness/Dental building with educational classrooms on the second and third floors (Building O); the construction of Building U for a new child development center; the addition of small buildings for an Independent Living Manager's Office (Building Q) and Guard House (Building S), and the addition of structures for vocational training including two greenhouses (Structures C1 and C2) and Flammable Storage (Structure T) and a Pavilion (Structure R) for outdoor space near the dorms. The DOL retained tennis courts (Structure 941), located east of former AFB housing (Building 938; A) and added outdoor recreational facilities including baseball and soccer fields and basketball and volleyball courts.

Following repairs and renovations to the campus, the Homestead Job Corps Center was activated in 1999. The Center is owned by the DOL but was operated by ResCare, Inc., under a contract beginning August 1, 2011. The Center provided residential living, academic education, recreation, and vocational training for a population of 391 students consisting of 184 resident men, 188 resident women and 19 non-residents as of June 2014 (DOL 2014a).

The 16 buildings on campus are generally organized in two clusters, separated by Bougainville Blvd.: a group of seven (7) buildings on the northern portion of the campus with a large parking area and another group of nine (9) buildings on the southern portion (Figure 3). The northern portion contains administration, security, vocational trades, warehouse, career services center, student services, and gymnasium. Two buildings on northern portion of the campus are vacant, the Gymnasium (Building I) due to structural issues and former Homestead AFB Housing (Building A) which was never occupied but once considered for independent student living housing/single parent dormitories. The southern portion of the campus contains recreation, residential administration, dormitories, dining hall, education, wellness, and a Child Development Center (CDC) (Building U) that is vacant.

The Homestead Job Corps Center provided career technical training in several vocational trades including the following:

- Automotive Mechanic (Off-Center)
- Brick Masonry
- Business Office Technologies
- Carpentry
- Collision Repair
- Culinary Arts (Off-Center)
- Computer Service Technician
- HVAC
- Facilities Maintenance and Construction
- Medical Assistant
- Medical Office Support

- Nursing Assistant
- Off-Center Training
- Security Services
- Pharmacy Technician (Off-Center)
- Security Services
- Tile Setting

Each training program prepares students to earn an industry-recognized certification through a state agency or national accrediting body. As an accredited institution, the Job Corps Center also provides academic training, including basic reading and math, with the opportunity to earn a General Educational Development credential or high school diploma. Courses in independent living, employability skills, and social skills are offered to help students transition into the workplace.

All students must complete the application and recommendation process for his or her career training program as well as other Center requirements. All students must maintain satisfactory attendance and progress requirements.

Fall enrollment at the Homestead Job Corps Center was suspended in the Summer of 2015 following the homicide of a Job Corps Center student in the woods near the campus. Seventeen students who had remained on campus during the summer break were moved to other Job Corps Centers. The facility was held in caretaker status while DOL officials reviewed past audits and security procedures at the campus.

After completing its evaluation, DOL announced plans to close the Center in August 2017, and after reviewing public comments, officially closed the Center in September 2017 (Federal Register 2017). The DOL plans to report the property as excess to the U.S. GSA through completion of Standard Form 118, Report of Excess Real Property. Upon acceptance of the property as excess, GSA would serve as disposal agent and follow procedures to determine an appropriate reuse of the property through transfer or sale.

3.2.3 Homestead Branch, Emergency Influx Shelter

In January 2016, during the suspension of the Job Corps program at the Homestead Center, DOL granted a Memorandum of Understanding (MOU) (Appendix A) and a Revocable License Agreement to the Administration for Children and Families (ACF), part of the U.S. Department of Health and Human Services (HHS) to have exclusive use of the property to operate an Emergency Influx Shelter for Unaccompanied Alien Children (UAC) for the HHS, ACF, Office of Refugee Resettlement (ORR). The MOU has been amended five times to extend the expiration date for use of the facility, currently set to expire on December 31, 2018.

The MOU allows ACF to provide both shelter and medical services to UAC on the existing Homestead Job Corps Center campus. The ACF may house up to 800 UAC in Buildings B, C, D, J, L, M, N, O, P, Q, S, and W (most likely intended to be U), consisting primarily of dormitories, the gymnasium (likely the recreation center), cafeteria, and classroom space on the Homestead Job Corps Center campus (Figure 3). In

addition, the MOU allows ACF to house up to 4,200 UAC in their own portable facilities erected in appropriate locations on the campus subject to DOL approval.

As of October 2018, the facility capacity is 1,350 UAC. During the peak period of occupation on the campus, between May 2016 and April 2017, maximum capacity was 2,600 UAC. The number of temporary, portable facilities on campus is subject to increase and decrease as the population of UAC housed at the shelter expands and contracts. Temporary facilities may be added when there is a surge in numbers of UAC. Typically, an ORR emergency influx shelter is activated when permanent shelters are at 85 percent capacity. During periods when UAC are not present on campus, the facility enters a “warm” period when buildings are placed in “mothball” or maintenance status and unused temporary structures and infrastructure are removed or reduced in number to lower operating expenses. UAC are typically transported to the shelter from other locations across the country.

HHS, ACF has exclusive use of the property in its entirety in an “as is condition,” which includes the existing buildings and infrastructure, water supply, sewer capacity, and electrical systems. ACF provides all needed staff and chaperones to operate the shelter and, at their own expense, protects, maintains, and repairs the Homestead Job Corps Center campus as needed. Facilities at the shelter are currently managed by a contractor to ACF, Brookstone Emergency Services, Inc. (Brookstone) and their subcontractors with a staff of about 15-20. Shelter staffing for childcare and medical services is provided by Comprehensive Health Services, Inc (CHS) under a separate contract with ACF. They currently have about 1,800 staff including labor subcontractors who provide 24/7 oversight of UAC at the shelter. CHS provides Case Management, Clinical Counseling, Education, Medical Services, Legal Services, and direct line of sight care to UAC to aid in their reunification with a U.S. sponsor (CHS 2017). Staff consist of bilingual personnel including doctors, nurses, physicians’ assistants, nurse practitioners, EMTs, clinical counselors, case managers, social workers, teachers, as well as youth care, security, food service, housekeeping/janitorial, and maintenance workers.

To prepare the site for occupation, the HHS facilities contractor set up perimeter fencing, readied available existing buildings for occupancy, and set up temporary, portable facilities. Temporary chain link fencing with green screening was added around the perimeter of the campus to provide privacy for shelter occupants. Security checkpoints are located throughout the campus and include about 18 gates/points of entry with temporary sheds for security personnel. The sign at the main campus entrance was changed from Homestead Job Corps Center to “Homestead Branch” Emergency Influx Shelter of the ORR. At the time of the site visit in October 2018, fencing remains around the south side of campus, which is currently the “secure” side where UAC are located. The north side of campus is used for facilities maintenance administrative and storage space, and CHS operations, staff onboarding, and training. A large parking lot south of Building D provides ample parking for current staff at the shelter. Three buildings on the north side of campus, the gymnasium (Building I), Administrative (Building B) and former Air Force housing (Building A) remain vacant and are not available for use by the shelter. Three structures remaining from the Job Corps, including two (2) Greenhouses

(Structures C1 and C2) that had partially collapsed and one (1) concrete block Flammable Storage shed (Structure T) near Building D, were removed.

Preparation of buildings included cleaning, patching and minor repairs, and painting of all interior rooms. Unneeded furniture and equipment were removed from several spaces including the medical and dental offices in the Wellness Center (Building O) and non-functioning coolers used for storage in the Dining Hall (Building P). In Building U, a former CDC onsite, children's toilets were removed from bathrooms. In dormitories, including Buildings L, M, and N (renumbered 1, 2, and 3) and Building J (former recreation center) doors were removed from the dormitory rooms as the shelter is required to provide 24/7 line of sight to UAC. All removed equipment, furniture, and fixtures are stored elsewhere onsite. Night lighting was added to interior dormitory rooms in Buildings L, M, N, J and some bays of Building D.

Portable facilities brought onsite include large, soft-sided tents, office trailers, bathroom trailers, and back up utilities to augment existing facilities. As many as 10 tents were set up on the north side and about five on the south side of campus during the peak period of occupation on the campus, between May 2016 and April 2017. Several of these served as Hygiene Tents to provide bathrooms and showers for temporary dormitories set up in bays on the east and west sides of Building D. During the site visit conducted in October 2018, only four tents remained, all on the south side of campus and include a Hygiene Tent attached to Building J, which serves as a dormitory, an Educational Tent with classrooms space behind Building U, a Multipurpose (MP) Tent to the north, and a Dining Facilities (DFAC) Tent attached to the Dining Hall (Building P) to provide overflow dining seating. Several trailers are located behind the Multipurpose Tent and serve as medical offices for vaccinations, X-rays, and other services. The central walkway on the south side of campus is lined with a series of bathroom/washroom trailers to provide additional facilities to the UAC and staff. Temporary above ground PVC pipes convey wastewater from the Hygiene Tents and bathroom trailers to a frac tank onsite that is taken offsite for disposal. Other onsite utilities have been augmented with the addition of a propane tank to provide domestic hot water for the Building J Hygiene Tent and numerous generators onsite to provide electricity to temporary structures since supplies to tie in to existing buildings are not sufficient. During hurricane season, the facilities contractor for HHS also maintains a supply of backup generators in case storms cause a loss of power. These are removed from site at the end of hurricane season. Several portable security lights mounted on posts are also located across campus.

Changes to surface treatments on campus have also occurred. In several locations on the south side of campus, asphalt pavement has been added over dirt or grass to create new paths or connect existing concrete sidewalks. These were required to provide accessible pathways between existing and temporary facilities. In addition, crushed limestone was brought onsite in grass or dirt covered areas to raise and level the ground surface and improve drainage under tents and other temporary structures. Crushed limestone was also brought in for an additional parking area on the west side of the gymnasium (Building I), needed for staff parking when the shelter was at maximum capacity. This parking lot is located in the footprint of former Building 917, a former CDC demolished sometime after

DOL acquired the property from the USAF. Limestone surfaces in areas where tents were previously located are visible in a few locations on campus, including the east side of Building D. This area was the location of Building 930, a former USAF building demolished sometime before the property was transferred to DOL. Haul trucks for crushed stone and a small stockpile of stone are located on the south side of the tennis courts. Another outside storage and staging area is located on an asphalt paved area on the west side of Building D along St. Nazaire Blvd.

In several locations around the large Multipurpose Tent on the south side of campus, holes were excavated around the perimeter of the tent to capture stormwater. Gutters and downspouts were added as roof drains for the tent to direct the flow of water into the holes where sump pumps pump the water to onsite holding tanks for offsite disposal. This tent is adjacent to the location of a former Olympic-sized pool on campus (Structure 653) that was infilled sometime after DOL acquired the property. The surface of the former pool area is now a recreational field. Settling of the fill over time may have created a low spot on campus as this area is more likely to become inundated during storm events. This field serves as the primary outdoor recreational space on campus, largely for soccer and volleyball. Former recreational areas, including basketball and volleyball courts on the south side of campus and a soccer field on the north side of campus, have been covered by tents or temporary structures.

In general, the facilities contractor for HHS does not conduct major renovations or systems upgrades to any buildings but notifies the DOL Engineering Support Contractor (ESC) Project Manager when major repairs or renovations are needed. No major construction and demolition of only a few small structures has occurred since the facility has been used as a shelter. The primary major project requested is the replacement of HVAC systems on Buildings B, C, and P that have failed or are nearing their end of life. Building B was previously used as administrative offices for the shelter; however, when the HVAC failed, the space became unusable. DOL is slated to replace the HVAC systems for these three buildings in December 2018.

The facilities contractor for HHS manages regular maintenance at the facility including kitchen hood cleaning, mosquito abatement, mowing and grounds maintenance, and regular systems maintenance. For Dormitory Buildings L and N (1 and 3), HHS funded the repair or upgrade of existing fire panels that electronically monitor sprinklers and smoke alarms.

3.3 PROJECT PURPOSE

On August 2, 2017, the Office of Job Corps (OJC) in the Employment and Training Administration (ETA) of the DOL announced its proposal to close the Homestead Job Corps Center in Homestead, Florida based on an evaluation of the Center by publishing a Notice in the Federal Register and requesting comments on the proposed decision at 82 FR 35992. After reviewing and considering all of the relevant public comments, the DOL made a final decision in September 2017 to close the Homestead Job Corps Center. The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. Consequently, the primary purpose for the

proposed action is the closure and disposal of the Homestead Job Corps Center. Reuse of the property by others is a secondary action over which the DOL has only minimal control through the property disposal process.

3.4 PROJECT NEED

The proposed project is needed to comply with requirements and procedures for federal real property disposal. The federal government holds thousands of properties that agencies no longer need to accomplish their missions. When the government disposes of unneeded properties—through transfer, donation, or sale—it generates savings to that agency and the federal government by eliminating costs associated with maintaining the facility.

Although the Workforce Innovation and Opportunity Act (WIOA) assigns the Secretary of Labor the ability to acquire and dispose of real property, DOL has chosen to engage the GSA as the disposal agent for the transfer of the Homestead Job Corps Center property. DOL will submit a Standard Form 118 (SF 118), Report of Excess Real Property to GSA, along with other supporting documentation, and once accepted by GSA, GSA would take responsibility for any subsequent disposal-related activities. Any proceeds realized from the disposal would be retained by DOL in furtherance of the Job Corps program. DOL as the land-holding agency is required to complete NEPA review for its decision to close the Homestead Job Corps Center and report it as excess to GSA.

3.5 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the closure of the Homestead Job Corps Center. Redevelopment and reuse of the surplus Homestead Job Corps Center property (the property) would occur as a secondary action under disposal.

The Homestead Job Corps Center was closed in September 2017 and the DOL will dispose of the property through a transfer facilitated by GSA. As a part of the disposal process, the GSA will first screen the property for reuse with other federal agencies. Although formal screening has not yet occurred, the U.S. Department of Health and Human Services (HHS) is likely interested in reusing this property to continue operation of an Emergency Influx Shelter for UAC which has been in place since 2016 under an MOU with DOL.



REGIONAL PROJECT AREA
 U.S. Department of Labor
 Homestead Job Corps Center
 Homestead Florida

Legend
 Highway

0 0.2 0.4 0.8
 Miles

Figure Date: September 2018

Figure 1. Regional Project Area

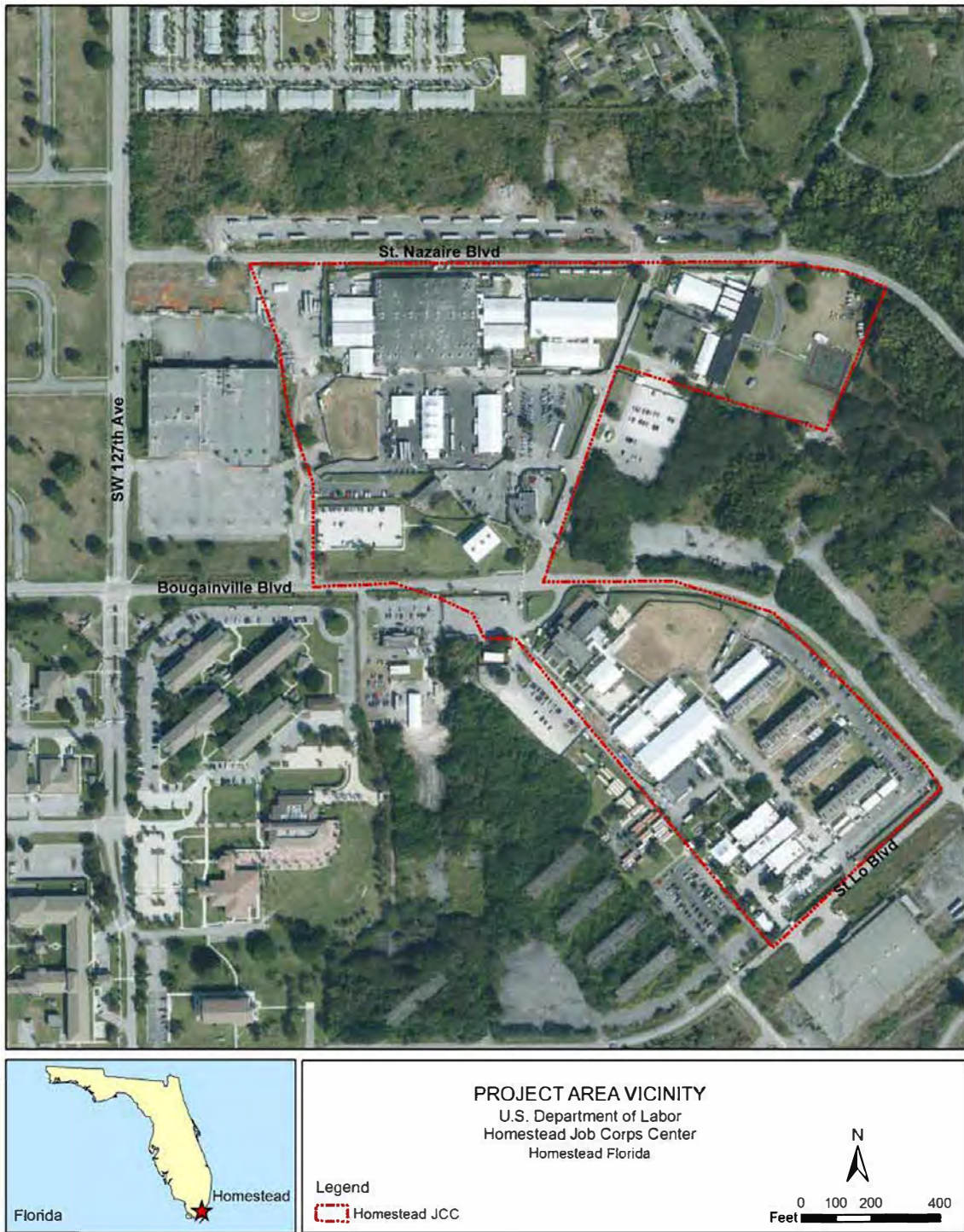


Figure 2. Project Area Vicinity

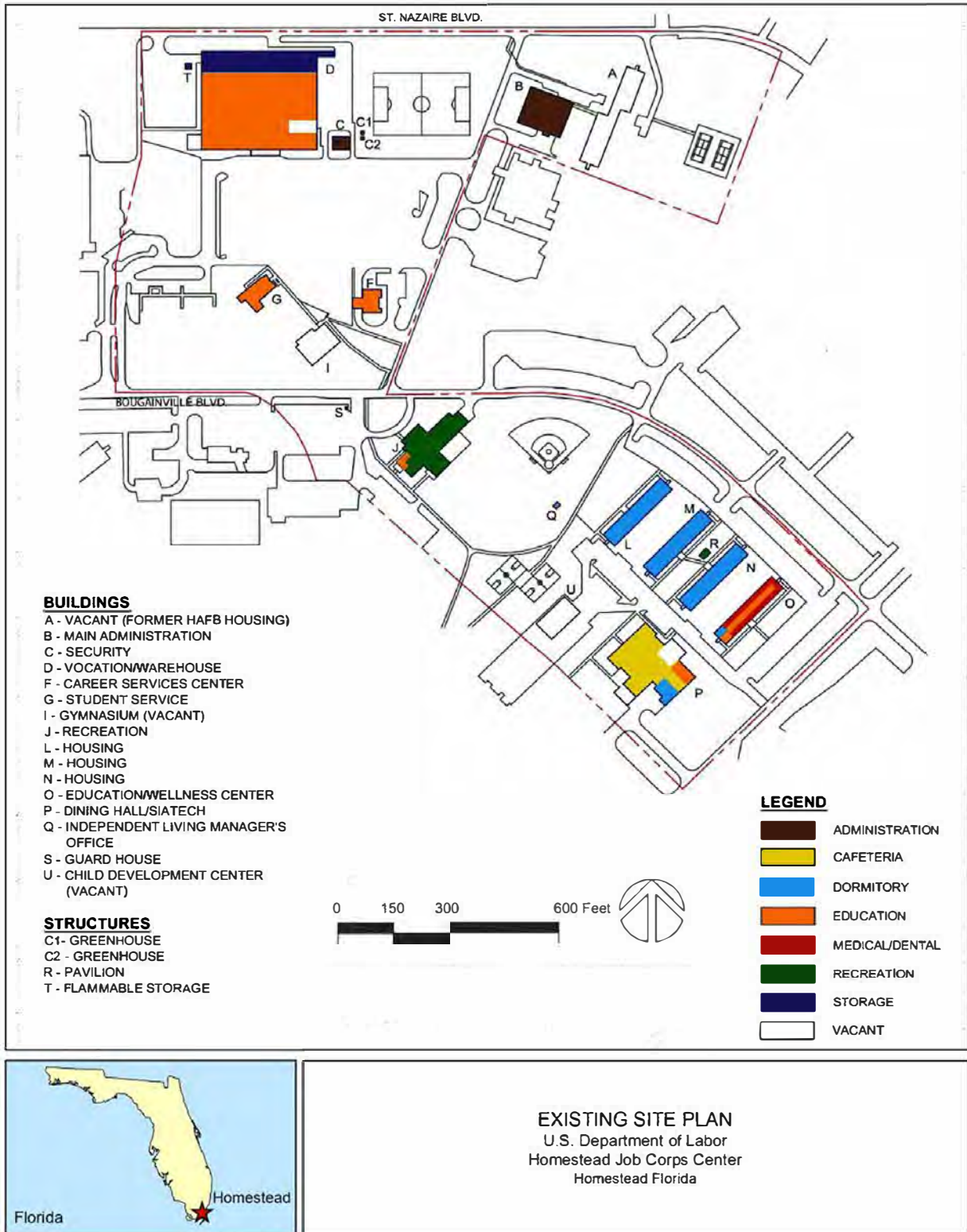


Figure Date: October 2018

Figure 3. Homestead Job Corps Center Existing Site Plan (DOL 2014a)

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4.0 ALTERNATIVES

NEPA requires federal agencies to explore a range of reasonable alternatives and analyze effects that the alternatives could have on the natural and built environment. This section describes two “no action” alternatives, and two disposal and reuse alternatives.

4.1 NO ACTION ALTERNATIVES

The Council on Environmental Quality (CEQ) regulations and 32 Code of Federal Regulations (CFR) Part 651 stipulate that the no action alternative be analyzed to assess any environmental consequences that might occur if the proposed action were not implemented and to provide a baseline against which the effects of the proposed action are compared. Two potential no action alternatives were carried forward for detailed analysis in this EA. Baseline conditions under the no action alternatives will be described in Section 5 of this EA.

4.1.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

Under the no action alternative (Alternative 1) DOL would not dispose of or otherwise transfer the Homestead Job Corps Center property. The MOU with HHS governing the use of the property as an Emergency Influx Shelter would remain in place and would continue to be amended to renew the terms and extend the expiration date in three to six-month increments. The Homestead Job Corps Center property would continue operation as an HHS, ACF, Office of Refugee Resettlement (ORR) Emergency Influx Shelter for Unaccompanied Alien Children (UAC).

ACF would continue to provide all needed staff and chaperones to operate the shelter and, at their own expense, and would continue to protect, maintain, and repair the Homestead Job Corps Center campus, as needed, most likely through separate contracts for facilities management and shelter staffing.

No new construction or demolition of permanent buildings would occur and the existing layout of the campus would remain similar to existing conditions. Temporary structures including tents and trailers may be added and removed as the population of UAC housed at the shelter expands and contracts.

4.1.2 Alternative 2 - Caretaker Status Alternative

DOL secured the property after the Homestead Job Corps Center ceased operations in 2015 to ensure public safety, the security of remaining government property, and to allow completion of any required environmental remediation actions prior to making a decision for disposition of the property. The facility was taken out of caretaker status in 2016 when the campus was activated as an Emergency Influx Shelter for UAC under an MOU that has been amended five times to extend the expiration date. The current expiration date is December 31, 2018. The need for the emergency shelter is contingent upon surges

of UAC entering the country. The facility has previously entered a “warm” period when numbers of UAC declined below the level required to have an emergency shelter open. Changes in number of UAC are often seasonal and dependent on various conditions. ORR maintains permanent shelters for UAC and only activates emergency shelters if capacity at permanent facilities reaches 85 percent. Although current immigration trends indicate the potential continued need for an emergency shelter, the ORR may not need the Homestead campus for an extended period and could decide to terminate or not renew the MOU. If the MOU is terminated by either party or not renewed and the property is not transferred, the DOL would place the vacant property in caretaker status.

Under the caretaker status alternative (Alternative 2), HHS and its contractors would remove all personnel, temporary structures, and equipment from the site, returning the property to conditions similar to when it was a Job Corps Center. Responsibility for the management of the property would revert to DOL. DOL would continue to provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment from the time of operational closure until conveyance of the property. DOL will reduce maintenance levels to the minimum level for surplus government property as required by 41 CFR §§ 102-75.945 and 102-75.965.

4.2 DISPOSAL AND REUSE ALTERNATIVES

The primary action evaluated is the disposal of the excess property made available by the closure of the Homestead Job Corps Center. This is an action for which the DOL has responsibility, and both the authority and ability to control. The secondary action is reuse development of the property after ownership is transferred, an action taken by others as a result of DOL’s decision to dispose of the property. Because reuse is a “secondary action” to the “primary action” of disposal and involves decisions ultimately made by others, DOL does not identify a preferred reuse alternative.

Methods available to DOL for property disposal include 1) a federal transfer facilitated by the U.S. General Services Administration (GSA), 2) a public benefit conveyance (PBC) (where state or local government entities may obtain the property at less than fair market value when sponsored by a federal agency (e.g., U.S. Department of Housing and Urban Development (HUD)) for uses that would benefit the public (e.g., homeless shelter), 3) negotiated sale in which GSA would negotiate the sale of the property to state or local government entities or private parties at fair market value, and 4) competitive sale in which sale to the public would occur through either an invitation for bids or an auction. The reuse planning process is dynamic and often dependent on market, economic, and other conditions. The Homestead Job Corps Center would undergo a series of screenings by GSA to determine the most appropriate or most likely reuse alternatives.

Zoning restrictions can play a role in determining the type of redevelopment that can occur on a parcel and aid in the development of appropriate reuse alternatives. In the case of the Homestead Job Corps Center, the property is zoned by Miami-Dade County as an Agricultural District (AU) (Miami-Dade County 2018a). The AU zoning district allows agricultural uses and single-family residences on five-acre lots and every

customary use associated with it, which may include pools, sheds, private garages, or carports. Chapter 33 Article XXXIII of the Miami-Dade County Municipal Code also allows areas zoned AU all uses, except golf courses, permitted for other types of single-family residences including single-family estates on a 7,500 square foot (SF) lot (RU-1), single-family estates on a half-acre lot (EU-M), and single-family estates on a one-acre lot (EU-1) (Miami-Dade County 2018b).

The following alternatives evaluate a reasonable and likely range of disposal and reuse possibilities for the Homestead Job Corps Center. Although these reuse alternatives are hypothetical, they have been established to include likely reuses of the property as a basis for evaluating potential impacts from the proposed disposal of the property by DOL.

4.2.1 Alternative 3 –DOL Disposal through GSA via Federal Transfer to HHS

Under Alternative 3, DOL would dispose of the property via a federal transfer facilitated by GSA. DOL would report the Homestead Job Corps Center to GSA as “excess” property through completion of Standard Form 118, Report of Excess Real Property, granting GSA the authority to physically assess, appraise the property, and convey or negotiate the sale to another government entity. Upon GSA’s acceptance of the Report of Excess Real Property, GSA would become the disposal agent and would handle the disposal process.

Due the current agreement with HHS for use of the facility as an Emergency Influx Shelter for UAC, the most likely federal agency interested in obtaining the property is HHS. The Homestead campus was selected by HHS/ORR from a nationwide search of potential candidate locations for a space that meets the requirements of the UAC program. The existing site facilities, including dormitories, dining hall, and administrative offices, provides existing infrastructure that meet the needs of the UAC program. Other potential reasons Homestead provides an ideal location include its federal ownership, but not by the Department of Defense, its location near a major metropolitan city that provides access to a large and qualified bilingual work force, local support for the program, proximity to a major international airport, and separation from nearby towns/cities.

The HHS contractor currently providing childcare and medical staffing at the shelter previously submitted a letter supporting a shift of the property from DOL to HHS ownership to allow the property to continue to operate as an HHS/ORR Emergency Influx Shelter (CHS 2017). CHS identifies the property as site-ready and a proven resource to meet the unique needs and objectives of the HHS/ORR mission. Under this alternative, operations would continue at the capacity described under the No Action Alternative -Alternative 1 with no new construction or demolition and continued use of the existing campus buildings, infrastructure, and utilities supplemented by temporary structures and equipment based on surges in UAC population; however, the MOU would be terminated. Through GSA as disposal agent, DOL would transfer/sell ownership of the property to HHS at fair market value. Any proceeds realized from the disposal would be retained by DOL in furtherance of the Job Corps program.

4.2.2 Alternative 4 –DOL Disposal through GSA via Public Sale for Residential Reuse

For Alternative 4, DOL would report the property to GSA as excess, and upon acceptance, GSA would act as disposal agent as noted in Alternative 3; however, GSA would oversee a public sale of the property. The entire property would be transferred in “as-is condition” with 41 acres being proposed as suitable for use for residential development in accordance with zoning restrictions in the county. Any proceeds realized from the disposal would be retained by DOL in furtherance of the Job Corps program.

Although the Homestead Job Corps Center property is zoned as AU, Agricultural District, according to Chapter 33 Article XXXIII of the Miami-Dade County Code, the AU district also allows all uses permitted in the RU-1, EU-M or EU-1 Districts (Miami-Dade County 2018b). Potential residential types include, but are not limited to, single-family residences on a 7,500 SF lot (RU-1), single-family estates on a half-acre lot (EU-M), single-family estates on a one-acre lot (EU-1), or agricultural uses and single-family residences on a five-acre lot (AU). Under this reuse alternative, the analysis in the EA assumes the current Homestead Job Corps Center buildings would be demolished and residential dwellings would be constructed in accordance with zoning allowed in the county.

The Homestead Job Corps Center campus is currently surrounded by residential neighborhoods that average approximately four (4) to six (6) dwelling units per acre under a variety of residential zoning districts. For the purposes of this EA, residential reuse will be analyzed at the highest intensity possible to evaluate the greatest foreseeable impacts that could reasonably result from development of the property for residential housing. The highest intensity allowed under the county zoning code would be single-family residences on 7,500 SF lots, which will be evaluated as four (4) dwelling units per acre. For a residential reuse, the period of use is assumed to be throughout the week during the day and in the evenings.

5.0 THE AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

This section provides a description of the existing environmental conditions of the geographic project area that could be affected by the proposed action or the no action alternative. Following each impact topic, a description of the potential environmental impacts that could result from implementation of the proposed action compared to the no action alternative is presented. The impact topics addressed are described below.

As part of this assessment, scoping letters describing the proposed action were submitted to various federal and state agencies to solicit comments regarding any possible impacts of the proposed action. Copies of the agency correspondence letters are presented in Appendix B.

Cumulative impacts of the proposed action, combined with impacts from past, current, and reasonably foreseeable future actions, are evaluated at the end of this section.

5.1 IMPACT ANALYSIS METHODS

An environmental impact is defined as a change in a resource from the existing environmental baseline conditions caused by or resulting from one of the project alternatives. Impacts may be determined to be beneficial or adverse and may apply to the full range of natural, aesthetic, cultural, and economic resources of the property and its surrounding environment. The term “significant”, as defined in Section 1508.27 of the Regulations for Implementing NEPA (40 CFR 1500), requires consideration of both the context and intensity of the impact evaluated.

Significance can vary in relation to the context of the action. This means that the significance of an action must be analyzed in several contexts such as society (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the proposed action. For instance, in the case of a site-specific action, significance would usually depend on the effects in the locale rather than in the world. Because of the nature of the proposed project, all impacts may be presumed to be localized unless stated otherwise.

In accordance with the CEQ implementing guidance, impacts are also evaluated in terms of their intensity or severity. Factors contributing to the evaluation of the intensity of an impact are listed in Section 1508.27 of the Regulations for Implementing NEPA.

The range of intensity of potential impacts discussed in this EA are characterized as follows:

- Significant impact - the impact is severe, major, and highly disruptive to current or desired conditions.
- No significant impact - the impact is slight, but detectable (minor) or the impact is readily apparent and appreciable (moderate).

- Little to no measurable impact - the impact is not measurable at the lowest level of detection (negligible);
- No impact - a resource is present, but is not affected;
- Resource not present.

5.2 IMPACT TOPICS ANALYZED

Six impact topics were assessed for potential impacts resulting from the proposed action. These topics include: air quality, cultural resources, hazardous and toxic substances, land use, socioeconomics, and transportation. Impact topics considered but not further assessed are described in Subsection 5.2.1. Table 3 lists each environmental resource category and subcategory and associated environmental impacts. As noted in the following analysis, none of the potential impacts identified in this EA are significant.

Table 3. Summary of Impact Analysis for the No Action and Action Alternatives

Impact Topic (Alphabetical)	No Action Alternatives		Action Alternatives	
	Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL	Alternative 2 - Caretaker Status Alternative	Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS	Alternative 4 –DOL Disposal through GSA via Public Sale for Residential Reuse
Air Quality	No significant impact	No significant impact	No significant impact	No significant impact
Biological and Physical Resources				
Ecologically Critical Areas or Other Unique Natural Resources	Resource not present	Resource not present	Resource not present	Resource not present
Floodplains and Floodways	Resource not present	Resource not present	Resource not present	Resource not present
Prime and Unique Agricultural Land	Resource not present	Resource not present	Resource not present	Resource not present
Soils and Geology	No impact	No impact	No impact	Little to no measurable impact
Surface Water (Streams, Ponds, etc.) and Hydrology	No impact	No impact	No impact	Little to no measurable impact
Threatened and Endangered Species and Critical Habitats	No impact	No impact	No impact	Little to no measurable impact
Vegetation	No impact	No impact	No impact	Little to no measurable impact
Wetlands	No impact	No impact	No impact	Little to no measurable impact
Wildlife	No impact	No impact	No impact	Little to no measurable impact
Cultural Resources				
Archaeological Resources	Resource not present	Resource not present	Resource not present	Resource not present
Historic Buildings	No impact	No impact	No impact	No significant impact, pending NRHP determination of eligibility (DOE) and mitigation if required

Table 3. Summary of Impact Analysis for the No Action and Action Alternatives

Impact Topic (Alphabetical)	No Action Alternatives		Action Alternatives	
	Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL	Alternative 2 - Caretaker Status Alternative	Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS	Alternative 4 –DOL Disposal through GSA via Public Sale for Residential Reuse
Historic Properties of Religious or Cultural Significance to Native American Tribes	Resource not present	Resource not present	Resource not present	Resource not present
Energy Requirements and Conservation Potential	No impact	No impact	No impact	No impact
Climate Change	No significant impact	No significant impact	No significant impact	No significant impact
Hazardous and Toxic Substances	No impact	No impact	No significant impact	No significant impact
Land Use	No impact	No impact	No impact	No significant impact
Noise	No impact	No impact	No impact	No significant impact
Socioeconomics				
Economic Development	No impact	No significant impact	No impact	Beneficial effects with no significant impact
Population Demographics	No impact	Little to no measurable impact	No impact	No impact
Housing	No impact	Little to no measurable impact	No impact	Beneficial effects with no significant impact
Community Services	No impact	Little to no measurable impact	No impact	No significant impact
Environmental Justice	No impact	Little to no measurable impact	No impact	No significant impact
Protection of Children	No significant impact	No impact	No significant impact	No impact
Indian Trust Resources	Resource not present	Resource not present	Resource not present	Resource not present
Transportation	No impact	Beneficial effects with no significant impact	No impact	No significant impact
Utilities	No impact	No impact	No impact	No impact

5.2.1 Impact Topics Dismissed

Resources that are either not present, or for which the alternatives would have little to no measurable effect, were dismissed from further consideration in this EA. The rationale for dismissal of these topics follows.

Ecologically Critical Areas: The CEQ regulations (40 CFR 1508.27(b)(3)) require consideration of the severity of impact (intensity) on unique characteristics of the geographic area such as proximity to ecologically critical areas. The Homestead Job Corps Center is near an urban area and is surrounded by an active military base as well as commercial and residential areas. The campus itself is developed with multiple buildings, roadways, and maintained grass covered lawns with limited tree cover. Therefore, no ecologically critical areas occur on or adjacent to the Homestead Job Corps Center, and no further analysis is required.

Floodplains and Floodways: The project area is not located in a floodplain (Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map, Flood Plain Panels: 12086C0732L, 12086C0594L) (FEMA 2009a) (FEMA 2009b). This topic was dismissed because the resource is not present.

Prime and Unique Agricultural Lands: Prime farmland is one of the several kinds of important farmland defined by the U.S. Department of Agriculture (USDA). Prime farmland, as defined by the USDA, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil qualities, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. Based on the soil types identified in the project area and because the campus is located in a previously disturbed and developed area, the project area is not considered prime or unique agricultural lands. This resource is not present; consequently, there would be no impacts.

Soils and Geology: The alternatives would have little to no measurable impact on the soil or geology at the project area because the soils present at the property were compacted and disturbed from previous leveling, grading, installation of underground utilities, and construction of roads, parking lots, and buildings during original construction of the facility. Any project activities under Alternative 4 requiring excavation, backfilling, grading, or movement of heavy equipment within the project area would disturb the soil, increasing the potential for soil erosion by wind or runoff. However, impacts would be negligible because appropriate sediment control measures would be applied in accordance with local regulations to reduce and control erosion. Geological hazards such as sinkholes, caves, mines, or quarries are not known to exist on or adjacent to the project area (FCIT 2008). Soils and geology would not be appreciably affected by any of the alternatives and are therefore not further assessed.

Surface Water and Hydrology: Per U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapping, riverine habitat is present in the Homestead Job

Corps Center project area. This riverine habitat is a narrow, man-made channel which runs parallel to the northern boundary of SW 288th Street (also named Bougainville Blvd. in the project area). Stormwater is managed by surface run-off and site drainage was adequate throughout the center and functioned well as of the last Facility Planning Report (DOL 2014a). The HHS facilities contractor has since added minor engineering controls on the southern half of the property, primarily around a Multipurpose Tent, erected east of Building J. Small retention basins, approximately four feet in diameter, are used to capture surface water during storm events, including water directed by roof drains for the tent. Each basin is equipped with sump pumps. During storm events, water is pumped to holding tanks; once the holding tanks are full, water is transferred offsite.

None of the alternatives would change the current or historical drainage patterns for the area. During construction activities under Alternative 4, best management practices would be followed to ensure there is no erosion that enters surface waters, and storm drainage systems would be replaced along with the resurfacing of roads and lawns. Therefore, this project would have little to no measurable impact on surface waters. Alternative 4 also would have little to no measurable impact on hydrology because construction activities would not affect surface hydrology or occur deep enough to affect groundwater; therefore, no further analysis is required.

Threatened and Endangered Species and Critical Habitats: The USFWS Information, Planning, and Conservation (IPAC) System was reviewed to determine if any federally-listed endangered or threatened species may occur in the project area. According to IPAC, the federally-listed species identified in Table 4 are known or expected to be on or in the vicinity of the Homestead Job Corps Center (USFWS 2018).

Common Name	Scientific Name	Status
Florida Bonneted Bat	<i>Eumops floridanus</i>	FE
Florida Panther	<i>Puma concolor coryi</i>	FE
Puma	<i>Puma concolor</i>	SAT
West Indian Manatee	<i>Trichechus manatus</i>	FT
Bachman's Warbler	<i>Vermivora bachmanii</i>	FE
Cape Sable Seaside Sparrow	<i>Ammodramus maritimus mirabilis</i>	FE
Everglade Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	FE
Florida Grasshopper Sparrow	<i>Ammodramus savannarum floridanus</i>	FE
Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	FT
Ivory-billed Woodpecker	<i>Campephilus principalis</i>	FE
Kirtland's Warbler	<i>Setophaga kirtlandii</i>	FE
Piping Plover	<i>Charadrius melodus</i>	FT
Red Knot	<i>Calidris canutus rufa</i>	FT
Red-cockaded Woodpecker	<i>Picoides borealis</i>	FE
Wood Stork	<i>Mycteria americana</i>	FT
American Alligator	<i>Alligator mississippiensis</i>	SAT
American Crocodile	<i>Crocodylus acutus</i>	FT
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT

Table 4. Federally Listed Species near the Homestead Job Corps Center		
Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>	FE
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	FE
Loggerhead Sea Turtle	<i>Caretta caretta</i>	FT
Atlantic Sturgeon	<i>Acipenser oxyrinchus desotoi</i>	FT
Stock Island Tree Snail	<i>Orthalicus reses (not incl. nesodryas)</i>	FT
Bartram's Hairstreak Butterfly	<i>Strymon acis bartrami</i>	FE
Florida Leafwing Butterfly	<i>Anaea troglodyta floridalis</i>	FE
Miami Blue Butterfly	<i>Cyclargus thomasi bethunebakeri</i>	FE
Schaus Swallowtail Butterfly	<i>Heracides aristodemus ponceanus</i>	FE
Beach Jacquemontia	<i>Jacquemontia reclinata</i>	FE
Blodgett's Silverbush	<i>Argythamnia blodgettii</i>	FT
Cape Sable Thoroughwort	<i>Chromolaena frustrata</i>	FE
Carter's Mustard	<i>Warea carteri</i>	FE
Carter's Small-flowered Flax	<i>Linum carteri carteri</i>	FE
Crenulate Lead-plant	<i>Amorpha crenulata</i>	FE
Deltoid Spurge	<i>Chamaesyce deltoidea ssp. deltoidea</i>	FE
Everglades Bully	<i>Sideroxylon reclinatum ssp. austrofloridense</i>	FT
Florida Brickell-bush	<i>Brickellia mosieri</i>	FE
Florida Pineland Crabgrass	<i>Digitaria pauciflora</i>	FT
Florida Prairie-clover	<i>Dalea carthagenensis floridana</i>	FE
Florida Semaphore Cactus	<i>Consolea corallicola</i>	FE
Garber's Spurge	<i>Chamaesyce garberi</i>	FT
Okeechobee Gourd	<i>Cucurbita okeechobeensis ssp. okeechobeensis</i>	FE
Pineland Sandmat	<i>Chamaesyce deltoidea pinetorum</i>	FT
Sand Flax	<i>Linum arenicola</i>	FE
Small's Milkpea	<i>Galactia smallii</i>	FE
Tiny Polygala	<i>Polygala smallii</i>	FE
Florida Bristle Fern	<i>Trichomanes punctatum ssp. floridanum</i>	FE
Source: USFWS 2018.		
Notes: FE = Federally endangered; FT = Federally threatened; SAT = Threatened due to similarity of appearance. Species listed as SAT are not biologically endangered or threatened and are not subject to Section 7 consultation.		

The species of birds identified in Table 5 are protected under the Migratory Bird Act (16 USC 703-712) and, according to IPAC, have the potential to occur in the project area (USFWS 2018). Bald and golden eagles are also protected under the Bald and Golden Eagle Protection Act (16 USC 668-668c).

Table 5. Migratory Birds near the Homestead Job Corps Center	
Common Name	Scientific Name
American Kestrel	<i>Falco sparverius paulus</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>
Black Skimmer	<i>Rynchops niger</i>
Black-whiskered Vireo	<i>Vireo altiloquus</i>
Clapper Rail	<i>Rallus crepitans</i>
Common Ground-dove	<i>Columbina passerina exigua</i>
Dunlin	<i>Calidris alpina arctica</i>
King Rail	<i>Rallus elegans</i>
Least Tern	<i>Sterna antillarum</i>
Lesser Yellowlegs	<i>Tringa flavipes</i>
Limpkin	<i>Aramus guarauna</i>
Magnificent Frigatebird	<i>Fregata magnificens</i>
Mangrove Cuckoo	<i>Coccyzus minor</i>
Prairie Warbler	<i>Dendroica discolor</i>
Prothonotary Warbler	<i>Protonotaria citrea</i>
Reddish Egret	<i>Egretta rufescens</i>
Ruddy Turnstone	<i>Arenaria interpres morinella</i>
Semipalmated Sandpiper	<i>Calidris pusilla</i>
Short-billed Dowitcher	<i>Limnodromus griseus</i>
Short-tailed Hawk	<i>Buteo brachyurus</i>
Smooth-billed Ani	<i>Crotophaga ani</i>
Swallow-tailed Kite	<i>Elanoides forficatus</i>
Whimbrel	<i>Numenius phaeopus</i>
White-crowned Pigeon	<i>Patagioenas leucocephala</i>
Willet	<i>Tringa semipalmata</i>
Wilson's Plover	<i>Charadrius wilsonia</i>
Yellow Warbler	<i>Dendroica petechia gundlachi</i>
Source: USWFS 2018	

The proposed project area is not within any designated critical habitat. The developed project area includes limited tree cover and does not provide suitable habitat for wildlife. Any noise generated by construction under Alternative 4 would not appreciably alter the overall ambient noise levels in the surrounding area. Although daytime construction noise may temporarily displace individual species, this would not result in population level effects, as sufficient habitat is available within the vicinity of the site. Therefore, there would be little to no measurable impact on federally-listed threatened or endangered species or migratory birds as a result of the proposed action; therefore, no further analysis of this topic is required.

Vegetation: The project area is entirely within an existing disturbed and developed area. Because the project area is heavily developed with buildings and asphalt or concrete paved surfaces, limited areas of vegetation are present on the campus. Landscaped areas occur on the northeast corner of the site surrounding Building B and behind Building A, surrounding Building I, and on the south side of campus, east of Building J for a recreational field. These are comprised of landscaped, mowed areas that have been heavily influenced by human disturbance (clearing, draining, grading), and there is no natural vegetation present. Landscape vegetation may be disturbed by construction activities under Alternative 4; however, new areas of landscape vegetation would be installed as part of residential reuse of the area for lawns, gardens, and park areas. Therefore, there would no significant impacts to vegetation and this topic does not require further analysis.

Wetlands: Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and in normal conditions do support, a prevalence of vegetation adapted for life in saturated soil conditions. The USFWS NWI is a publicly available resource that provides detailed information on the abundance, characteristics, and distribution of United States wetlands. USFWS NWI maps were reviewed for the potential occurrence of wetlands at the Homestead Job Corps Center campus. Per USFWS NWI mapping, riverine habitat is present in the Homestead Job Corps Center. This riverine habitat is a narrow, man-made, channel which runs parallel to the northern boundary of SW 288th Street (also named Bougainville Blvd in the project area). Although there is riverine habitat within the project area, the project area does not contain any designated wetlands (USFWS 2018). Therefore, no impacts to wetland resources would be expected to occur as a result of the proposed action, and this topic is not further assessed.

Wildlife: The developed project area includes limited tree cover and landscape vegetation that does not provide suitable habitat for wildlife. Areas surrounding the Job Corps Center that were formerly part of the Homestead AFB have revegetated with natural vegetation that would provide suitable habitat for wildlife should any be displaced from the project area during daytime construction activities under Alternative 4. The alternatives would have little to no measurable environmental effects on wildlife; therefore, no further analysis of this topic is required.

Energy Requirements and Conservation Potential: Executive Order (EO) 13834 requires federal agencies to efficiently operate federal facilities. The EO addresses requirements for federal facilities in energy, environmental water, fleet, buildings, and acquisition management. Alternative 3 would adhere to guidance provided in EO 13834 per HHS policy. Any impacts would be beneficial. The EO would not apply to Alternative 4 since the property would be transferred or sold out of federal ownership. Therefore, this topic was not carried forward for analysis.

Climate Change: Climate change refers to any significant changes in average climatic conditions (such as mean temperature, precipitation, or wind) or variability (such as seasonality and storm frequency) lasting for an extended period (decades or longer). A report by the National Climate Assessment and Development Advisory Committee

(NCADAC) U.S. Climate Change Science Program and Intergovernmental Panel on Climate Change (IPCC) provides evidence that climate change is occurring as a result of human activity and associated rising greenhouse gas (GHG) emissions, and that it could accelerate in coming decades (NCADAC 2013). While climate change is a global phenomenon, it manifests differently depending on regional and local factors. General changes that are expected in the future as a result of climate change include hotter, drier summers; warmer winters; warmer water; higher ocean levels; more severe wildfires; degraded air quality; more frequent heavy downpours; and increased drought.

By statutes, EOs, and agency policies, the federal government is committed to addressing climate change through energy conservation, reducing energy use, eliminating or reducing GHG emissions, and promoting the deployment of renewable energy technologies that are cleaner and more efficient. Where a proposal for a federal agency action implicates these goals, information on GHG emissions (qualitative or quantitative) that is useful and relevant to the decision should be used when deciding among alternatives.

The no action alternatives and Alternative 3 (transfer of the property to another federal agency with no proposed construction) would involve no release of GHG and would have no impact. Alternative 4 would include the use of heavy equipment, typical of demolition/construction projects. Once construction of a new residential neighborhood is complete, the neighborhood would generate levels of GHG emissions characteristic of other residential neighborhoods in the area. Therefore, the alternatives would not result in any significant impacts to regional climate change.

Noise: The Homestead Job Corps project area is surrounded by an active military base, commercial, and residential areas. The Center is less than one mile from the runways for the Homestead ARB which were anticipated to become more active with an increase in the number of reserve airmen stationed at this location after realignment of Homestead AFB. Several training flights were observed during the site visit conducted in October 2018. At the time the Job Corps Center property was transferred to DOL, there was noise from active demolition and construction on the base; however, most construction appears to be complete at present. Miami-Dade County regulations require low noise levels from 11pm to 6am in areas near the city of Homestead.

Currently, about 1,800 shelter staff commute to the property in rotations to provide childcare and medical services for UAC 24 hours per day, seven days per week. Staff levels at the shelter have increased and decreased since 2016 in response to surges or declines in numbers of UAC at the shelter. For Alternatives 1 and 3, there would be no change in noise from traffic from existing conditions by the continued operation of the Emergency Influx Shelter on the Homestead Job Corps Center property because staff numbers would be expected to continue at existing levels or to fluctuate in patterns similar to the past two years. No demolition or construction is anticipated under these alternatives, so there would be no impact to noise from construction for these alternatives.

Under Alternative 2, there would be an expected decrease in noise from traffic because the number of staff commuting to the property would decrease to only a few vehicles per day for required maintenance personnel while the facility is held in caretaker status. No demolition or construction would occur under this alternative so there would be no impact to noise from construction under this alternative.

Under Alternative 4, equipment used in demolition, site preparation, and construction would generate noise above ambient levels. Estimated noise levels for heavy construction equipment range from 75 to 105 decibels (dB) at 50 feet from the source and the sound intensity generally decreases 6 dB with each doubling of the distance from the source (USEPA 1971). Construction activities would be conducted during daylight hours and would be at a sufficient distance from nearby residences so as to result in no impact. In addition, there would be no expected increase in vehicular traffic to and from the project area that would generate noise above ambient levels as a result of Alternative 4. Noise from traffic for a proposed residential neighborhood would be considerably less than existing noise from commuter traffic to the shelter because there would be far fewer cars commuting to and from the area on a daily basis (based on an estimated number of up to 164 residential units with one to two vehicles per unit). Impacts to noise would temporarily increase during demolition and construction for the proposed residential development but would be expected to decrease once construction is complete.

Indian Trust Resources: Indian trust assets are legal interest in property held in trust by the United States for Native American tribes or individual Native Americans. Management of Indian trust assets are based on the requirements included in the Secretary of the Interior's Secretarial Order No. 3206, "American Indian Tribal Rites, Federal – Tribal Trust Responsibilities, and the Endangered Species Act," and Secretarial Order No. 3175, "Departmental Responsibilities for Indian Trust Resources". Indian trust assets do not occur within the project area; therefore, this impact topic was not further assessed.

Utilities: Current utilities located at the Job Corps Center include electrical service, propane gas, and municipal water and sewer.

Electric. Electrical service is provided by Florida Power and Light. Service is brought to the center from primary overhead lines on St. Nazaire Blvd. along the center's northern boundary and Bougainville Blvd. which bisects the center. The overhead lines transition to underground and feed pad-mounted transformers near the buildings served. Most buildings are metered individually, and others are zoned. All transformers are owned and maintained by the utility company. The transformers are adequate. Since the facility has been operated as an Emergency Influx Shelter by HHS, electricity consumption has increased by about five times from when it was a Job Corps Centers. Numerous generators have been added onsite to provide electricity to temporary structures since power supplies to tie in to existing buildings are not sufficient.

Backup Power. The Dining Hall (Building P) is backed up by a 250 kW, 480/277V diesel generator with a 400Amp automatic transfer switch. It is currently not operational, and

the diesel UST is assumed to be empty. During hurricane season, the facilities contractor for HHS also maintains a supply of backup generators.

Propane Gas. Suburban Propane delivers propane to the Homestead Job Corps Center. Propane is used to supply boilers for domestic hot water in Dormitory Buildings L, M and N, and in the Education/Wellness Center (Building O). Propane to these buildings is stored in two 1,000-gallon propane ASTs located between Buildings L and M and between Buildings N and O and distributed through an underground piping system to mechanical rooms on the first floor of each building where the boilers are located. Capacity of the tanks was considered adequate and condition was good as of the last Facility Planning Report (DOL 2014b). A 500-gallon propane AST was reportedly used in Vocation/Warehouse (Building D) for process drying in the auto body paint booth for Collision Repair vocational training (DOL 2014a). At the time of the site visit in October 2018, two 250-gallon propane ASTs were observed on the exterior near the northeast corner of Building D. Since the facility has been used as an Emergency Influx Shelter, a 500-gallon propane AST was added to provide domestic hot water for the Hygiene Tent attached to Building J.

Water and Sewer. The Miami-Dade Water and Sewer Authority provides water and sanitary sewer service to the Homestead Job Corps Center campus. Domestic water is provided in adequate quantity and at sufficient pressure. Fire hydrants are strategically located throughout the site and water pressure is adequate. In 2013, the center used 9,049,732 gallons, which is 0.9 percent of the total Job Corps water usage (DOL 2014c). The sanitary sewer system from the center is also connected to the municipal system. This utility system is in good condition and functions well.

The alternatives would have no direct, indirect, or cumulative impacts on utilities because the utilities services available at the Homestead Job Corps Center have the capacity to provide service for any of the alternatives and any change in demand and usage would be non-significant.

5.2.2 Impact Topics Retained for Detailed Analysis

Impact topics retained for further analysis focus on evaluating the potential consequences of the proposed action and alternatives. Impact topics are identified based on legislative requirements. Impact topics related to the proposed action at the Homestead Job Corps Center considered in this analysis are:

- Air Quality
- Cultural Resources
- Hazardous and Toxic Substances
- Land Use
- Socioeconomic Considerations (except for Indian Trust Resources); and
- Transportation

5.3 AIR QUALITY

In this section, the ambient air quality conditions are presented along with conditions in the project area.

5.3.1 Affected Environment

Status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The Federal Clean Air Act (42 USC 7401-7671q) required the U.S. Environmental Protection Agency (USEPA) to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality pollutant levels for the following criteria pollutants: carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), sulfur dioxides (SO_x, measured as sulfur dioxide [SO₂]), lead (Pb), and particulate matter (PM). Particulate matter was subdivided to matter that is less than 10 micrometers (PM₁₀) in size and matter that is less than 2.5 micrometers (PM_{2.5}) in size. Current standards for these pollutants are available on the USEPA website (<https://www.epa.gov/criteria-air-pollutants/naaqs-table>).

Areas where ambient concentrations of a given pollutant are below the applicable ambient standards are designated as being in “attainment” for that pollutant. An area that does not meet the NAAQS for a given pollutant is classified as a “non-attainment” area for that pollutant.

5.3.1.1 Air Pollutant Emissions at Proposed Project Area

The proposed action would occur within the city of Homestead, Florida, which is designated as “in attainment” with respect to all criteria pollutants.

Total annual emissions (2014) for CO, Lead, mono-nitrogen oxides (NO_x), Volatile Organic Compounds (VOCs), PM_{2.5}, and PM₁₀ in the city of Homestead, Florida are summarized in Table 6 (USEPA 2014).

Table 6. Baseline Air Emissions for Homestead, Florida

Location	Total Emissions (tons per year)						
	CO ¹	Lead	NO _x ¹	VOCs ¹	PM _{2.5}	PM ₁₀	SO ₂
Homestead	334,843	2	49,603	86,936	10,492	32,991	3,642

Source: USEPA Air Emission Sources (USEPA 2014). Total emissions values include point, area, and mobile sources using Tier I categories.

¹ Ozone Precursors

5.3.2 Environmental Consequences

In this section the potential environmental impacts that could result from no action and action alternatives are described.

5.3.2.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

Under No Action Alternative 1, the Homestead Job Corps Center would remain in place with the current number of existing buildings and no demolition or new construction proposed. The facility would continue to be leased to HHS for an Emergency Influx Shelter under an existing MOU; therefore, no changes to the existing conditions for air quality and no significant impacts are anticipated.

5.3.2.2 Alternative 2 - Caretaker Status Alternative

Under this alternative, DOL would provide for maintenance to preserve and protect the facility and equipment until there is a permanent transfer of property. During that time, there would be a reduction of mobile emissions because no shelter workers would be commuting to and from the site. During the implementation of the caretaker status, there would be mobile source emissions from a small number of vehicles and equipment needed to perform maintenance activities on-site.

During the implementation of the caretaker status there would be a reduction in air emissions associated with the operation of the building HVAC systems. While in caretaker status, the existing buildings would not require heating and cooling for human comfort; consequently, emissions associated with these activities would be reduced.

The property is located within Miami-Dade County, Florida, which is designated as “in attainment” for all USEPA NAAQS criteria pollutants; therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. All project actions under Alternative 2 would be in accordance with all local and state regulations.

5.3.2.3 Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS

Under Alternative 3, the use would be similar in scope and operations to current activities. The MOU would no longer be in place and HHS would own the property. The ownership change would have no impacts to air quality and air emissions would be the same as current conditions.

5.3.2.4 Alternative 4 – DOL Disposal through GSA via Public Sale for Residential Reuse

The primary emission sources for this project will be those associated with construction activities. All applicable construction and operation permits would be obtained as required by the State of Florida. Permits would be obtained before the project begins. Construction standards would be in place to minimize any adverse impacts from fugitive dust.

Construction Impacts

There would be short-term moderate impacts during the demolition and new construction phase of the project. During demolition and new construction, there would be a moderate

increase in air emissions. Emissions would be created from the demolition, site preparation, new building construction, and concrete and asphalt paving.

The following assumptions and methods were used to estimate potential emissions from the proposed action:

- The quantity of uncontrolled fugitive dust emissions from a construction site is proportional to the area of land being worked and the level of construction/demolition activity. The USEPA estimates that uncontrolled fugitive dust emissions from ground-disturbing activities would be emitted at a rate of 80 pounds of total suspended particles (TSP) per acre per day of disturbance (USEPA 1995).
- In a USEPA study of air sampling data at a distance of 50 meters (approximately 164 feet) downwind from construction activities, PM₁₀ emissions from various open dust sources were determined based on the ratio of PM₁₀ to TSP sampling data. The average PM₁₀ to TSP ratios for top soil removal, aggregate hauling, and cut and fill operations is reported as 0.27, 0.23, and 0.22, respectively (USEPA 1988). Using 0.24 as the average ratio for purposes of analysis, the emission factor for PM₁₀ dust emissions becomes 19.2 pounds per acre per day of disturbance.

There would also be additional mobile emissions from commuting construction workers and construction equipment. Currently, CHS employs approximately 1,800 people in shifts covering 24 hours a day, seven days a week. During demolition and construction, mobile source emissions would be limited to business hours and non-weekends. Mobile emission sources would change from personal occupancy vehicle emission to construction trucks and heavy equipment emissions. However, any impacts from these changes would be short-term and limited to the construction period.

Operational Reuse Impacts

During the reuse, there would be an increase in stationary source emissions from the construction of multiple new residential buildings (potentially up to four per acre) that would use individual units for heating and cooling. Mobile source emissions in the vicinity during the reuse may be less than current conditions. Currently 1,800 staff and employees are onsite 24 hours a day, seven days a week in rotating shifts. Peak mobile source emissions would likely be during those shift changes and during lunch and dinner breaks. As a result of the reuse, there could be up to 164 residential units on the property with one to two vehicles per unit. There would potentially be similar to current or less than current mobile source conditions depending on household size and number of vehicles per household. Peak mobile source emissions would likely be during the morning as people commute to work and school and during the afternoon or early evening as they return from activities.

The property is located within Miami-Dade County, Florida, which is designated as “in attainment” for all USEPA NAAQS criteria pollutants; therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. Alternative 4 would be in accordance with all local and state regulations.

No significant impacts would result from implementation of the proposed action. The project would occur on a relatively small footprint, about 41 acres, within a much larger regional urban area; there would be no impact the county's status in regard to the NAAQS. The project will comply with all state guidance and regulations concerning air quality.

5.4 HISTORIC, ARCHITECTURAL, ARCHAEOLOGICAL, & CULTURAL RESOURCES

This section describes the existing historic, architectural, archaeological, and cultural resources, as well as potential impacts that could result from no action or implementation of the proposed action alternative. Cultural resources are prehistoric and historic sites, structures, districts, artifacts, or any other physical evidence of human activity considered important to a culture, subculture, or community for traditional, religious, scientific, or any other reason. Cultural resources are discussed in terms of archaeological resources, including both prehistoric and historical occupations, architectural resources (historic buildings), and properties of religious or cultural significance to Native American Tribes, including Traditional Cultural Properties. Historic properties, as defined by the National Historic Preservation Act (NHPA), represent the subset of cultural resources listed on, or eligible for, inclusion in the National Register of Historic Places (NRHP).

The DOL-sponsored proposed action involves federal assistance and federal permitting, licensing, or approval (36 CFR 800.16(y)). As a result, the proposed action is under the purview of Section 106 of the NHPA. Section 106 of the NHPA governs federal actions that could affect NRHP-eligible resources (*i.e.*, historic properties). Section 106 requires federal agencies to take into account the effects of their undertakings on NRHP-eligible resources and to afford the Advisory Council on Historic Preservation (ACHP) and other interested parties a reasonable opportunity to comment.

Identification of NRHP-eligible resources, including archaeological sites, architectural resources, and Native American resources, was conducted according to requirements of 36 CFR 800 for Section 106 of the NHPA. The Section 106 process was initiated with the Florida Division of Historical Resources (FDHR), which contains the State Historic Preservation Office (SHPO), on November 28, 2018 (Appendix B). The Area of Potential Effects (APE) was established in coordination with that office.

5.4.1 Affected Environment

To identify cultural resources that could be potentially affected by the proposed action, the area within which archaeological, architectural, and Native American resources would have the potential to be affected must be determined. As defined by 36 CFR 800.16(d) of Section 106 of the NHPA, the APE represents the "...geographic area or areas within which an undertaking could cause changes in the character or use of historic properties, if any such exists". In delineating the APE, factors taken into account include the elements of the proposed action, the existence of buildings, vegetation, and terrain with respect to potential visual or audible impacts, and construction activities necessary for the proposed action.

The APE for cultural resources for the proposed action at the Homestead Job Corps Center consists of the entire campus and portions of roads bisecting the campus, including Bougainville Blvd. and Ramey Avenue (Figure 3).

A site files search was conducted with the Florida SHPO. Archival research included a review of previous NEPA documentation for the BRAC closure of the former Homestead AFB and opening of the Job Corps Center (CRB 1994). No previous cultural resources surveys have been conducted of the campus and no previously recorded cultural resources have been identified on the campus.

5.4.1.1 Archaeological Resources

No previously identified archaeological sites occur in the APE. The APE was extensively disturbed from prior development of this portion of the Homestead AFB in the 1950s as a residential, recreational, and retail shopping area on the installation. Prior to that time, the area was undeveloped and appears to have been used for agriculture. Development included grading and leveling for construction of roadways, sidewalks, parking areas, and buildings and excavation for utilities and deep drainage ditches edging the roadways. Most areas of the campus that are currently open space were also previously developed. An Olympic-sized swimming pool located on the south side of campus has since been infilled and is now a recreational field. Three buildings on campus have been demolished and appear now as open or grassy space. On the north side of Bougainville Blvd. and west of the gymnasium (Building I) was a former CDC (Building 917 on Homestead AFB maps) and attached to northwest side of the current gym was the original gymnasium/recreation building (Building 902B on Homestead AFB maps). East of the Vocation/Warehouse (Building D) was former Homestead AFB Building 930. A small area of green space remains around the tennis courts on the northeastern corner of campus. This area was likely subject to grubbing, clearing, and leveling for the courts and walkways. No intact archaeological resources are likely to occur within the Homestead Job Corp Center campus.

5.4.1.2 Architectural Resources

Although a military presence was first established in the area in the 1940s, the portion of the Homestead AFB that became the Job Corps Center was initially developed in the 1950s as a residential, recreational, and retail shopping area on the installation. All but three (3) of the buildings on campus date to the USAF period of occupation. Of these, six (6) buildings appear to be 45 years old or older and have not been previously evaluated for the NRHP.

Four buildings have a reported date of construction of 1965 but appear on a topographic map by 1957 (Table 2). These are the four nearly identical buildings on the south side of campus that served as Housing (Buildings L-N) and Education/Wellness Center (Building O) on the Job Corps Center and previously served as barracks on Homestead AFB. These are three story buildings constructed of concrete with stucco exteriors, oriented southwest to northeast. An identical set of buildings occurs to the southwest on a portion of the former AFB that is not part of the Job Corps Center. These buildings retain

their original footprint and configuration; however, interior modifications have occurred. Building O was converted from a barracks/dormitory style building to provide medical and dental offices on the first floor and classrooms on the second and third floors. Bathrooms between dorm rooms were removed and walls were expanded to enlarge the spaces.

Two buildings reportedly date to 1959 and include Student Services (Building G) on the north side of campus and Recreation (Building J) on the south side of campus. Both of these buildings retain their original footprint and configuration. Building G is a one-story building with vaulted ceiling reported by the USAF as recreation space constructed of wood. The building appears to have been constructed as a chapel and has brick and stucco cladding. The interior of Building G has been altered to create half-height room dividers for small office spaces. Building J is a two-story recreation building constructed of concrete, masonry, and wood. It includes a double-height auditorium space in a portion of the building. The building is currently used as a temporary dormitory, but no interior modifications were identified.

5.4.1.3 Properties of Religious or Cultural Significance to Native American Tribes

Native American Tribes with a potential interest in the project area based on location or historical ties to the area were identified. The DOL initiated consultation with the Miccosukee Tribe of Indians of Florida and the Seminole Tribe of Florida in letters dated November 28, 2018 (Appendix B). Based on a preliminary review, no properties of religious or cultural significance to Native American tribes are known to occur within the proposed project area.

5.4.2 Environmental Consequences

In this EA, impacts to cultural resources are described in terms of type, context, duration, and intensity, which is consistent with CEQ regulations that implement NEPA. These impact analyses are intended, however, to comply with the requirements of both NEPA and Section 106 of the NHPA. In accordance with the ACHP regulations implementing Section 106 (36 CFR Part 800, Protection of Historic Properties), impacts to cultural resources were identified and evaluated by: (1) determining the APE; (2) identifying cultural resources present in the APE that are either listed in or eligible to be listed in the NRHP; (3) applying the criteria of adverse effect to affected cultural resources either listed in or eligible to be listed in the NRHP; and (4) considering ways to avoid, minimize, or mitigate adverse effects.

Under the ACHP's regulations, a determination of either adverse effect or no adverse effect must be made for affected NRHP-listed or eligible cultural resources. An adverse effect occurs whenever an impact alters, directly or indirectly, any characteristic of a cultural resource that qualifies it for inclusion in the NRHP (e.g., diminishing the integrity of the resource's location, design, setting, materials, workmanship, feeling, or association). Adverse effects also include reasonably foreseeable effects caused by the

build alternative that would occur later in time, be farther removed in distance, or be cumulative (36 CFR 800.5, Assessment of Adverse Effects). Adverse effects on historic properties would include, but not be limited to:

1. Physical destruction, damage, or alteration of all or part of the property;
2. Isolation of the property from or alteration of the character of the property's setting when that character contributes to the property's qualification for the NRHP;
3. Introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting;
4. Neglect of a property resulting in its deterioration or destruction; and
5. Transfer, lease, or sale of the property (36 CFR 800.9[b]).

A determination of no adverse effect means that historic properties are present, but the effect would not diminish in any way the characteristics of the cultural resource that qualify it for inclusion in the NRHP.

For the purposes of this EA, a significant impact under NEPA is defined as an "unresolvable" adverse effect under Section 106 of the NHPA. "Unresolvable" adverse effects may occur when the terms of mitigation cannot be agreed upon, or if the NHPA Section 106 process is foreclosed due to an inability to reach agreement.

5.4.2.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

Under Alternative 1, the facility would continue to be used under the MOU in an "as is" condition as an Emergency Influx Shelter. Prior approval and consent from DOL would be required before any alterations to the Homestead campus or buildings occur. Because the facility has previously been identified as site-ready as a temporary shelter, no permanent changes to the existing baseline condition would be expected to occur and there would be no impacts to historic properties.

5.4.2.2 Alternative 2 - Caretaker Status Alternative

Under caretaker status, the HHS Emergency Influx Shelter would cease operations at the campus, HHS contractors would remove all personnel, temporary structures, and equipment, and return management of the facility to DOL. DOL would initiate maintenance activities necessary to protect vacant buildings from deterioration while the facility is in a "mothball" status. There would be no modifications to buildings or the campus layout. No changes to the existing baseline condition would occur and there would be no impacts to historic properties.

5.4.2.3 Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS

There would be no impacts to historic properties under this alternative. The HHS, ORR and shelter staffing contractor have identified the Homestead property as site-ready and well-suited to the needs of a temporary Emergency Influx Shelter. HHS, ORR has

indicated interest in retaining the property as a temporary shelter for UAC. There are no plans to create a permanent shelter for UAC at this location since other permanent UAC shelters exist across the country. Therefore, if the property is conveyed to HHS, it is anticipated that the property would continue to contain the existing permanent buildings and campus layout. No new permanent construction or demolition is expected; however, the HHS contractor would undertake minor repairs and renovations as needed to maintain the buildings and provide the required facilities for UAC. Minor repairs and maintenance would occur primarily to interior of buildings and include cleaning, in-kind patching of walls, painting, removal and storage of fixtures (e.g., doors), and addition of small fixtures (e.g., night lighting). Temporary facilities could be added and removed to the grounds as needed based on influx levels of UAC.

Under Alternative 3, the federally owned DOL Homestead Job Corps Center property would be conveyed to another federal agency, HHS. Compliance with Section 106 of the NHPA would still be required for the undertaking but, because there would be no changes to the existing buildings or campus layout, there would be no impacts to historic properties.

5.4.2.4 Alternative 4 – DOL Disposal through GSA via Public Sale for Residential Reuse

Under Alternative 4, no impacts to archaeological resources are expected since no previously identified sites occur and there is limited potential for intact archaeological resources to occur on campus.

Six buildings on campus are 45 years old or older and are associated with the 1950s period development and occupation of Homestead AFB. These buildings have not been previously evaluated for the NRHP because they were not old enough to warrant evaluation under NRHP eligibility criteria at the time of previous projects/NEPA studies. Although the interiors of several buildings have been altered, the buildings appear to retain original architectural features that relate to their period of construction and use. The buildings occur in their original locations and configurations and do not appear to have had additions constructed. The fenestration pattern in Building O may have been altered when the rooms were reconfigured from dorms to offices and classrooms. In addition, the original windows in most buildings have likely been replaced. Under Alternative 4, an architectural survey would need to be conducted and determination of eligibility (DOE) prepared to evaluate if any of the buildings are individually eligible for the NRHP or comprise a potential historic district that might be eligible for the NRHP. These buildings could be demolished as part of residential redevelopment of the area and would need to be evaluated for NRHP eligibility prior to their transfer out of federal ownership.

If the buildings are determined to be NRHP-eligible, potential significant impacts would be resolved through the Section 106 process to avoid, minimize, or mitigate adverse effects from proposed alterations to or demolition of the buildings. As long as any adverse effects to historic properties are resolved through the Section 106 process, there would be no significant impacts to cultural resources from Alternative 4.

5.5 HAZARDOUS AND TOXIC SUBSTANCES

5.5.1 Affected Environment

The terms hazardous waste, hazardous materials, and toxic substances include those substances defined as hazardous by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA) and the Toxic Substances Control Act. In general, they include substances that, because of their quantity, concentration, or physical, chemical, or toxic characteristics, may present a moderate danger to public health or welfare or the environment upon being released.

The site was originally constructed as part of Homestead AFB in the 1950s and was activated as the Homestead Job Corps Center in 1999.

5.5.1.1 Hazardous Materials associated with the Homestead AFB

In 1994 an EA was completed for the establishment of the Homestead Jobs Corps Center utilizing 12 existing buildings and 600 parking spaces within a 40-acre former residential and recreational area of Homestead Air Force Base (CRB 1994). The EA reported data from an Environmental Baseline Survey (EBS) conducted in 1993 and other testing completed basewide for the Homestead AFB which identified the potential for several hazardous materials onsite including radon, asbestos, and polychlorinated biphenyls (PCB), and chemicals.

Initial short-term radon testing conducted in 1990 followed by a year-long study in 1992 identified elevated levels of radon in one building on the Job Corps Center property (Building 938; now Building A). Eight rooms in the building registered radon levels ranging from 2.8 picoCuries per liter of air (pCi/L) in room 105 to 10.8 (pCi/L) in room 101. The guidance level for radon at which remediation is recommended is 4 pCi/L. The building was never used by the Job Corps Center and is currently vacant.

An initial survey and follow up testing for asbestos-containing materials (ACM) were conducted for all the buildings on the Job Corps Center campus prior to transfer to the DOL (CRB 1994). Friable and non-friable ACM were identified in eight (8) of the currently extant buildings at the Job Corps Center property. Sources of ACM mainly included pipe insulation, roofing material, and floor tile. Abatement was conducted in five (5) of the buildings. All ACM was removed from Buildings 656-659 which served as barracks for Homestead AFB and now serve as dormitories (now Buildings L-M) and wellness center offices and classrooms (now Building O) for the Job Corps Center. Asbestos was also removed from the mechanical room of Building 914 (now Building D). As of the preparation of the 1994 EA, asbestos was known to be remaining in the three buildings on the campus: mechanical room of Building 938 (now Building A); in the insulation and floor tile of Building 902A (now Building G); and the pipe insulation and floor tile of Building 665 (now Building J).

Base records reported that the last of PCB-containing electrical equipment was removed from the Homestead AFB in 1991 (CRB 1994).

Except for small quantities of cleaning and maintenance materials, the presence of chemicals was limited to storage in the former BX, Building 914 (now Building D) and medical supplies stored at the Base Pharmacy, Building 916 (now Building C) (CRB 1994; AFBCA 1995).

5.5.1.2 Onsite Hazardous Materials

There are six buildings on the property that are more than 50 years old and seven buildings between 20-50 years old (Table 2). Due to the age of the buildings, lead-based paint (LBP) and ACM are likely present in buildings.

An LBP survey was performed for the proposed Job Corps Center in November 1994 (ATEC Associates, Inc. 1994). Because facilities constructed before 1978 are likely to have been painted with LBP, 15 buildings and structures on the Job Corps Center campus were tested for LBP using X-ray Fluorescence (XRF) Spectrum Analyzer. Paint scrape samples were taken from selected components to confirm positive XRF testing. All the buildings remaining on the current Job Corps Center campus with a reported construction date before 1978 were tested except for two: Building C (formerly Building 916) and Building F (formerly Building 903). Building C was reportedly constructed in 1976 (Table 2); it is unclear if it is present on a 1980 aerial but identifiable in a 1986 aerial photograph. Its period of construction appears to be associated with the adjacent Building D (former BX, Building 914). Building F was likely not tested at that time because it was part of a separate parcel (Parcel 9) that may have been acquired sometime after the main parcel (Parcel 1f) for the Job Corps Center. In addition, Building F was likely constructed well after its reported construction date of 1959 (Table 2). It is not present on an aerial photograph in 1980 and first appears in 1986; therefore, based on its likely date of construction it may be unlikely to contain LBP. The only building with components identified above the positive threshold (>5,000 ppm) for LBP based on confirmatory paint chip sampling were from Building G (formerly 902A). It is not known whether abatement was ever conducted for this building as recommended. The facilities contractor for HHS reportedly painted all interior rooms on the Job Corps Center campus in 2016, encapsulating any LBP.

An ACM survey was conducted as part of an EBS for the former Homestead AFB in 1993 with follow up testing (CRB 1994). ACM was identified in eight (8) buildings at the proposed Job Corps Center property and abated in five: Buildings D and L-O. ACM is known to be remaining in three buildings on campus: the mechanical room of Building 938 (now Building A); in the insulation and floor tile of Building 902A (now Building G); and the pipe insulation and floor tile of Building 665 (now Building J).

Additional materials that may not have been previously tested at the Homestead Job Corps Center are suspected to contain hazardous materials. In advance of a proposed project to add weather stripping to doors and windows, DOL noted that paint on doors and windows can contain lead and caulk can contain ACM or PCBs. Per the EPA, caulk containing PCBs was used in many buildings in the 1950s through the 1970s to seal the joints of brick, masonry, stone, and metal window frames. PCBs in caulk have been identified in large, older apartment complexes and some older buildings, such as schools

(USEPA 2018a). The paint and caulk were recommended to be tested or assumed to be hazardous, prior to its disturbance. (DOL 2014c).

Prior radon testing performed at buildings on the property in 1990 and 1992 revealed that only one building on the Job Corps Center campus has elevated radon levels (Building A, former Building 938). The USEPA has established a radon action level of 4.0 pCi/L and a significant radon exposure hazard level of greater than 20.0 pCi/L for occupied buildings. Occupied buildings with radon concentrations greater than the action level require radon mitigation and verification of radon reductions as soon as possible with priority for mitigation given to buildings with highly elevated radon concentrations (above 20.0 pCi/L). In 1992, some rooms in Building A were above the action level for radon but below the significant radon exposure hazard threshold. Although DOL initially planned to use the building as a single parent dormitory, the building was never occupied as part of the former Job Corps Center and has remained vacant as part of the current Emergency Influx Shelter. DOL planned to demolish the building (DOL 2014a).

Radon levels in Building A have not been mitigated or retested since 1992. Homestead Job Corps Center buildings may require updated testing for radon in all occupied buildings. Testing would require a Radon Measurement Proficiency Contractor to collect at least two samples on the lowest occupied level of each occupied building (DOL 2014b). Should radon be identified above the USEPA action level in any of the occupied buildings, radon mitigation techniques include: (1) adjustment of the building HVAC system to create a positive pressure within the building; (2) sealing of foundation wall cracks, penetrations, or other openings; (3) sealing crawlspace openings and sump pits; and (4) installing an active subslab depressurization (ASD) system (DOL 2014b).

Mold has been identified as a potential concern in buildings on the Job Corps Center property. DOL has conducted several mold inspections at the campus (Mold Detection Services, Inc. 2008; Florida Mold Inspection, Inc. 2014a, 2014b, 2014c; Dade Home Inspections, Inc. 2014). Samples were collected in indoor and outdoor locations and identified areas on the Job Corps Center property that had elevated mold conditions. In 2014, mold was detected in Buildings D, G, and J based on visible evidence and moisture presence. Samples were sent for laboratory analysis and potential concerns were identified. The HHS facilities contractor manages mold issues in buildings on campus by deploying a mold team to clean and abate mold on a daily basis. Particular attention is focused on cleaning and changing filters in the HVAC systems and replacing acoustic ceiling tiles (Erin Myers, personal communication, October 22-23, 2018). Cleaning activities may include application of bleach and cleaning solutions and scrubbing of hard surfaces.

During the period of use by the Job Corps Center, small quantities of Petroleum, Oil, and Lubricant (POL) products, paints and solvents were used and stored on the property as part of training in Collision Repair and other vocations. A Flammable Storage shed (Structure T) was located near the vocational building (Building D) to store such items but has since been removed. When the HHS facilities contractor prepared the property for use as an Emergency Influx shelter, the interiors of all rooms were painted. POLs from both Job Corps and HHS usage of the property are likely stored onsite.

Other chemicals stored or used in buildings onsite include bleach and cleaning fluids for mold abatement and herbicides to eliminate vegetation from roadside drainage ditches. Pesticides for mosquito abatement and snake repellent are used on campus but typically brought in by subcontractors/vendors.

5.5.1.3 Underground Storage Tanks/Aboveground Storage Tanks

The Homestead Job Corps Center has one identified 4,000-gallon underground storage tank (UST) that contained diesel fuel. The tank is located in the screened equipment yard under a concrete slab on the west side of the Dining Hall (Building P) to serve the emergency generator. The installation date of this tank is not known but appears to have been in this location prior to 1994 (prior to transfer of the property from USAF). If the tank was installed at the time the Dining Hall was constructed, it may date to 1987. The Job Corps Center has no records of leak tests, corrosion protection, or maintenance for this tank but hired a certified UST contractor to evaluate the tank per Florida regulations and found that the tank does not meet current RCRA standards (DOL 2014b). The tank is likely empty as DOL planned to remove and replace the tank (DOL 2014a and 2014b).

Six aboveground storage tanks (ASTs) were identified on the property: two 1,000-gallon propane tanks supplying boilers for domestic hot water in dormitories (Buildings L, M, and N) and Education/Wellness Center (Building O); one 500-gallon propane AST supplying fuel for domestic hot water in the Hygiene Tent attached to Building J. Two 250-gallon propane ASTs likely used for process drying in the auto body paint shop (for the Collision Repair vocation) in Vocation/Warehouse (Building D) are not currently being used. There is also one AST of unknown purpose at the northeast corner of Building D. It is suspected to be for compressed air since there are several concrete “blast walls” in front of the tank. It may have been associated with prior vocational training in the building. A concrete block Flammable Storage shed (Structure T) was previously located on the west side of Building D (DOL 2014b) but has since been removed. Contents from flammable storage lockers located inside Building D were to have been moved to this structure (DOL 2014b).

5.5.2 Environmental Consequences

In this section the potential impacts to hazardous and toxic substances that could result from no action and action alternatives are described.

5.5.2.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

Under the no action alternative, the property and buildings would continue to be used in an “as is” condition as an Emergency Influx Shelter and prior approval and consent would be required before any alterations to the Homestead property occur. No changes to the existing baseline conditions for hazardous and toxic substances are anticipated.

5.5.2.2 Alternative 2 - Caretaker Status Alternative

Under caretaker status, DOL would continue maintenance activities necessary to protect the property and buildings from deterioration. No remedial activities (e.g., removal of remaining ACM, LBP or lead dust abatement) would be performed under this alternative; however, continued mold monitoring and abatement would occur. Any remaining small quantities of hazardous and toxic substances that are not required for property and building maintenance and cleaning (e.g., POLs) would be disposed of in accordance with federal, state, and local regulations.

5.5.2.3 Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS

Under Alternative 3, the use would be similar in scope and operations to current activities at the Homestead Job Corps Center property; however, the MOU would no longer be in effect and HHS would own the property via conveyance/sale.

Any remaining LBP would not present an unacceptable risk to human health, because HHS as the transferee would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the property as Residential Property, as defined under 24 CFR Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards.

Any remaining friable ACM that has not been removed or encapsulated will not present an unacceptable risk to human health because the transferee would assume responsibility for abatement or management of any ACM in accordance with applicable federal, state, and local requirements.

As discussed in Subsection 5.5.2, base records reported that the last PCB-containing electrical equipment was removed from the base in 1991. Any remaining PCBs, such as in door and window caulk, that has not been removed would not present any unacceptable risk to human health because the transferee would assume responsibility for any materials that are failing or degraded. The transferee would also assume responsibility that before any renovation or construction is conducted that it would identify any potential PCB-containing materials in accordance with applicable federal, state, and local requirements and properly remove or mitigate hazards from the materials.

Radon has been identified in Building A. It does not present any unacceptable risk to human health because the building is vacant, and the transferee would assume responsibility for mitigation should the building occupancy status change. The 2014 DOL Facility Planning Report for the Homestead Job Corps Center identified 15 occupied buildings at the center that should be tested for radon (DOL 2014b). The transferee would assume responsibility for any radon assessment and mitigation of the property in accordance with applicable federal, state, and local requirements.

DOL has conducted periodic inspections and identified mold in several buildings on the campus. The HHS facilities contractor has been conducting regular mold abatement and cleaning since occupying the property in 2016. The transferee would assume

responsibility for continued mold inspections and abatement of the property as necessary in accordance with applicable federal, state, and local requirements.

DOL would remove any POLs or other chemicals remaining from operation of the Job Corps Center prior to transferring the property to HHS.

For the diesel UST, federal facilities are subject to closure requirements and if contamination is present, remediation may be required to prevent harmful exposures subsequent to transfer (Congressional Research Service 2014). The UST shows no signs of overfill, leaking, or corrosion; however, it is not RCRA compliant (DOL 2014b).

Under Alternative 3, there would be no significant impacts resulting from the potential presence of hazardous and toxic substances because HHS as the transferee would assess the presence of these materials within the proposed project area and undertake any necessary abatement or remediation required under applicable laws and regulations upon conveyance of the property. Identification and remediation of hazardous and toxic substances associated with Alternative 3 would result in the generation of a small amount of hazardous waste and non-hazardous construction waste. All debris generated during these activities would be transported offsite and disposed in compliance with applicable hazardous and solid waste handling laws and regulations.

5.5.2.4 Alternative 4 – DOL Disposal through GSA via Public Sale for Residential Reuse

Under Alternative 4, DOL would dispose of the property through GSA and GSA as disposal agent would oversee a public sale of the property. The entire property would be transferred in “as-is condition” with a deed covenant. It is expected that all 41 acres would be suitable for residential development and all existing buildings and infrastructure would be demolished to clear the area to create 7,500 SF lots for approximately 164 single-family homes.

DOL would remove any personal property items including POLs or other chemicals remaining from operation of the Job Corps Center prior to transferring the property to GSA for public sale.

Upon sale of the property and prior to building demolition, the purchaser of the property would be responsible for the assessment and management of any hazardous and toxic substances including LBP, ACM, and PCBs within the proposed project area and undertake any necessary abatement or remediation required, under applicable laws and regulations, to achieve residential reuse requirements. Although it is expected that all buildings would be demolished and LBP would be abated prior to demolition, as required, any remaining LBP would not present an unacceptable risk to human health, because the purchaser would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the property as Residential Property, as defined under 24 CFR Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards.

It is expected that all buildings would be demolished and ACM would be abated prior to demolition, as required. ACM would not present an unacceptable risk to human health

because the purchaser would assume responsibility for abatement or management of any ACM in accordance with applicable federal, state, and local requirements.

As discussed in Subsection 5.5.2, base records reported that the last PCB-containing electrical equipment was removed from the base in 1991. It is expected that all buildings would be demolished and any remaining PCBs, such as in door and window caulk, would be abated prior to demolition, as required. PCBs would not present any unacceptable risk to human health because the purchaser would identify any potential PCB-containing materials in accordance with applicable federal, state, and local requirements and properly remove and mitigate hazards from the materials.

For the diesel UST, federal facilities are subject to closure requirements and if contamination is present, remediation may be required to prevent harmful exposures subsequent to transfer (Congressional Research Service 2014). The UST shows no signs of overfill, leaking, or corrosion; however, it is not RCRA compliant (DOL 2014b). Under CERCLA releases of hazardous substances are the responsibility of the federal government to clean up prior to property transfer out of federal ownership.

Prior to disposal of the Homestead Job Corps Center for public sale and residential reuse, the federal government will appropriately remove the UST in accordance with applicable federal, state, and local requirements. Post-excavation soil samples would be taken to confirm that there has been no release and there is no concern for contamination. The Miami-Dade County Department of Environmental Resources Management (DERM) and/or state of Florida will review and sign off on the closure documents.

Under Alternative 4, there would be no significant impacts resulting from the potential presence of hazardous and toxic substances because the purchaser would assess the presence of materials such as LBP, ACM and PCBs within the proposed project area and undertake any necessary abatement or remediation required under applicable laws and regulations upon sale of the property and prior to demolition of any buildings. DOL would remove the UST near the Dining Hall (Building P) and conduct soil sampling to confirm that there has been no release of POLs prior to transfer and sale of the property. Identification and remediation of hazardous and toxic substances associated with Alternative 4 would result in the generation of a small amount of hazardous waste. Demolition of the buildings would also generate non-hazardous construction waste. All debris generated during these activities would be transported offsite and disposed in compliance with applicable hazardous and solid waste handling laws and regulations.

5.6 LAND USE

This section describes the land use, as well as potential impacts that could result from no action or implementation of the proposed action.

5.6.1 Affected Environment

The Homestead Job Corps Center was formerly part of the Homestead AFB. The Center property is outside the Homestead city limits; property adjacent to and surrounding the Center is unincorporated. The Homestead Job Corps Center was activated in 1999 to

serve as a residential training campus to teach disadvantaged youth skills needed to become employable, prepare them for careers, or further their education. At the preparation of the last site plan for the Job Corps Center, the facility contained 16 buildings, 4 structures, and associated parking areas (DOL 2014a) to support this mission.

The current HHS/ORR Emergency Influx Shelter provides housing, food, medical, educational, legal and counseling services for UAC until they are reunited with a sponsor. The prior land use of the Job Corps Center as a residential training campus is compatible with the current use for an Emergency Influx Shelter as the facility provides existing dormitories, dining facilities, medical, and administrative offices that serve both purposes.

Since occupation of the property by HHS in 2016, three small structures, including two greenhouses (Structures C1 and C2) and one Flammable Storage shed (Structure T) have been removed due to deteriorated condition. Over 50 percent of the Job Corps Center property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is covered by sections of maintained lawn and landscaping.

The proposed project area is located in the Agricultural Use (AU) zoning district within unincorporated Miami-Dade County (Miami-Dade Land Management, 2018). According to Chapter 33 Article XXXIII of the Miami-Dade County Code, the AU district also allows all uses permitted in the RU-1, EU-M or EU-1 Districts (Miami-Dade County 2018b). Potential residential types include, but are not limited to, single-family residences (7,500 SF lot area) (RU-1), single-family estates on a half-acre lot (EU-M), single-family estates on one acre lots (EU-1), or agricultural uses and single-family residences on five acre lots (AU).

5.6.1.1 Compatible Land Use

Land use north of the property across St. Nazaire Blvd. is a vacant lot followed by a multi-family housing development. The land use to the east and south of the property is part of Homestead AFB. The land is vacant to the west across SW 127th Avenue; however, roadways have been constructed and the land is zoned to accommodate a residential neighborhood.

5.6.2 Environmental Consequences

In this section the potential impacts to land use that could result from no action and action alternatives are described.

5.6.2.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

There would be no impacts to land use under this alternative. Under the MOU, all modifications to buildings and campus layout would require prior approval from DOL; however, the HHS shelter staffing contractor identifies the property as site-ready and, therefore, it is anticipated that no demolition or new construction is required. The

property would be expected to continue to contain the current number of buildings, structures, and associated parking areas similar to the existing site plan (Figure 3) with the ability to add and remove temporary structures as needed.

5.6.2.2 Alternative 2 - Caretaker Status Alternative

There would be no impacts to land use under this alternative. The property would be expected to continue to contain the current number of buildings, structures, and associated parking areas as in the existing site plan (Figure 3). The MOU would no longer be in place and UAC would be relocated. DOL would resume management and maintenance responsibilities for the unoccupied Job Corps Center but this would have no impacts on land use in the area.

5.6.2.3 Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS

Under Alternative 3, the use would be similar in scope and operations to current conditions. The MOU would no longer be in place and HHS would own and manage the property. The current HHS shelter staffing contractor has indicated support to transfer the property from DOL to HHS to continue to operate as an HHS/ORR Emergency Influx Shelter and identifies the property as site-ready (CHS 2017). Since the property would continue to operate as a temporary shelter, it is anticipated that no demolition or new permanent construction is required and temporary structures would be added and removed as needed. The property would be expected to continue to contain the current number of buildings, structures, and associated parking areas similar to the existing site plan (Figure 3). The ownership change from DOL to HHS would have no impacts to land use resources.

5.6.2.4 Alternative 4 – DOL Disposal through GSA via Public Sale for Residential Reuse

There would be moderate impacts to land use under this alternative. Land use would change from its current use as a residential campus for youths associated with the Job Corps or the HHS Emergency Influx Shelter under the terms of MOU to full redevelopment as a residential neighborhood. All temporary structures would be removed, the current Job Corps Center buildings would be demolished, and residential dwellings would be constructed.

Currently, the property has approximately 271,500 GSF in 16 buildings and one structure on the 41 acre property, which is a lower intensity use per acre than the use proposed under Alternative 4. Residential reuse under Alternative 4 is analyzed at the highest intensity allowed under the existing zoning to evaluate the greatest foreseeable impacts that could reasonably result from development of the property as residential housing. Although the Job Corps Center property is zoned as AU, Agricultural District, according to Chapter 33 Article XXXIII of the Miami-Dade County Code, the AU district also allows all uses permitted in the RU-1, EU-M or EU-1 Districts (Miami-Dade County 2018b). The highest intensity allowed under the county zoning code would be single-family residences on 7,500 SF lots (RU-1), which will be evaluated as four dwelling units

per acre under this alternative. Although the land use intensity would increase, the reuse of the site would not result in a significant impact to the use of the land. Reuse of the property as residential would provide local residents and the community additional housing options in an area where other residential neighborhoods already exist.

The surrounding properties have mostly residential and military land uses. Therefore, single-family residential reuse would not conflict with adjacent uses, and would not conflict with the AU Zoning District. Since the AU District allows uses permitted in RU-1, this alternative would not require any zoning changes. New construction would be accomplished to conform with any existing county land use plans and building zoning and codes to ensure that newly constructed facilities would be consistent and compatible with their surroundings.

5.7 SOCIOECONOMIC ENVIRONMENT

This section describes the existing socioeconomic conditions, as well as potential impacts that could result from implementation of any of the alternatives.

5.7.1 Affected Environment

In this section, current socioeconomic conditions with the potential to be affected by the proposed project are presented.

5.7.1.1 Economic Development

Local Economic Activity

DOL ceased operations at the Homestead Job Corps Center in 2015 and the campus has operated under HHS/ORR as a temporary shelter for UAC since 2016. HHS manages two separate contracts for facilities management and operation of the shelter. Brookstone Emergency Services, Inc., the facilities management contractor, has about 15 to 20 personnel onsite (Erin Myers, personal communication, October 22, 2018). The HHS shelter staffing contractor (CHS) providing childcare, medical, educational and other services for UAC, employs approximately 1,800 staff including labor subcontractors. The facility is open 24 hours a day, seven days a week and CHS employs staff in shifts to provide line of sight care (chaperones) for the UAC at all times (Leslie Wood, personal communication, October 22, 2018). CHS staff average annual income is \$61,000 (CHS 2017). Wages for those employed by an HHS contractor at the shelter are likely higher than average wages for the area because the contractors pay wages in accordance with the federal Service Contract Act which currently provides wages at about double the minimum wage. Shelter operations require employees from a large, diverse spectrum including doctors, nurses, physician assistants, nurse practitioners, EMTs, teachers, counselors, case managers, social workers, IT specialists, administrative specialists, and youth care workers. The shelter also employs security, food service, housekeeping, janitorial services, maintenance, and transportation workers and contracts with local suppliers for construction, electrical, plumbing, fuel, and HVAC. The shelter is authorized under the MOU to house up to 800 UAC in existing campus buildings and up

to 4,200 in portable facilities; however, the highest number of UAC on campus to date, during a peak period in 2017, was 2,600 and current capacity is 1,350.

Regional Economic Activity

According to the Federal Reserve, economic activity in the Sixth District, which includes the state of Florida, continued to expand at a moderate pace. Businesses reported a continuing problem of recruiting staff particularly among the low-skill/hourly workforce. Some business reported growing wage pressure and responded by creative compensation approaches (flex time, bonuses, and incentive pay). Businesses reported rising costs mainly related to transportation and steel, and they anticipate additional rising costs related to tariffs. Tourism and hospitality contacts reported strong activity over the summer months, but the outlook for the fourth quarter is mixed. Retailers reported growth in sales and automotive dealers indicated sales were up. Residential builders reported modest growth compared to last year, but lot and land inventory constrained their ability to meet demand. Commercial real estate had continued strong demand, manufacturing contacts reported a good business climate, and transportation contacts noted increased activity (Federal Reserve 2018).

5.7.1.2 Population Demographics

Miami-Dade County is the most populated county in Florida. The estimated population for 2017 is 2,743,095, and the projected population is expected to be 3,062,631 by 2025 and 3,350,365 by 2035 (Florida Demographic Estimating Conference 2017). As of 2016, the population of Homestead was reported as 65,688 people, which was a 19.2 percent increase from 2010 (U.S. Census Bureau [USCB] American Community Survey [ACS] 2010 and 2016). The median age is 31.1 and approximately 68 percent of the population of Homestead is over 18 (USCB ACS 2016). Approximately 69 percent of the population identified themselves as white alone and approximately 60 percent identified as Hispanic or Latino. According to the 2016 ACS, the median household income for Homestead was \$40,452. The percentage of residents reported as living below poverty was reported at 28.6 percent (USCB ACS 2016).

5.7.1.3 Housing

The median value of an owner-occupied housing unit in Homestead is \$184,700. This is 44 percent cheaper than Miami-Dade County housing, which has a median average of \$221,100. Approximately 40 percent of the housing in Homestead was reported to the census as a one-unit detached structure. The next most common type of housing, making up approximately 15 percent of the inventory, is structures with five (5) to nine (9) units. Approximately 38 percent of housing units in Homestead were owner-occupied while nearly 62 percent were renter-occupied. Housing characteristics for the area are shown in Table 7.

Table 7. Housing Characteristics, Homestead Job Corps Center Region, 2016						
Jurisdiction	Total Housing Units	Percent Vacant	Percent Owner Occupied	Median Value Owner Occupied	Median Rent Renter Occupied	Median Household Income
Homestead	22,344	14.1	38.1	141,300	1,084	\$40,452
Miami-Dade County	1,004,835	15.0	52.6	221,100	1,143	\$44,224
Florida	9,125,815	19.2	64.8	166,800	1,032	\$48,900
United States	134,054,899	12.2	63.6	184,700	949	\$55,322

Source: US Department of Commerce, Bureau of the Census, American Community Survey 2016.

At the time of writing, there are 889 single-family homes listed for sale in Homestead, Florida. Table 8 shows the price breakdown for the listed homes.

Table 8. Single-family Homes Listed for Sale, Homestead	
Listed Price Range	Number of Homes Listed
\$0 - \$149,999	21
\$150,000 - \$199,999	43
\$200,000 - \$249,999	129
\$250,000 - \$299,999	205
\$300,000-349,999	165
\$350,000-399,999	170
Over \$400,000	156
TOTAL	889

Source: National Association of Realtors (Realtor.com) 2018.

5.7.1.4 Community Services

Community services examined include education, health services, law enforcement, fire protection, and recreation.

Education

The Miami-Dade County School District has 392 schools, 345,000 students, over 10,000 employees, and is the fourth largest school district in the United States (Miami-Dade County 2018c). Miami-Dade School District serves students in a variety of settings, which includes elementary, junior high, high schools; alternative schools, magnet schools, charter schools, adult education centers, and virtual instruction programs. In Homestead, approximately 73.5 percent of the population 25 years or older have a high school diploma, and approximately 18.7 percent have a bachelor’s degree or higher (USCB ACS 2016).

The nearest schools to the property include a Miami-Dade County elementary/middle school, Mandarin Lakes K-8 Academy (Kindergarten through 8th grade) and ASPIRA Leadership and College Preparatory Academy, a charter school operated by a non-profit group.

Education for UAC at the Homestead Emergency Influx Shelter is provided at the shelter. UAC do not attend Miami-Dade County schools and their education on the Homestead campus is provided by teachers employed by the HHS shelter staffing contractor, not the local school district.

Health Services

Homestead Hospital is located approximately three miles southwest of the Homestead Job Corps Center. The hospital is a 142-bed facility and offers surgical services, birthing suites, physical and speech therapy, critical care, outpatient diagnostic testing, physical and speech therapy, a children's emergency center, and an emergency center with 44 private treatment rooms and a trauma room (Baptist Health South Florida 2018).

Medical and dental services were previously provided for resident trainees at the Homestead Job Corps Center in the Wellness Center (Building O) on campus. Basic medical care for UAC housed at the Emergency Influx Shelter including vaccinations, first aid, treatment of minor illnesses and injuries is provided on the campus by doctors, nurses, and other medical professionals employed by the HHS shelter staffing contractor.

Law Enforcement

The City of Homestead Police Department provides law enforcement for the area and is located on NW First Avenue. The Miami-Dade Police Department provides law enforcement services for the unincorporated areas of the county and operates out of eight district stations. The department has approximately 2,800 sworn officers and 1,500 support personnel.

Fire Protection

The Miami-Dade County Fire Department employs 2,429 employees, of which, almost 2,000 are uniformed officers. The department provides emergency response, which includes fire and medical operations, air rescue, hazardous materials response (HAZMAT), dive and ocean rescue, technical rescue, and venom response (Miami-Dade County 2018a). The headquarters building is based in Doral, and there 70 additional stations within the county. The closest Miami-Dade County fire station is approximately 10 miles from the Center and has a response time to the Center of approximately 10 minutes (DOL 2014a). Homestead AFB has a fire station approximately five miles away with a five minute response time. Each dormitory building (Buildings L, M, and N) is equipped with sprinklers and smoke detectors while all other buildings have only smoke detectors. Fire panels in two dormitories (Buildings L and N) were upgraded by the HHS facilities contractor; one additional building (Building M) may need repair or upgrade in the future (Erin Myers, personal communication, October 22-23, 2018). Fire hydrants with adequate water pressure are located throughout the site.

Recreation

The Miami-Dade County parks system consists of 270 parks and 13,573 acres of land and is the third largest county park system in the United States (Miami-Dade County 2018a). The city also manages facilities which include beaches, causeways, dog parks, golf courses, and marinas. The city of Homestead manages 11 parks, two community centers, and recreation events and activities for the city. The Homestead Air Reserve Park, one of the county managed parks, is approximately one mile north of the Job Corps Center.

Homestead passed a resolution in 2013 naming itself “The Gateway to the Everglades and Biscayne National Park” (National Park Service [NPS] 2013). The Center property is approximately two miles west of Biscayne Bay National Park, and Everglades National Park is approximately eight miles west/southwest. The Atlantic Ocean is 8 miles east. The South Florida national parks (Big Cypress, Dry Tortuga, Biscayne, and the Everglades) are visited by approximately three million people annually. In 2017, Biscayne Bay reported 446,941 annual visitors and the Everglades had 1,018,557 (NPS 2018). Recreational opportunities in both parks include camping, picnicking, swimming, wildlife watching, hiking, boating, diving, snorkeling, and paddling.

Recreational fields on the Homestead Job Corps Center included soccer and baseball fields and basketball, volleyball and tennis courts. On the south side of campus, the “secure area” of the Emergency Influx Shelter where UAC are housed, there is a large recreational field, used primarily for soccer, and a Multipurpose Tent which offers indoor recreational activities.

5.7.1.5 Environmental Justice

On February 11, 1994, President Clinton issued EO 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*. The purpose of this EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations or communities.

For environmental justice considerations, these populations are defined as individuals or groups of individuals subject to actual or potential health, economic, or environmental threats arising from existing or proposed federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income for a family of four. In 2017, this mean income was \$25,283, up from \$24,447 in 2015. Table 4 summarizes minority and low income populations for the area.

According to the USCB, Homestead has a higher percentage of individuals below the poverty level at 28.6 percent compared to the state value of 16.1 percent (USCB ACS 2016; Table 9). Areas of Homestead near the property appear somewhat economically depressed and homeless camps were identified in the vicinity when the HHS facilities contractor first took over the property in 2016 (Erin Myers, personal communication, October 22-23, 2018). Refuse and debris that may be associated with these camps were identified in areas surrounding the perimeter of the property during the site visit conducted in October 2018.

Table 9. Minority and Low-Income Populations: Region and Larger Regions, 2016									
Jurisdiction	Total Population	Percent White	Percent Black or African American	Percent American Indian/Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific	Percent Some Other Race	Percent Ethnicity Hispanic/ Latino	Percent of Individuals Below Poverty Level
Homestead	65,688	69.3	23.6	0	1.5	0	2.2	62.9	28.6
Miami-Dade County	2,664,418	75.6	18.4	0.1	1.6	0.02	2.8	65.0	19.9
Florida	19,934,451	75.9	16.1	0.3	2.6	0.06	2.53	22.5	16.1
United States	318,558,162	73.3	12.6	0.8	5.2	0.2	4.8	17.3	15.1
Source: US Department of Commerce, U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates. (USCB ACS 2016)									

5.7.1.6 Protection of Children

On April 21, 1997, President Clinton issued EO 13045, Protection of Children from Environmental Health Risks and Safety Risks. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

DOL intends to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting DOL policies, programs, projects, and activities. In this regard, the DOL ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed DOL action.

The current Emergency Influx Shelter is a residential campus for temporary placement of children (UAC) until they are reunited with a U.S. sponsor to await immigration hearings. An unaccompanied alien child (UAC) is defined as a child who has no lawful immigration status in the United States; has not attained 18 years of age; and, with respect to whom, there is no parent or legal guardian in the United States, or no parent or legal guardian in the United States available to provide care and physical custody per 6 U.S.C. § 279(g)(2) (HHS 2018). Typically, UAC crossed the border alone without their parent or legal guardian. Currently, the average length of care for UAC at a shelter is approximately 59 days (HHS 2018). UAC residing in HHS shelters do not integrate into the local community or attend local schools. They remain under the supervision of shelter staff at all times. All food, clothing, housing, educational, and recreational services are provided at the shelter. Basic medical care is also provided at the shelter by staff doctors, nurses, and other medical professionals.

5.7.2 Environmental Consequences

In this section the potential impacts to socioeconomic resources that could result from no action and implementation of the proposed action are described.

5.7.2.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

Alternative 1 would have no impacts on economic development, population demographics, housing, community services, and environmental justice because there would be no change from existing conditions. The purpose of and baseline condition for the Emergency Influx Shelter is to protect a specific subset of children, unaccompanied alien children (UAC), from risks to health and safety by providing temporary housing, food, clothing, and basic medical services in a clean, safe environment pending reunification with a U.S. sponsor. Under Alternative 1, extension of the MOU between DOL and HHS would result in beneficial impacts to protection of children because existing/baseline conditions would continue at the Homestead property. Due to the relatively small population and specific subset of children housed at the shelter relative to the number of children in the U.S., continued operation of the shelter would result in no significant impacts to the protection of children.

5.7.2.2 Alternative 2 - Caretaker Status Alternative

Economic Development

During caretaker status, there would no longer be daily discretionary spending (i.e., grocery shopping, meals, and gas purchases) by HHS contractor employees in the immediate vicinity of the property. Additionally, service contracts with local suppliers for construction, electrical, plumbing, fuel, HVAC, pest control, and other needs at the Emergency Influx Shelter would discontinue or significantly decrease while the property is unoccupied in caretaker status. Impacts from decreased spending the area would be moderate. The Emergency Influx Shelter has approximately 1,800 staff covering shifts 24 hours a day, 7 days a week with an average annual income of \$61,000 (Erin Myers, personal communication, October 22-23, 2018; CHS 2017). It is anticipated staff displaced by closure of the temporary shelter would remain in the Miami-Dade Area and that money would be reinvested into the regional economy in other areas resulting in no significant impact to the economy.

Under this alternative, there would be benefits foregone from the delayed reuse of the property resulting in a short-term adverse impact. The city and county would lose potential immediate economic benefits from possible employment and sales from the reuse of the property. Potential private developers of the property would lose the immediate redevelopment opportunity. Residents of the surrounding community would lose any potential immediate employment opportunities that may be created through the reuse or redevelopment of the property.

Population Demographics

Caretaker status would have negligible impacts on population demographics because it is expected that employees who currently work at the Emergency Influx Shelter would likely find other employment within Miami-Dade County. If the transition to caretaker status would result in some personnel relocating to other areas, the impact would not be

noticeable. Employment at the shelter (about 1,800 employees) represents less than one percent of the total Miami-Dade County population of nearly three million.

Housing

Alternative 2 would have negligible impacts on housing because it is expected that the majority of employees who currently work at the Emergency Influx Shelter would remain in the area and in their current housing options. If the transition to caretaker status would result in some personnel relocating to other areas, there would be no noticeable impact to housing in the greater Miami-Dade County.

Community Services

Under caretaker status, there would be a negligible reduction in the need for community services as only limited community services are utilized by the Emergency Influx Shelter and there would no longer be an onsite population. Fire protection and law enforcement services would still be necessary to protect and maintain the property in its current condition.

Environmental Justice

There would be negligible short-term and long-term impacts to the local population, which includes minority and low income individuals, during caretaker status. Residents of the surrounding community would lose any potential immediate employment opportunities that may be created through the reuse or redevelopment of the property. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line.

Protection of Children

Caretaker status would have no impacts on the safety of children because appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all local residents (including children) while the property remained vacant.

5.7.2.3 Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS

Under Alternative 3, the use would be similar in scope and operations to current activities. The MOU would no longer be in place and HHS would own the property. Continued operation of the Emergency Influx Shelter under HHS ownership would extend baseline conditions of protecting UAC from risks to health and safety resulting in beneficial effects with no significant impacts to protection of children. The ownership change would have no impacts to other aspects of socioeconomics because the Emergency Influx Shelter would continue to operate as it has been since 2016.

5.7.2.4 Alternative 4 – DOL Disposal through GSA via Public Sale for Residential Reuse

Economic Development

Under Alternative 4, moderate short-term beneficial direct economic impacts would be realized by the regional and local economy during the construction phase of the proposed reuse. Employment generated by construction activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. There would be moderate short- and long-term beneficial impacts to the economy during the construction of residences on the property by creating new jobs in the local area. Most of the jobs would be for temporary workers that are part of the construction activity. During and following construction, more jobs would be created for real estate agents, brokers, and various other workers that would provide services to home builders and buyers.

There would also be additional negligible short- and long-term economic impacts to the local jurisdictions and the state from the revenues generated from the construction and reuse of the property. States often impose sales taxes on materials sold to builders (National Association of Home Builders [NAHB] 2009). The state would benefit from the additional tax revenue generated during the construction phase. The county would benefit from the property taxes collected from the reuse.

Population Demographics

The proposed action would not result in any detectable changes to the demographics of the local or regional areas because there would not be any impacts to population from the additional short- and long-term workers. It is anticipated that no workers would relocate. Local workers would be utilized from within the region for both the temporary and permanent jobs.

Housing

The alternative would result in minor to moderate long-term beneficial impacts to housing by creating an additional residential neighborhood of approximately 164 single-family homes on 7,500 SF lots. The population of Homestead has increased nearly 20 percent over the past 8 years. As more people move into the area, demand for and cost of housing will increase. The median rent for renter-occupied housing in Homestead is higher than the median rent in the state despite median household income in Homestead being lower than the median income for the state. Depending on the consumer price or gross rent of the new housing the reuse could have a range of effects. For example, if home prices or gross rent of the new development are comparable to the current median home value and median gross rent (Table 7), there would be a greater percent of the population that could benefit from the redevelopment.

Community Services

There is the potential for minor impacts to public services (i.e. police, fire, hospital, and education services) and no impacts to recreation. The construction of new residential housing is not expected to create any influx of populations from outside the region; however, there might be small local moves within the region. This may cause relocation of a student into a new school. In addition, it may require the fire or law enforcement to redistribute resources, but it would not increase the population they are serving or require any addition of staff or resources.

Environmental Justice

The proposed action would not negatively affect low-income or minority families with respect to health, transportation, planned development, or employment. No families, whether or not included in these socioeconomic groups, would be relocated as a result of the proposed action. There would be negligible short-term adverse impacts to the local population, which includes low-income and minority individuals, during the construction and reuse of the site. There may be additional noise, traffic, and dust during the construction. Construction standards would be in place to minimize impacts. It is not anticipated that impacts would be any greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line.

There would be minor to moderate long-term impacts to local populations, which includes minority and low-income individuals from the reuse as a residential development. Because Homestead's poverty rate is much higher than the national average, if home prices or gross rent of the new development are comparable to the current median home value and median gross rent (Table 7), there would be a greater percent of the population that could benefit from the redevelopment. Any impacts would not disproportionately impact low-income or minority populations to any greater degree or extent than non-minority individuals and those above the poverty line. Therefore, the proposed action would meet requirements of EO 12898.

Protection of Children

There are no anticipated impacts to the safety of children during the construction phase of the project. All children (UAC) currently housed the property will be relocated to other shelters or placed with U.S. sponsors. Appropriate Federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and "no trespassing" signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use. The reuse as a residential development would have no impact on the safety of children. Therefore, the proposed action would meet the requirements of EO 13045.

5.8 TRANSPORTATION

5.8.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Homestead Job Corps Center. Roadways and traffic are discussed first, followed by public transportation.

5.8.1.1 Roadways and Traffic

The residents of Homestead are served by state and local roadways. FL 821, which passes through the town as Florida Turnpike North and intersects with State Highway 1, just south of the city limits, has an average annual daily traffic (AADT) ranging from around 63,000-73,000 (Florida Department of Transportation [DOT] 2017). State Highway 1 has an AADT ranging from 30,000-46,000 and continues south becoming the main roadway to enter and traverse the Florida Keys. There is one bike trail, the South Dade Trail, that runs along a 31 mile corridor. The trail connects communities in South Miami to Homestead with metrobus stations along the route; it connects to other trails in the area (TrailLink 2018).

The Job Corps Center is bisected by Bougainville Boulevard and bordered by St. Lo Boulevard to the south and east, and St. Nazaire Boulevard to the north. The roads are all open, publicly accessible roadways. At the time of the site survey most traffic observed in the vicinity of the shelter entered from the west along Bougainville Blvd, turning north along Ramey Avenue to access the large parking area south of Building D. The facility is bounded on the west by Coral Sea Boulevard/SW 127th Avenue, which has an annual average daily traffic count (AADT) of 2200. The AADT count on Bougainville Boulevard west of Coral Sea Boulevard was 21,000 (Florida DOT 2017). This section of the road provides a primary entrance point for traffic entering the main gate of Homestead ARB. No traffic data was available for the portion of Bougainville Boulevard that bisects the Job Corps Center.

5.8.1.2 Public Transportation

The Metrobus System provides service throughout Miami-Dade County as far south as Homestead, and the system connects with Metrorail and Metromover, an electric powered mover system in Miami (Miami-Dade County 2018d). The city of Homestead operates a free trolley. A bus stop occurs along Bougainville Blvd.

5.8.2 Environmental Consequences

In this section, the potential impacts to utilities that could result from no action and implementation of the proposed action are described.

5.8.2.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

No changes to the existing baseline conditions for transportation resources are anticipated. Because the Job Corps Center would continue to be used as an Emergency Influx Shelter, no impacts to transportation resources are anticipated.

5.8.2.2 Alternative 2 - Caretaker Status Alternative

Maintenance activities are expected to continue for the buildings and grounds including remaining asphalt and concrete paved areas on campus. Minor beneficial impacts on traffic to the community would result from the reduction in employees commuting to the Emergency Influx Shelter at the Homestead Job Corps Center campus.

5.8.2.3 Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS

Under Alternative 3, the use would be similar in scope and operations to current activities. The MOU would no longer be in place and HHS would own the property. The ownership change would have no impacts to transportation resources. Existing roadways and transit systems would continue to provide adequate methods for commuters to the shelter.

5.8.2.4 Alternative 4 – DOL Disposal through GSA via Public Sale for Residential Reuse

During the construction phase, there would be minor direct adverse impacts to transportation under this alternative. A short-term increase in vehicular traffic on the local roads around the site would occur during the construction phase of the project. There would be more trucks and heavy equipment traffic delivering and hauling supplies and commuting construction workers.

Reuse of the Homestead Job Corps Center property would result in minor to moderate adverse impacts to transportation patterns depending on the final design of the new single-family residential neighborhood. Maximum density allowed under zoning would be four units per acre. Once the perimeter security fencing is removed, the Job Corps Center property can be accessed from all bordering roads, with Bougainville Blvd. serving as the primary artery from Homestead. It is likely that the new development would use access points along these same routes.

In the long-term, the reuse as a residential community would increase traffic in the area. Impacts would be minor to moderate depending on the final number of residential units. A residential development, at the highest density allowed under zoning or 4 units per acre would generate from 706.8-3,583.4 trip ends per day (Institute of Transportation Engineers [ITE] 2008). There may be slightly higher traffic volume around peak work/commute times in and out of the property. Because the location of the property and the roads are outside of Homestead city limits, it is anticipated that the number of trips would be in the mid-range of trip end estimates. The roads adjacent and near the Job Corps Center property would be able to accommodate the increase in traffic.

Additional bus stops for access to public transportation could also decrease traffic from an increased number of personal vehicles commuting to and from the new neighborhood.

5.9 CUMULATIVE IMPACTS

A cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future DOL or other actions at the Homestead Job Corp Center and the actions of other parties in the surrounding area, where applicable. A five-year planning horizon was used for this assessment (five years into the past and five years into the future).

5.9.1 Actions at the Homestead Job Corps Center property

Within the past five years, the HHS facilities management contractor has completed some maintenance, repair, and minor renovation projects on the Homestead Job Corps Center campus. These projects have included:

- Cleaning, patching, and repainting of the interior of all occupied buildings on campus;
- Removing doors from rooms of Buildings L, M, N (1, 2, and 3), and J;
- Adding night lighting to interior of Buildings L, M, N (1, 2, and 3), and J and some bays of Building D;
- Repair and upgrade of fire panels in Buildings L and N;
- Creating retention basins in areas of south campus for stormwater management;
- Hauling in and spreading of crushed limestone to create level surfaces for tents and other temporary structures;
- Installing temporary chain link fencing around the perimeter of the property;
- Adding asphalt to connect existing concrete sidewalks or create new paths on campus
- Adding and removing tents, office trailers, portable bathroom trailers, generators, exterior lighting
- Creating an above ground PVC-piping drain line for wastewater from Hygiene Tents and portable bathrooms
- Removing children's toilets from Building U
- Removing greenhouses (Structures C1 and C2), and Flammable Storage shed (Structure T)

Reasonably foreseeable future actions expected to occur at the Center include the following additional repair, renovation, and demolition projects requested of DOL by the HHS facilities contractor:

- Replacement of HVAC systems for Building B (Administration), Building C (Security), and Building P (Dining Hall)

5.9.2 Actions by Others in the Surrounding Area

The Homestead Job Corps Center is located adjacent to an active military facility, the Homestead Air Reserve Base (ARB). The Homestead ARB is currently proposing a

project to alter traffic in the area of the Job Corp Center property (Erin Myers, personal communication, October 22-23, 2018). Homestead ARB is proposing to change a point of entry to the base that would close the portion of Bougainville Blvd. east of current primary entrance to the base which bisects the Job Corps Center property. The project is in early planning stages and preliminary information is that the project would install a roundabout/turnaround at the road terminus. Once the closure occurs, access to the Homestead Job Corps Center property would occur from St. Nazaire Blvd. to Ramey Avenue.

5.9.3 Potential Cumulative Impacts

5.9.3.1 Alternative 1 - Continue Current Use under MOU to HHS; No Disposal/Transfer out of DOL

There would be no cumulative impacts under this alternative. Under the MOU, all modifications to buildings and campus layout would require prior approval from DOL. Because the HHS shelter staffing contractor identifies the property as site-ready, it is anticipated that no major projects, including demolition or construction, would occur. Recent maintenance, repair, and minor renovation projects conducted at the property did not appear to have resulted in any adverse impacts and led to the beneficial impacts of needed improvements to the facility. All of the potential future projects planned for the facility, including replacement of HVAC systems, are expected to result in beneficial impacts to continued operation of the shelter, while any adverse impacts would likely be negligible or mitigated, pending assessment as part of future NEPA studies, if required.

For the purposes of the continued Emergency Influx Shelter function, closing Bougainville Blvd. to public traffic may be a minor to moderate beneficial impact. The publicly accessible roadway currently divides the property into two sections. The portion of the campus south of Bougainville Blvd. is currently the “secure area” where all the UAC are housed. The portion of the campus north of Bougainville is the “unsecure area” where administrative offices, staff onboarding/training, and storage occurs. Removing through-traffic by closing the road would effectively eliminate a barrier between the north and south halves of campus. Therefore, when past, present and future actions are taken into consideration with this alternative, the impacts are not considered significant.

5.9.3.2 Alternative 2 - Caretaker Status Alternative

No cumulative impacts are expected under this alternative. The MOU would no longer be in place and UAC would be relocated. DOL would resume management and maintenance responsibilities for the unoccupied Job Corps Center and no major projects, such as new demolition or construction would be expected. Maintenance and minor repair projects would occur as needed to maintain the property and buildings in their current condition. Past and present development trends on the Homestead Job Corp Center property and in the surrounding community would continue. Closure of the portion of Bougainville Blvd. bisecting the property would have no impact on the unoccupied property. Therefore, there would be no contribution to cumulative impacts for resources in and adjacent to the

Homestead Job Corp Center property because there would be no change from existing conditions.

5.9.3.3 Alternative 3 – DOL Disposal through GSA via Federal Transfer to HHS

There would be no cumulative impacts under this alternative. The MOU would no longer be in place and the property would transfer to HHS for continued use as a temporary Emergency Influx Shelter. Because the HHS shelter staffing contractor identifies the property as site-ready, it is anticipated that no major projects, including demolition or construction, would occur. Recent maintenance, repair, and minor renovation projects conducted at the property did not appear to have resulted in any adverse impacts and led to the beneficial impacts of needed improvements to the facility. All of the potential future projects planned for the facility, including replacement of HVAC systems, are expected to result in beneficial impacts to continued operation of the shelter, while any adverse impacts would likely be negligible or mitigated, pending assessment as part of future NEPA studies, if required.

For the purposes of the continued Emergency Influx Shelter function, closing Bougainville Blvd. to public traffic may be a minor to moderate beneficial impact. The publicly accessible roadway currently divides the property into two sections. The portion of the campus on the south side of Bougainville Blvd. is currently the “secure area” where all the UAC are housed. The portion of the campus north of Bougainville is the “unsecure area” where administrative offices, staff onboarding/training, and storage occurs. Removing through-traffic by closing the road would effectively eliminate a barrier between the north and south halves of campus. Therefore, when past, present and future actions are taken into consideration with this alternative, the impacts are not considered significant.

5.9.3.4 Alternative 4 – DOL Disposal through GSA via Public Sale for Residential Reuse

Under Alternative 4, redevelopment of the property for residential reuse would consist of construction noise and privately owned vehicle noise. The surrounding properties have mostly military, residential, and commercial land uses. The presence of additional housing may increase noise levels due to increased traffic volume frequenting the property. Traffic noise would be variable throughout the day with possible increased traffic noise during working and commuting times, in the evenings and on weekends. This, in combination with noise from other past, present, and reasonably foreseeable future activities, such as existing noise from airplanes at the adjacent Homestead ARB, would have no significant cumulative impacts to the noise environment.

Potential land use changes for new residential facilities and a potentially higher intensity reuse may occur under this alternative. These land use changes are compatible with surrounding land uses and zoning ordinances in the city. These changes combined with other past, present, and reasonably foreseeable future activities, such as redevelopment

efforts in other portions of the former Homestead AFB, would result in no significant impacts to land use.

Employment generated by the reuse of the Homestead Job Corps Center property would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of future development that is expected throughout the region would have no significant short- and long-term beneficial cumulative impacts to the local and regional community.

In the long-term, reuse as a residential development would have minor to moderate impacts resulting from an increase in the traffic volume in the area. Traffic would be variable throughout the day, being potentially higher around peak working commuting times in the morning and evening during the weekday, later in the evening, and on weekends. The roads adjacent to and near the Homestead Job Corps Center property would accommodate the increase in traffic. Potential closure of a portion of Bougainville Blvd., currently bisecting the property, could impact the design of and access routes to the new residential neighborhood. However, additional access points for the neighborhood would be available from the north, east and south, if access from the west is not available. Therefore, when past, present and future actions are taken into consideration with the proposed action, the impacts are not considered significant.

5.10 MITIGATION MEASURES OR BEST MANAGEMENT PRACTICES

The no action alternatives and Alternative 3 would not require implementation of any mitigation measures because none of the alternatives include major projects such as demolition or new construction. All three of those alternatives include only continued operation and/or use of the existing Job Corps Center property with only maintenance and repair projects or minimal renovation to interior spaces, as needed. Implementation of Alternative 4, however, would incorporate measures to mitigate environmental impacts during demolition, construction, operation, and maintenance activities, as follows:

- Prior to the commencement of any demolition activities, a silt fence or other suitable control device would be placed between the construction area and any potentially affected waterway or drainage area. The barrier would be maintained in a functioning capacity until the area is permanently stabilized upon project completion. Other erosion control measures to minimize indirect impacts to aquatic resources may include staked straw bales, brush barriers, sediment basins, and diversion ditches. Storm water management measures onsite would slow onsite and offsite sheet flow.
- Once initiated, project construction would be carried out in an expeditious manner to minimize the period of disturbance to the environment.
- If necessary, water sprayers would be used during dry weather to minimize fugitive dust.
- During demolition, all necessary measures would be taken to prevent oil, tar, trash, debris, and other pollutants from entering adjacent waterways. Work areas

would be cleaned on a daily basis, and onsite trash containers would remain closed, except when adding or removing trash.

- Demolition would utilize available opportunities for segregation and recycling of demolition material.
- All lead-based paint (LBP), asbestos-containing materials (ACM), or polychlorinated biphenyl (PCB)-containing materials would be properly handled, removed, and disposed in accordance with regulatory requirements.
- In the unlikely event of inadvertent discovery of artifacts or archaeological features during project activities, work would cease, and the Florida SHPO would be consulted immediately.

In combination, these practices are designed to prevent or reduce environmental impacts on the proposed project site and surrounding area.

6.0 FINDINGS AND CONCLUSIONS

This Environmental Assessment was conducted in accordance with the requirements of NEPA, the CFR regulations implementing NEPA (40 CFR 1500), and the DOL NEPA Compliance Procedures (29 CFR §11). As analyzed and discussed in this EA, direct, indirect, and cumulative impacts of the proposed action alternatives for disposal and reuse of the Homestead Job Corps Center have been considered and no significant impacts were identified. Therefore, issuance of a Finding of No Significant Impact is warranted, and preparation of an Environmental Impact Statement is not required.

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7.0 AGENCY CONSULTATION AND PUBLIC NOTICE

The DOL contacted federal and state agencies and two federally-recognized Native American tribes regarding the proposed action. The letters and agency responses are presented in Appendix B. The following agencies were consulted:

- Florida State Historic Preservation Office (SHPO)
- U.S. Fish & Wildlife Service (USFWS)
- Miccosukee Tribe of Indians of Florida
- Seminole Tribe of Florida

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8.0 PREPARERS OF THIS ENVIRONMENTAL ASSESSMENT

The Engineering Support Contractor (ESC) prepared this EA under Contract DOL 121A21848 for the DOL Job Corps program. The ESC's Parsons environmental specialists who prepared this document are listed as follows:

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**APPENDIX A
AGREEMENT DOCUMENTS**

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**MEMORANDUM OF UNDERSTANDING
and REVOCABLE LICENSE AGREEMENT**
Between the
**EMPLOYMENT and TRAINING ADMINISTRATION
DEPARTMENT OF LABOR**
and the
**ADMINISTRATION FOR CHILDREN AND FAMILIES
DEPARTMENT OF HEALTH AND HUMAN SERVICES**

This Memorandum of Understanding and Revocable License Agreement (MOU), made and entered into by and between the Employment and Training Administration (ETA) of the Department of Labor (DOL) and the Administration for Children and Families (ACF) of the Department of Health and Human Services (HHS) (collectively, the Parties), sets forth the terms and conditions under which ETA grants to ACF a revocable license to use the currently vacant Homestead Job Corps Center (Homestead Site, Homestead, or Site) on a short-term basis to enable ACF to provide legally required custody and care to unaccompanied children (UC) who are apprehended at U.S. borders by the Department of Homeland Security. These UC are transferred to HHS, which is legally required to shelter and care for them until they are released to an appropriate sponsor while their immigration cases are adjudicated.

I. AUTHORITY

- A. The Parties enter into this MOU in accordance with the Economy Act (31 USC 1535), which authorizes agencies to enter into agreements to obtain supplies or services by inter-agency acquisition. ACF and ETA agree to cooperate under the authority found in the Economy Act.

II. SCOPE OF LICENSE

- A. ETA hereby, subject to the terms and conditions in this MOU, grants a revocable license to ACF to have exclusive use of the Homestead Site in its entirety in an "as is condition." A diagram of the Homestead Site indicating property boundaries, buildings, and structures is attached hereto as Exhibit A.
- B. The revocable license granted by this MOU shall be neither assignable nor transferrable.
- C. ACF may house up to 800 UC in buildings B, C, D, J, L, M, N, O, P, W, S, and Q on the Homestead Site Plan, as shown in Exhibit B.
- D. ACF may house up to 4,200 UC in portable (soft-sided) facilities that it erects temporarily in appropriate locations on the Site designed to minimize damage to or disturbance of the land or improvements on it, subject to written approval of ETA concerning where HHS will locate such facilities on the Site and modification of clause VI.C. relating to the maximum cost of this MOU.
- E. Subject to the terms of Section IV below, this license is revocable at any time without notice at the option and discretion of ETA or its duly authorized representatives.

III. RESPONSIBILITIES OF THE PARTIES

A. ETA will:

- i. Grant ACF, through this MOU, a revocable license to have exclusive use of the Homestead Site depicted on Exhibit A in its entirety in an "as is condition." The "as is condition" includes the Site's existing water supply, sewer capability, and electrical systems.
- ii. Designate a lead liaison in the Job Corps National Office to act as a primary point of contact for any and all issues arising out of this revocable license.
- iii. Through existing contracts provide, on a reimbursable basis, utility services, including but not limited to electricity, natural gas, water, sewer, refuse removal, and telephone/internet/cable service for the Homestead site.
- iv. Visit the Homestead Site approximately once per month during this MOU period, with advance notice to ACF, and conduct a Site walkthrough for purposes of identifying any significant damage to the Site.
- v. Conduct an onsite facility assessment and joint inventory of the Homestead Site's facilities and equipment with ACF within 3 days of the effective date of this MOU.

B. ACF will:

- i. Utilize the Homestead Site only to provide legally required custody and care to UC under the terms of this MOU.
- ii. Medically screen UC per Office of Refugee Resettlement's (ORR's) current guidelines after arriving at Homestead. UC will have a physical exam, receive age-appropriate vaccinations and be screened for appropriate diseases, including active tuberculosis after arrival at the Homestead Site.
- iii. Provide a minimum of a 1 to 12 chaperone ration of staff to UC for the duration the UC are on the Homestead Site.
- iv. Reimburse ETA, in accordance with the provisions of the Economy Act (31 U.S.C. 1535), for all allowable direct and indirect costs incurred by ETA and attributable to use of the Homestead Site by ACF, including but not limited to, support and services provided by or through ETA, and termination costs for any existing ETA contracts that may be affected by ACF's use of the Homestead Site.
- v. Retain responsibility for the actions of its officers, employees, contractors of any tier, agents, UC in its care, and any other invitees while on the Homestead Site or in connection with any activity arising out of or related to this MOU. ETA shall not be responsible for loss or damage to property or death or injury to persons that may arise from, or be attributable or incident to, ACF's use or occupation of the Site, the actions of the employees, agents, contractor of any tier, UC in its

care, and invitees of ACF on the Homestead Site or arising out of or related to this MOU. Between ETA and ACF, ACF shall be solely responsible for, and ACF assumes all risks of loss or damage to property and injury or death to persons, whether to its officers, employees, contractors of any tier, invitees, or others, by reason of or incident to use of the facility by ACF, and its activities conducted under this MOU. ACF, or whatever entity within HHS is responsible for handling ACF liability claims, such as administrative claims under the Federal Tort Claims Act, shall be responsible for administration and adjudication of any and all claims for property damage, personal injury or illness, or wrongful death arising out of or related to this MOU (including payment where appropriate).

- vi. Seek the prior approval and consent of ETA before conducting any item of long-term maintenance, or making any additions to, or alterations of the Homestead Site that ACF shall consider necessary or desirable in connection with its use and occupancy. Such long term maintenance, additions, or alterations shall be at the sole cost and expense of ACF.
- vii. In furtherance of its requirement to provide custody and care to UC, ACF plans to undertake certain actions to enhance security on the Homestead Site. ETA acknowledges and agrees that ACF will construct fencing necessary to enclose ACF's operational area at the Homestead Site at least 48 hours prior to the arrival of the first UC. ACF will procure and install additional exterior lighting and other security equipment, as reasonably required, and in coordination with ETA, to provide safety and security within the UC secure fenced area. ACF will coordinate these actions with ETA. All ACF assets shall be located within the secure fenced area. ACF is responsible for security and internal circulation control within the UC secure fenced area. ACF is responsible for reporting any criminal act within the UC secure fenced area to local law enforcement personnel.
- viii. At its expense, protect, maintain, and keep the Homestead Site, and the equipment therein, in substantially the same condition as when ACF received exclusive use of the Homestead Site pursuant to this MOU. This obligation includes, but is not limited to, responsibility for all costs incurred for any maintenance and repair (including preventive and long-term maintenance) that ACF shall consider necessary or desirable in connection with its occupancy.
- ix. Maintain full operational control of the ACF mission performed on the Site or in connection with use of the Site, including, among other things, assuming full responsibility for all logistical support of the mission to include food, clothing, medical, translation, physical security, utility cost reimbursement and custodial and grounds maintenance including the equipment and supplies necessary to perform these functions and services.
- x. Comply with all relevant Federal, State, and local legal requirements applicable to its use of the Homestead Site for housing UC, including those relating to occupational safety and health, environmental and hazardous material issues and historical preservation, and maintain records available to ETA to document such compliance.

- xi. Arrange for law enforcement, emergency medical services, and fire protection support through agreements with local agencies or otherwise.
- xii. Not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the premises, ACF will immediately notify ETA and protect the Site and the material from further disturbance until ETA gives clearance to proceed.
- xiii. To the extent that expected occupancy exceeds current support capacity, provide additional temporary resources to meet all necessary requirements, including but not limited to those for health/sanitation, food preparation and service, and laundry.
- xiv. Conduct an onsite facility assessment and joint inventory of the Homestead Site's facilities and equipment with ACF within 3 days of the effective date of this MOU.

C. The Parties will:

- i. Exchange information in an open, timely, and cooperative manner. The Parties acknowledge that all supporting materials, draft, and final documents will become part of the administrative record and may be subject to the requirements of the Freedom of Information Act (FOIA) (5 U.S.C. § 552) and other federal statutes.
- ii. Agree that ETA will capture total costs, including pay and allowances, for reimbursement by the ACF for all support, including Site visits, rendered by ETA to ACF.
- iii. To the extent costs are not reimbursable, each Party is responsible for all costs of its personnel including pay and benefits, support and travel. Each Party is responsible for supervision and management of its personnel.

IV. TERMINATION PROVISIONS

- A. ACF will provide ETA with 30 calendar days notice of its intent to cease housing UC at the Homestead Site.
- B. Within 15 calendar days of the departure of the last UC, ACF will conduct a joint review with ETA to determine all actions necessary to restore the Homestead Site and return it to ETA control.
- C. ETA will, within 30 calendar days of the departure of the last UC from the Homestead Site, provide ACF with a list of actions necessary to restore the Homestead Site and return it to ETA control, including restoring the Site to substantially the same condition as when ACF received it. ACF agrees to commence undertaking such restoration actions within 15 days of receipt of this list, and thereafter diligently pursue such restoration activities through to completion.

- D. All such work referenced in paragraph C to restore the Site to substantially the same condition as when ACF received it shall be completed within 90 days from departure of the last UC or as agreed upon by the parties.
- E. ACF shall return the personal property in substantially the same condition as when ACF received it or take such action to repair or replace it.
- F. ACF will reimburse ETA for ETA's costs in connection with termination of this MOU including any utility, maintenance or other costs incurred until the termination of ACF's revocable license to use the Homestead Site.
- G. Any personal property brought on to the Homestead Site shall remain the property of ACF or its contractors and shall be removed prior to termination of the revocable license granted by this MOU.
- H. The revocable license granted by this MOU shall terminate no later than 30 calendar days after the departure of ACF from the Homestead Site, which is defined as completion of all work referenced in paragraphs IV.C and E.

V. GENERAL PROVISIONS

- A. **Points of Contact (POC):** The following POCs will be used by the Parties to communicate in the implementation of this MOU. Each Party may change its POC upon reasonable notice to the other Party. For purposes of this provision, written notice via electronic mail shall be deemed reasonable notice.

- i. **For ETA:** Robert (Bob) Pitulej
National Deputy Director/Administrator
Office of Job Corps
Employment and Training Administration
U.S. Department of Labor
(202) 693-8013
Pitulej.Robert.W@dol.gov

- ii. **For the ACF:** Bobbie Gregg
Deputy Director
Office of Refugee Resettlement
Administration of Children and Families/U.S. Department
of Health and Human Services
Mary E. Switzer Building
330 C St. SW
Washington, DC 20201
(202) 401-7269
Bobbie.gregg@acf.hhs.gov

- B. **Financial POC:** The following POCs will be used by the Parties to handle all financial arrangements under this MOU. Each party may change its POC upon reasonable notice

to the other party. For purposes of this provision, written notice via electronic mail shall be deemed reasonable notice.

- i. For ETA: Ron Sissel
Comptroller
Employment and Training Administration
U.S. Department of Labor
(202) 693-3132
Sissel.Ron@dol.gov
- ii. For the ACF: Joann Simmons
Budget Director
Office of Refugee Resettlement
Administration of Children and Families/U.S. Department
of Health and Human Services
Mary E. Switzer Building
330 C St. SW
Washington, DC 20201
(202) 401-5409
Joann.simmons@acf.hhs.gov

C. Correspondence: All correspondence to be sent and notices to be given pursuant to this MOU may be emailed to the following addresses:

- i. For ETA: Robert (Bob) Pitulej
National Deputy Director/Administrator
Office of Job Corps
Employment and Training Administration
U.S. Department of Labor
Pitulej.Robert.W@dol.gov
- ii. For the ACF: Bobbie Gregg
Deputy Director
Office of Refugee Resettlement
Administration of Children and Families/U.S. Department
of Health and Human Services
Mary E. Switzer Building
330 C St. SW
Washington, DC 20201
(202) 401-7269
Bobbie.gregg@acf.hhs.gov

D. Modification of the Agreement: This MOU may only be modified by the written agreement of the Parties, duly signed by their authorized representative. Each Party shall provide sufficient advance notice in writing to the other Party prior to changing, reducing or terminating any aspect of support provided.

E. Acknowledgment: Both parties acknowledge the presence of Lead Paint Containing Materials (LPCM) at the Homestead Site and that it shall be the responsibility of ACF to properly maintain the LPCM, in accordance with all present and future applicable Federal, State and local laws, regulations and guidelines and subject to the availability of

appropriated funds. All abatement work will be subject to the concurrence of ETA, and ACF shall obtain all the required permits from the appropriate regulatory agencies.

- F. **Disputes:** The Parties recognize that disputes concerning implementation of, compliance with, or termination of this MOU may arise. The Parties agree to work together in good faith to resolve such disputes, using informal dispute resolution procedures, or such other procedures upon which the parties may later agree.
- G. **Termination of Agreement:** ACF may terminate this MOU upon giving at least 30 days written notice to ETA. The MOU may also be terminated at any time upon the mutual written consent of the Parties. All ACF obligations to restore the facility to the substantially the same condition upon which it received survive the termination of the MOU.
- H. **Expiration Date:** Except as and to the extent otherwise specifically described in Section IV above, this MOU expires six months after its effective date.
- I. **Renewal of Agreement.** This MOU may be renewed in three month increments by mutual agreement. ACF shall provide ETA 30 days written notice of its interest in renewing this agreement.

VI. FINANCIAL DETAILS

- A. **Billing:** ETA will bill ACF on a monthly basis for all reimbursable expenses.
- B. **Payment of Bills:** The ACF paying office will forward payments, along with a copy of billed invoices to the ETA within 30 days of the date of invoice. Bills rendered will not be subject to audit in advance of payment.
- C. The cost associated with paragraphs III.B.iv, III.C.ii and IV.F of this agreement will not exceed \$3,000,000; however, this amount may be amended by agreement of the parties. The anticipated costs associated with the site maintenance and restoration obligations set forth in this agreement (e.g., paragraphs III.B.viii and IV C – E) is estimated at \$7,000,000; however this amount shall be amended by the parties as required by ACF to meet and offset actual final costs of such obligations. It is understood and agreed by the parties that nothing in this paragraph VI.C shall be interpreted or construed as limiting the responsibilities accepted by ACF under the terms of this agreement. ETA has estimated the value of the facilities at the Homestead Site to be approximately \$30,000,000.
- D. No provision of this agreement shall be interpreted to require the payment or obligation of funds in violation of the Anti-Deficiency Act, 31 USC 1341.

VII. EFFECTIVE DATE. This MOU becomes effective upon the date of the last signature thereto and will remain in effect until amended, revised, superseded or terminated by mutual consent or as otherwise provided in paragraphs II.E. and V.G-I.

VIII. SIGNATURE AND APPROVAL.

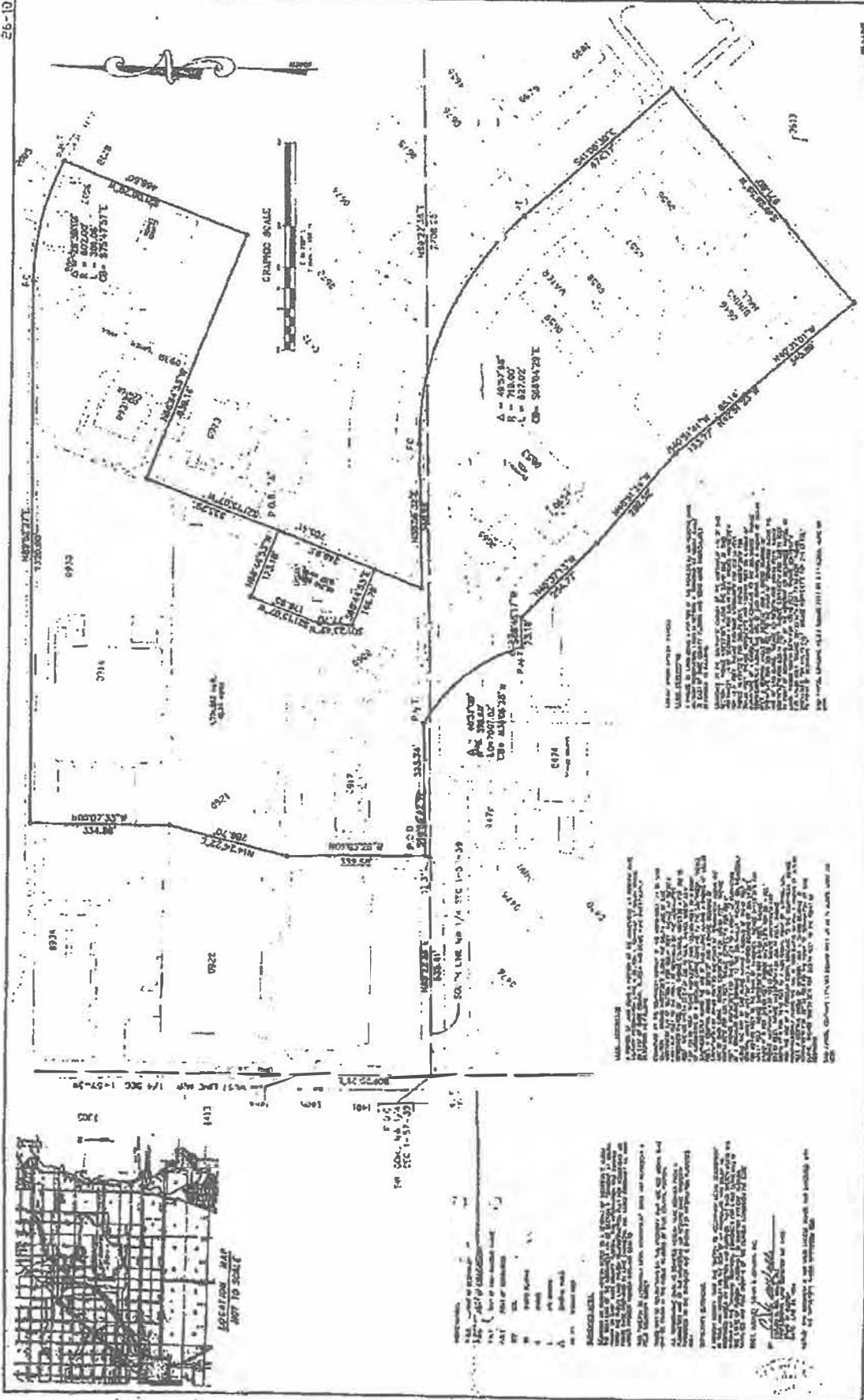
By: 

Portia Wu
Assistant Secretary
Employment and Training Administration
U.S. Department of Labor

By: 

MARK GREENBERG
Acting- Assistant Secretary
for Children and Families
Administration for Children and Families,
DHHS

JAN 27 2016



PROS
 PROFESSIONAL RECORDS & SURVEYING, INC.
 1000 N. W. 10th Street, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (305) 555-1111
 Fax: (305) 555-1112
 Website: www.pros.com

CLIENT:
 DADE COUNTY
 JOB CORPS FACILITIES
 HOMESTEAD AIR RESERVE BASE
 DADE COUNTY, FLORIDA

PROJECT:
 JOB CORPS FACILITIES
 HOMESTEAD AIR RESERVE BASE
 DADE COUNTY, FLORIDA

DESIGNER:
 DIMJM/HTB

DATE:
 1/4/98

SCALE:
 1" = 50'

PROJECT NO.:
 98-001

DATE OF DRAWING:
 1/4/98

BY:
 DIMJM/HTB

CHECKED BY:
 DIMJM/HTB

APPROVED BY:
 DIMJM/HTB

DATE OF APPROVAL:
 1/4/98

PROJECT LOCATION:
 JOB CORPS FACILITIES
 HOMESTEAD AIR RESERVE BASE
 DADE COUNTY, FLORIDA

PROJECT DESCRIPTION:
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION

	CLIENT: DADE COUNTY JOB CORPS FACILITIES HOMESTEAD AIR RESERVE BASE DADE COUNTY, FLORIDA	PROJECT: JOB CORPS FACILITIES HOMESTEAD AIR RESERVE BASE DADE COUNTY, FLORIDA	TASK: SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 1/4/98
	DESIGNER: DIMJM/HTB	SCALE: 1" = 50'	PROJECT NO.: 98-001	DATE OF DRAWING: 1/4/98
BY: DIMJM/HTB	CHECKED BY: DIMJM/HTB	APPROVED BY: DIMJM/HTB	DATE OF APPROVAL: 1/4/98	PROJECT LOCATION: JOB CORPS FACILITIES HOMESTEAD AIR RESERVE BASE DADE COUNTY, FLORIDA
PROJECT DESCRIPTION: SKETCH TO ACCOMPANY LEGAL DESCRIPTION	PROJECT NO.: 98-001	DATE OF DRAWING: 1/4/98	SCALE: 1" = 50'	DATE OF APPROVAL: 1/4/98

Homestead Job Corps Center

Homestead, Florida



BUILDINGS

- A - VACANT (FORMER HAFB HOUSING)
- B - MAIN ADMINISTRATION
- C - SECURITY
- D - VOCATION WAREHOUSE
- F - CAREER SERVICES CENTER
- G - STUDENT SERVICE
- I - GYMNASIUM (VACANT)
- J - RECREATION
- L - HOUSING
- M - HOUSING
- N - HOUSING
- O - EDUCATION WELLNESS CENTER
- P - DINING HALL/STATECH
- Q - INDEPENDENT LIVING MANAGERS OFFICE
- S - GUARD HOUSE
- U - CHILD DEVELOPMENT CENTER (VACANT)

STRUCTURES

- C1 - GREENHOUSE
- C2 - GREENHOUSE
- R - PAVILION
- T - FLAMMABLE STORAGE

LEGEND

- ADMINISTRATION
- CAFETERIA
- DORMITORY
- EDUCATION
- MEDICAL/DENTAL
- RECREATION
- STORAGE
- VACANT

Figure ES-1
Existing Site Plan



**APPENDIX B
AGENCY COMMENT SOLICITATION LETTERS**

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November 28, 2018

Mr. Jason Aldridge
Compliance and Review Supervisor
Florida State Historic Preservation Office
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250
Attn: Project Review Request

Subject: *Section 106 Consultation and Environmental Assessment for Proposed Disposal and Reuse of the Homestead Job Corps Center, Homestead, Florida*

Dear Mr. Aldridge:

The U.S. Department of Labor (DOL) has consulted with a third party to prepare an environmental assessment (EA) to address environmental and socioeconomic impacts for the proposed Disposal and Reuse of the Homestead Job Corps Center at 12350 SW 285th Street, Homestead, FL 33033 (closest physical address is 470 Bougainville Blvd.) in Homestead, Florida (Miami-Dade County). The site was originally developed as part of the Homestead Air Force Base (AFB) in the 1950s and was activated as a Job Corps Center in 1999. Through the Office of Job Corps, DOL oversees residential training campuses nationwide. The Homestead Job Corps Center consists of 41 acres with 16 buildings that provided residential living, academic education, recreation, and vocational training for resident students. DOL ceased operations at the Homestead Job Corps Center in 2015 and, after an evaluation, closed the Center in 2017. Since 2016 during the suspension of the Job Corps program at Homestead, the campus has been operated as an Emergency Influx Shelter for Unaccompanied Alien Children (UAC) through a Memorandum of Understanding (MOU) between DOL and the U.S. Department of Health and Human Services (HHS).

The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. Consequently, the primary purpose for the proposed action is the closure and disposal of the Homestead Job Corps Center. The proposed project is needed to comply with requirements and procedures for federal real property disposal. As required under the National Environmental Policy Act (NEPA), an EA must be prepared detailing an evaluation of the impacts of the proposed action on the natural and built environment.

The proposed action is the disposal of surplus property made available by the closure of the Homestead Job Corps Center. Redevelopment and reuse of the surplus Homestead Job Corps Center property would occur as a secondary action under disposal over which the DOL has only minimal control through the federal property disposal process. In this EA, two "no action" and two disposal and reuse alternatives are considered for the proposed action.

The Area of Potential Effects (APE) for the proposed action at the Homestead Job Corps Center consists of the current boundaries of the facility, including the buildings, paved and landscaped areas on the property.

A site files search was requested from the Florida Master Site File. No previously identified archaeological sites occur in the APE. The APE was extensively disturbed from prior development of this portion of the Homestead AFB in the 1950s. Prior to that time, the area was undeveloped and appears to have been used for agriculture. Development included grading and leveling for construction of roadways, sidewalks, parking areas, and buildings and excavation for utilities and deep drainage ditches edging the roadways. Most areas of the campus that are currently open space were also previously developed. An

Olympic-sized swimming pool located on the south side of campus has since been infilled and is now a recreational field. Three buildings on campus have been demolished and appear now as open or grassy space. On the north side of Bougainville Blvd. and west of the gymnasium (Building I) was a former child development center (CDC) (Building 917 on Homestead AFB maps) and attached to the northwest side of the current gym was the original gymnasium/recreation building (Building 902B on Homestead AFB maps). East of the Vocation/Warehouse (Building D) was former Homestead AFB Building 930. A small area of green space remains around the tennis courts on the northeastern corner of campus. This area was likely subject to grubbing, clearing, and leveling for the courts and walkways. No intact archaeological resources are likely to occur within the Homestead Job Corp Center campus.

Although a military presence was first established in the area in the 1940s, the Homestead Job Corps Center occupies a portion of the AFB that was initially developed in the 1950s as a residential, recreational, and retail shopping area on the installation. The Homestead Job Corps Center contains 16 buildings; all but three (3) of these were constructed from about 1957-1987 and are associated with the Air Force period of occupation. Of these 13 buildings, six (6) buildings appear to be 45 years old or older and have not been previously evaluated for the National Register of Historic Places (NRHP).

Four nearly identical buildings on the south side of campus that served as Housing (Buildings L-N) and Education/Wellness Center (Building O) on the Job Corps Center and previously served as barracks on Homestead AFB were constructed by 1957. These are three story buildings constructed of concrete with stucco exteriors, oriented southwest to northeast. These buildings retain their original footprint and configuration; however, interior modifications have occurred. Building O was converted from a barracks/dormitory style building to provide medical and dental offices on the first floor and classrooms on the second and third floors. Bathrooms between dorm rooms were removed and walls were expanded to enlarge the spaces.

Two buildings reportedly date to 1959 and include Student Services (Building G) on the north side of campus and Recreation (Building J) on the south side of campus. Both of these buildings retain their original footprint and configuration. Building G is a one-story building with vaulted ceiling reported by the AFB as recreation space constructed of wood. The building appears to have been constructed as a chapel and has brick and stucco cladding. The interior of Building G has been altered to create half-height room dividers for small office spaces. Building J is a two-story recreation building constructed of concrete, masonry, and wood. It includes a double-height auditorium space in a portion of the building.

The two "no action" alternatives include Alternative 1, representing baseline conditions at the property; no change from the current activities would occur under this alternative and operation of the Emergency Influx Shelter would continue through an extension of the MOU between DOL and HHS. Alternative 2 is a Caretaker Status Alternative that would occur if the MOU is terminated and shelter operations cease. DOL would secure the property, ensure public safety, implement maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The two action alternatives involve transfer of the facility, facilitated by the U.S. General Services Administration (GSA). Under Alternative 3, DOL would dispose of the property via federal transfer to the HHS. Under this alternative, operations would continue similar to the existing baseline conditions, with no new construction or demolition and continued use of the existing campus buildings, infrastructure, and utilities supplemented by temporary structures and equipment based on surges in UAC population. For Alternative 4, DOL would dispose of the property via a public sale for residential reuse. The entire property would be transferred in an "as-is condition" with 41 acres being proposed as suitable for use for residential development in accordance with zoning restrictions in the county. This reuse alternative assumes the current Homestead Job Corps Center buildings would be demolished and residential dwellings would be constructed in accordance with zoning allowed in the county.

Screening of the property by GSA has not been initiated; however, the most likely reuse of the property would be federal transfer to HHS which has expressed interest in retaining the property for continued operation of the Emergency Influx Shelter. With selection of this alternative, DOL would notify your office of the federal agency to federal agency transfer (compliance with Section 106 would still be required). This alternative would result in no adverse effects to historic properties because no existing buildings on the Homestead Job Corps Center would be demolished and no new permanent construction is expected. HHS would continue to undertake minor repairs and renovations as needed to maintain the buildings and provide the required facilities for UAC. Minor repairs and maintenance would occur primarily to interior of buildings and include cleaning, in-kind patching of walls, painting, removal and storage of fixtures, and addition of small fixtures. Temporary facilities could be added and removed to the grounds as needed based on influx levels of UAC.

If this alternative is not selected, DOL would notify your office of the selected alternative. If a reuse alternative would transfer the property out of federal ownership and/or have the potential for changes to the existing campus, such as demolition of buildings, DOL would undertake the necessary studies, such as an architectural survey to evaluate buildings that are more than 45 years old for NRHP eligibility.

On behalf of the DOL, I have determined that this undertaking will have No Adverse Effect to historic properties. In accordance with Section 106 of the National Historic Preservation Act and 36 CFR Part 800, the DOL requests the State Historic Preservation Officer's (SHPO) concurrence with this determination.

A regional overview, vicinity map, existing site plan, an APE map and other supporting documentation for the project area are included with this letter to aid you in your review.

Thank you for your assistance in this matter. Please provide comments and/or concurrence to DOL within 30 days of receipt of this letter. If no response is received within 30 calendar days, it will be assumed that your office concurs with DOL's aforementioned conclusion.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Hoffman', written over a horizontal line.

Johannes Hoffman, AIA
Historic Preservation Officer
Office of Job Corps

Attachments:

- Figure 1: Regional Project Area
- Figure 2: Project Area Vicinity
- Figure 3: Existing Site Plan
- Figure 4: APE



Figure 1. Regional Project Area



PROJECT AREA VICINITY
U.S. Department of Labor
Homestead Job Corps Center
Homestead Florida

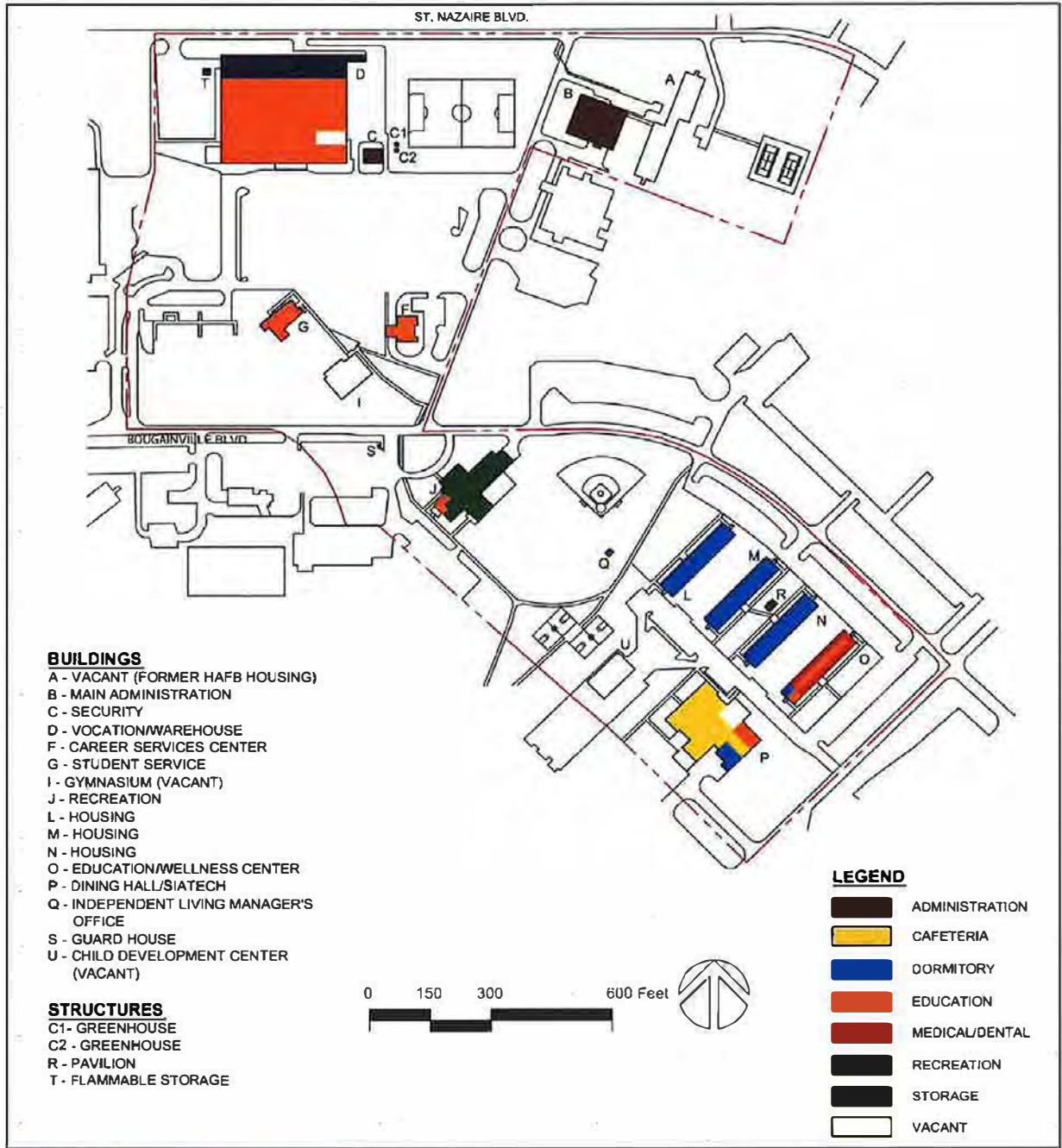
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Homestead JCC

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Figure Date: September 2018

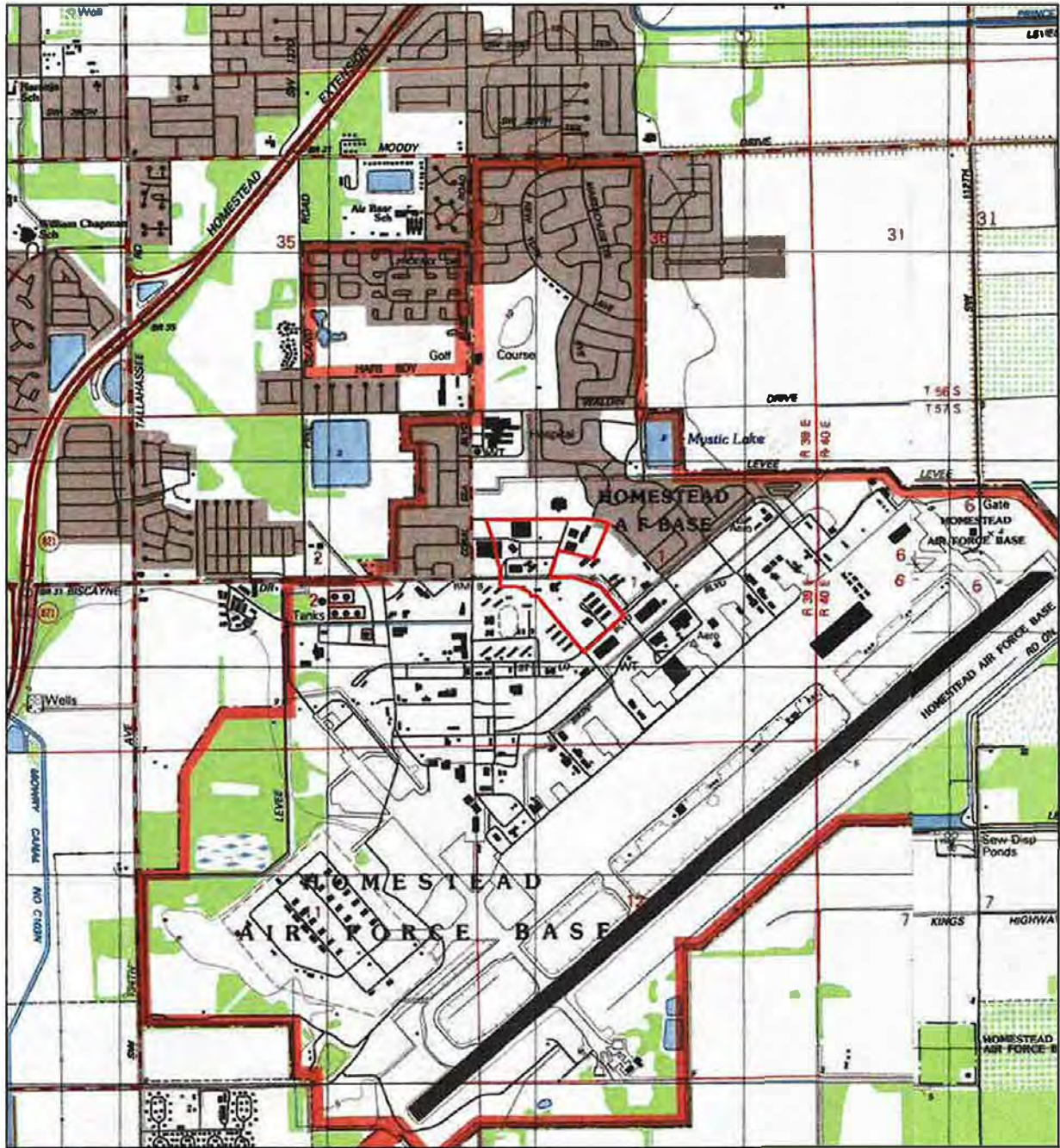
Figure 2. Project Area Vicinity



EXISTING SITE PLAN
 U.S. Department of Labor
 Homestead Job Corps Center
 Homestead Florida

Figure Date: October 2018

Figure 3. Existing Site Plan



PROJECT APE
 U.S. Department of Labor
 Homestead Job Corps Center
 Homestead Florida

Legend
 APE

0 625 1,250 2,500
 Feet

Figure Date: November 2018

Figure 4. Project APE



November 28, 2018

Roxanna Hinzman, Field Supervisor
U.S. Fish and Wildlife Service
South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Email: verobeach@fws.gov

TRANSMITTED VIA EMAIL

Subject: *Environmental Assessment for Proposed Disposal and Reuse of the Homestead Job Corps Center, Homestead, Florida*

Dear Ms. Hinzman:

The U.S. Department of Labor (DOL) has consulted with a third party to prepare an environmental assessment (EA) to address environmental and socioeconomic impacts for the proposed Disposal and Reuse of the Homestead Job Corps Center at 12350 SW 285th Street, Homestead, FL 33033 (closest physical address is 470 Bougainville Blvd.) in Homestead, Florida (Miami-Dade County). The site was originally developed as part of the Homestead Air Force Base (AFB) in the 1950s and was activated as a Job Corps Center in 1999. Through the Office of Job Corps, DOL oversees residential training campuses nationwide. The Homestead Job Corps Center consists of 41 acres with 16 buildings that provided residential living, academic education, recreation, and vocational training for resident students. DOL ceased operations at the Homestead Job Corps Center in 2015 and, after an evaluation, closed the Center in 2017. Since 2016, the campus has been operated as an Emergency Influx Shelter for Unaccompanied Alien Children (UAC) through a Memorandum of Understanding (MOU) between DOL and the U.S. Department of Health and Human Services (HHS).

The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. Consequently, the primary purpose for the proposed action is the closure and disposal of the Homestead Job Corps Center. The proposed project is needed to comply with requirements and procedures for federal real property disposal.

The National Environmental Policy Act (NEPA) requires federal agencies to explore a range of reasonable alternatives and analyze effects that the alternatives could have on the natural and built environment. Two "no action" alternatives and two disposal and reuse alternatives were evaluated in the EA. Alternative 1 represents baseline conditions at the property; no change from the current activities would occur under this alternative and operation of the Emergency Influx Shelter would continue through an extension of the MOU between DOL and HHS. Alternative 2 is a Caretaker Status Alternative that would occur if the MOU is terminated and shelter operations cease. DOL would secure the property, ensure public safety, implement maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The two action alternatives involve transfer of the facility, facilitated by the U.S. General Services Administration (GSA). Under Alternative 3, DOL would dispose of the property via federal transfer to the HHS. Under this alternative, operations would continue similar to the existing baseline conditions, with no new construction or demolition and continued use of the existing campus buildings, infrastructure, and utilities supplemented by temporary structures and equipment based on surges in UAC population. For Alternative 4, DOL would dispose of the property via a public sale for residential reuse. The entire property would be transferred in an "as-is condition" with 41 acres being proposed as suitable for use for residential development. This reuse alternative assumes the current Homestead Job Corps Center buildings would be demolished and residential dwellings would be constructed in accordance with zoning allowed in the county.

As part of project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this assessment. The U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Conservation (IPAC) System was reviewed to determine if any federally-listed endangered or threatened species may occur in the project area. Based on our review of the database, the proposed project site is not within any designated critical habitat area.

There are four (4) mammal species, 11 bird species, 6 reptiles, one (1) fish, one (1) snail, four (4) insects, 18 flowering plants, and one (1) fern listed as federally endangered, federally threatened, or threatened due to similarity of appearance. The official IPAC species list is attached to this letter.

Several migratory birds (27) were listed in the area which are protected under the Migratory Bird Act (16 U.S.C. 703-712), including the bald eagle (*Haliaeetus leucocephalus*) which is also protected under the Bald and Golden Eagle Protection Act (16 USC 668-668c).

The developed project area includes limited tree cover and does not provide suitable habitat for wildlife. Under Alternative 4, anticipated impacts during construction include erosion/runoff and noise. Construction activities may disturb soils leading to runoff which could have an adverse effect on water quality if it enters nearby waterways or drainage areas. These adverse effects would be minimal with a short duration, limited to the period of construction. To mitigate environmental impacts during construction, best management practices to control erosion and runoff would be implemented. Prior to the commencement of any demolition or construction activities, a silt fence or other suitable control device would be placed between the construction area and any potentially affected waterway or drainage area. The barrier would be maintained in a functioning capacity until the area is permanently stabilized upon project completion. Other erosion control measures to minimize indirect impacts to aquatic resources may include staked straw bales, brush barriers, sediment basins, and diversion ditches. Storm water management measures onsite would slow onsite and offsite sheet flow.

Any noise generated by construction under Alternative 4 would not appreciably alter the overall ambient noise levels in the surrounding area. Although daytime construction noise may temporarily displace individual species, this would not result in population level effects, as sufficient habitat is available within the vicinity of the site. Therefore, there would be little to no measurable impact on federally-listed threatened or endangered species or migratory birds as a result of the proposed action.

A regional overview, vicinity map, existing site plan, and the IPAC System output for the project area are included with this letter to aid you in your review. If applicable, please provide comments on any additional potential adverse impacts to air, land, water, wildlife, and/or other environmental or social resources.

Thank you for your assistance in this matter. Please provide comments to DOL within 30 days of receipt of this letter. If no response is received within 30 calendar days, it will be assumed that your office concurs with DOL's aforementioned conclusion.

Sincerely,



Johannes Hoffman, AIA
Architect/ COR
Office of Job Corps

Attachments:

- Figure 1: Regional Project Area
- Figure 2: Project Area Vicinity
- Figure 3: Existing Site Plan
- USFWS IPAC Official Species List



Figure Date: September 2018

Figure 1. Regional Project Area



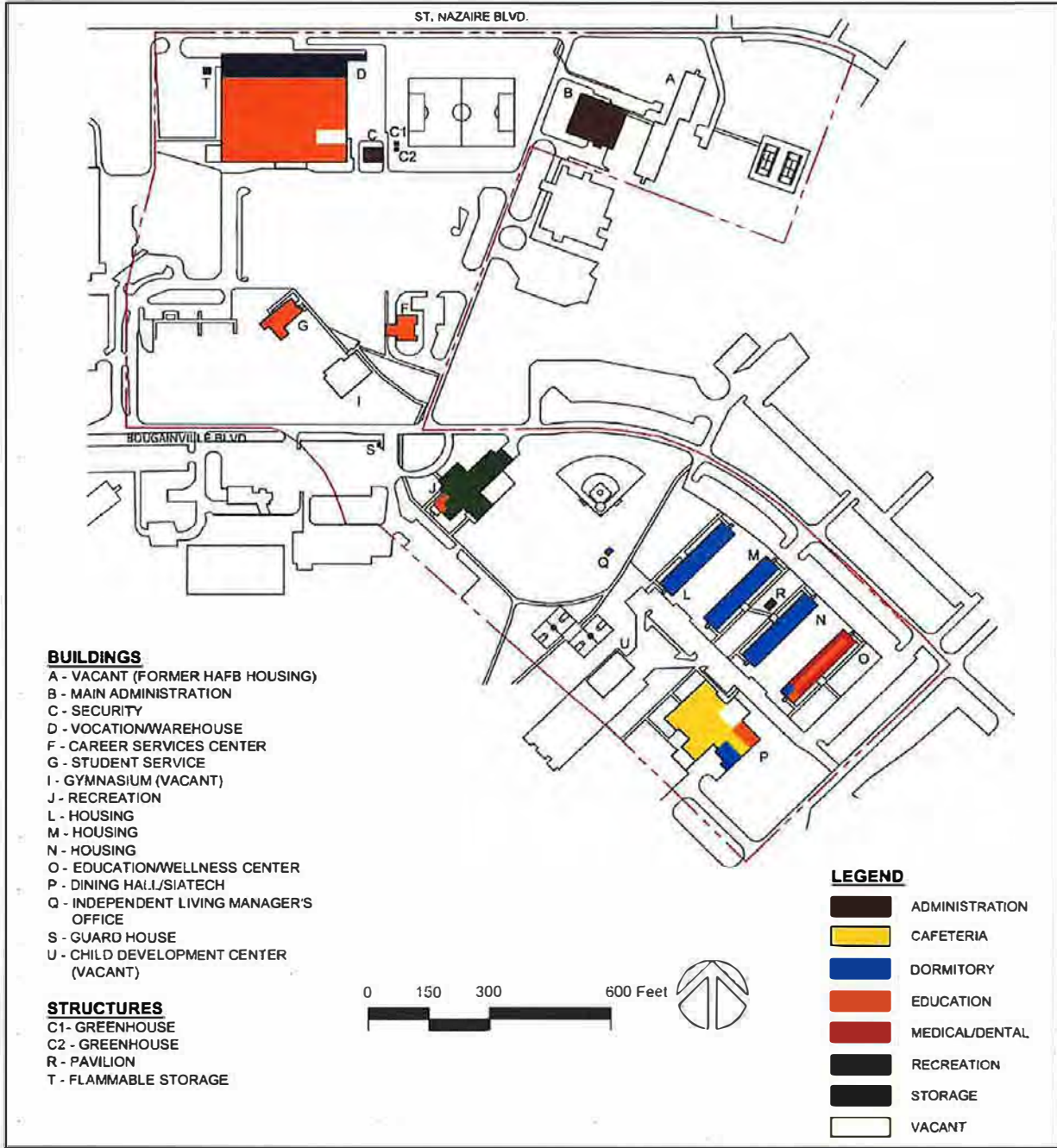
PROJECT AREA VICINITY
U.S. Department of Labor
Homestead Job Corps Center
Homestead Florida

Legend
[Red dashed line symbol] Homestead JCC

N
0 100 200 400
Feet

Figure Date: September 2018

Figure 2. Project Area Vicinity



EXISTING SITE PLAN
 U.S. Department of Labor
 Homestead Job Corps Center
 Homestead Florida

Figure Date: October 2018

Figure 3. Existing Site Plan



United States Department of the Interior



FISH AND WILDLIFE SERVICE
South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
<http://fws.gov/verobeach>

In Reply Refer To:

November 09, 2018

Consultation Code: 04EF2000-2019-SLI-0103

Event Code: 04EF2000-2019-E-00340

Project Name: Proposed Disposal and Reuse of the Homestead Job Corps Center

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

Attachment(s):

- Official Species List

Official Species List

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

This species list is provided by:

South Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960-3559

(772) 562-3909

Project Summary

Consultation Code: 04EF2000-2019-SLI-0103

Event Code: 04EF2000-2019-E-00340

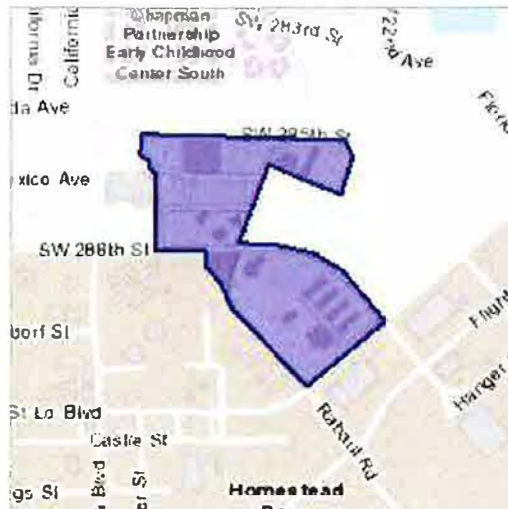
Project Name: Proposed Disposal and Reuse of the Homestead Job Corps Center

Project Type: LAND - DISPOSAL / TRANSFER

Project Description: The Homestead Job Corps Center consists of 41 acres with 16 buildings that provided residential living, academic education, recreation, and vocational training for resident students. DOL ceased operations at the Homestead Job Corps Center in 2015 and, after an evaluation, closed the Center in 2017. The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. Consequently, the primary purpose for the proposed action is the closure and disposal of the Homestead Job Corps Center.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/25.499564719845573N80.39182059865774W>



Counties: Miami-Dade, FL

Endangered Species Act Species

There is a total of 46 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

Mammals

NAME	STATUS
Florida Bonneted Bat <i>Eumops floridanus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther <i>Puma (=Felis) concolor coryi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763 Habitat assessment guidelines: https://ecos.fws.gov/ipac/guideline/assessment/population/8/office/41420.pdf	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor (all subsp. except coryi)</i> Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
West Indian Manatee <i>Trichechus manatus</i> There is final critical habitat for this species. Your location is outside the critical habitat. <i>This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.</i> Species profile: https://ecos.fws.gov/ecp/species/4469	Threatened

Birds

NAME	STATUS
Bachman's Warbler (=wood) <i>Vermivora bachmanii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3232	Endangered
Cape Sable Seaside Sparrow <i>Ammodramus maritimus mirabilis</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6584	Endangered
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713 Species survey guidelines: https://ecos.fws.gov/ipac/guideline/survey/population/1221/office/41420.pdf	Endangered
Florida Grasshopper Sparrow <i>Ammodramus savannarum floridanus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/32	Endangered
Florida Scrub-jay <i>Aphelocoma coerulescens</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6174	Threatened
Ivory-billed Woodpecker <i>Campephilus principalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8230	Endangered
Kirtland's Warbler <i>Setophaga kirtlandii</i> (= <i>Dendroica kirtlandii</i>) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8078	Endangered
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Red Knot <i>Calidris canutus rufa</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7614	Endangered
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC	Threatened

NAME	STATUS
<p>No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 Habitat assessment guidelines: https://ecos.fws.gov/ipac/guideline/assessment/population/124/office/41420.pdf</p>	

Reptiles

NAME	STATUS
<p>American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776</p>	Similarity of Appearance (Threatened)
<p>American Crocodile <i>Crocodylus acutus</i> Population: U.S.A. (FL) There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6604</p>	Threatened
<p>Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646</p>	Threatened
<p>Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656</p>	Endangered
<p>Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493</p>	Endangered
<p>Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110</p>	Threatened

Fishes

NAME	STATUS
<p>Atlantic Sturgeon (gulf Subspecies) <i>Acipenser oxyrinchus (=oxyrhynchus) desotoi</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/651</p>	Threatened

Snails

NAME	STATUS
Stock Island Tree Snail <i>Orthalicus reses</i> (not incl. <i>nesodryas</i>) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/466	Threatened

Insects

NAME	STATUS
Bartram's Hairstreak Butterfly <i>Strymon acis bartrami</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4837	Endangered
Florida Leafwing Butterfly <i>Anaea troglodyta floridalis</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6652	Endangered
Miami Blue Butterfly <i>Cyclargus</i> (= <i>Hemiargus</i>) <i>thomasi bethunebakeri</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	Endangered
Schaus Swallowtail Butterfly <i>Heraclides aristodemus ponceanus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1951	Endangered

Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1277	Endangered
Blodgett's Silverbush <i>Argythamnia blodgettii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6823	Threatened
Cape Sable Thoroughwort <i>Chromolaena frustrata</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4733	Endangered
Carter's Mustard <i>Warea carteri</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5583	Endangered
Carter's Small-flowered Flax <i>Linum carteri carteri</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7208	Endangered
Crenulate Lead-plant <i>Amorpha crenulata</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6470	Endangered
Deltoid Spurge <i>Chamaesyce deltoidea ssp. deltoidea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/199	Endangered
Everglades Bully <i>Sideroxylon reclinatum ssp. austrofloridense</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4735	Threatened
Florida Brickell-bush <i>Brickellia mosieri</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/956	Endangered
Florida Pineland Crabgrass <i>Digitaria pauciflora</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3728	Threatened
Florida Prairie-clover <i>Dalea carthagenensis floridana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2300	Endangered
Florida Semaphore Cactus <i>Consolea corallicola</i> There is final critical habitat for this species. Your location is outside the critical habitat.	Endangered

NAME	STATUS
Species profile: https://ecos.fws.gov/ecp/species/4356	
Garber's Spurge <i>Chamaesyce garberi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8229	Threatened
Okeechobee Gourd <i>Cucurbita okeechobeensis</i> ssp. <i>okeechobeensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5999	Endangered
Pineland Sandmat <i>Chamaesyce deltoidea pinetorum</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1914	Threatened
Sand Flax <i>Linum arenicola</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4313	Endangered
Small's Milkpea <i>Galactia smallii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3360	Endangered
Tiny Polygala <i>Polygala smallii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	Endangered

Ferns and Allies

NAME	STATUS
Florida Bristle Fern <i>Trichomanes punctatum</i> ssp. <i>floridanum</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8739	Endangered

Critical habitats

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



November 28, 2018

Billy Cyprus
Chairman
Miccosukee Tribe of Indians
U.S. 41 Mile Marker 70 Tamiami Trail
Miami, FL 33194

Subject: *Environmental Assessment for Proposed Disposal and Reuse of the Homestead Job Corps Center, Homestead, Florida*

Dear Chairman Cypress:

The U.S. Department of Labor (DOL) has consulted with a third party to prepare an environmental assessment (EA) to address environmental and socioeconomic impacts for the proposed Disposal and Reuse of the Homestead Job Corps Center at 12350 SW 285th Street, Homestead, FL 33033 (closest physical address is 470 Bougainville Blvd.) in Homestead, Florida (Miami-Dade County). The site was originally developed as part of the Homestead Air Force Base (AFB) in the 1950s and was activated as a Job Corps Center in 1999. Through the Office of Job Corps, DOL oversees residential training campuses nationwide. The Homestead Job Corps Center consists of 41 acres with 16 buildings that provided residential living, academic education, recreation, and vocational training for resident students. DOL ceased operations at the Homestead Job Corps Center in 2015 and, after an evaluation, closed the Center in 2017. Since 2016 during the suspension of the Job Corps program at Homestead, the campus has been operated as an Emergency Influx Shelter for Unaccompanied Alien Children (UAC) through a Memorandum of Understanding (MOU) between DOL and the U.S. Department of Health and Human Services (HHS).

The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. Consequently, the primary purpose for the proposed action is the closure and disposal of the Homestead Job Corps Center. The proposed project is needed to comply with requirements and procedures for federal real property disposal. As required under the National Environmental Policy Act (NEPA), an EA must be prepared detailing an evaluation of the impacts of the proposed action on the natural and built environment.

The National Environmental Policy Act (NEPA) requires federal agencies to explore a range of reasonable alternatives and analyze effects that the alternatives could have on the natural and built environment. Two "no action" alternatives and two disposal and reuse alternatives were evaluated in the EA. Alternative 1 represents baseline conditions at the property; no change from the current activities would occur under this alternative and operation of the Emergency Influx Shelter would continue through an extension of the MOU between DOL and HHS. Alternative 2 is a Caretaker Status Alternative that would occur if the MOU is terminated and shelter operations cease. DOL would secure the property, ensure public safety, implement maintenance procedures to preserve and protect those facilities and items of equipment needed for reuse in an economical manner that facilitates redevelopment.

The two action alternatives involve transfer of the facility, facilitated by the U.S. General Services Administration (GSA). Under Alternative 3, DOL would dispose of the property via federal transfer to the HHS. Under this alternative, operations would continue similar to the existing baseline conditions, with no new construction or demolition and continued use of the existing campus buildings, infrastructure, and utilities supplemented by temporary structures and equipment based on surges in UAC population. For Alternative 4, DOL would dispose of the property via a public sale for residential reuse. The entire property would be transferred in an "as-is condition" with 41 acres being proposed as suitable for use for residential development in accordance with zoning restrictions in the county. This reuse alternative assumes the current

Homestead Job Corps Center buildings would be demolished and residential dwellings would be constructed in accordance with zoning allowed in the county.

As part of project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this assessment. The purpose of this letter is to provide the Miccosukee Tribe of Indians with an opportunity to assist DOL in identifying resources of concern or potential impacts that may occur as a result of the alternatives. A regional project area map, project area vicinity map, and existing site plans are included with this letter to aid you in your review. Please provide your comments relative to the following:

- Issues of concern regarding properties of religious or cultural significance,
- Available technical information regarding these issues, and
- Mitigation or permitting requirements that may be necessary for project implementation.

Please provide comments to DOL within 30 days of receipt of this letter. If no response is received within 30 calendar days, it will be assumed that your Tribe has no concerns with the proposed project. Your participation in this process is greatly appreciated.

Sincerely,



Johannes Hoffman, AIA
Architect/ COR
Office of Job Corps

Attachments:

- Figure 1: Regional Project Area
- Figure 2: Project Area Vicinity
- Figure 3: Existing Site Plan



Figure 1. Regional Project Area



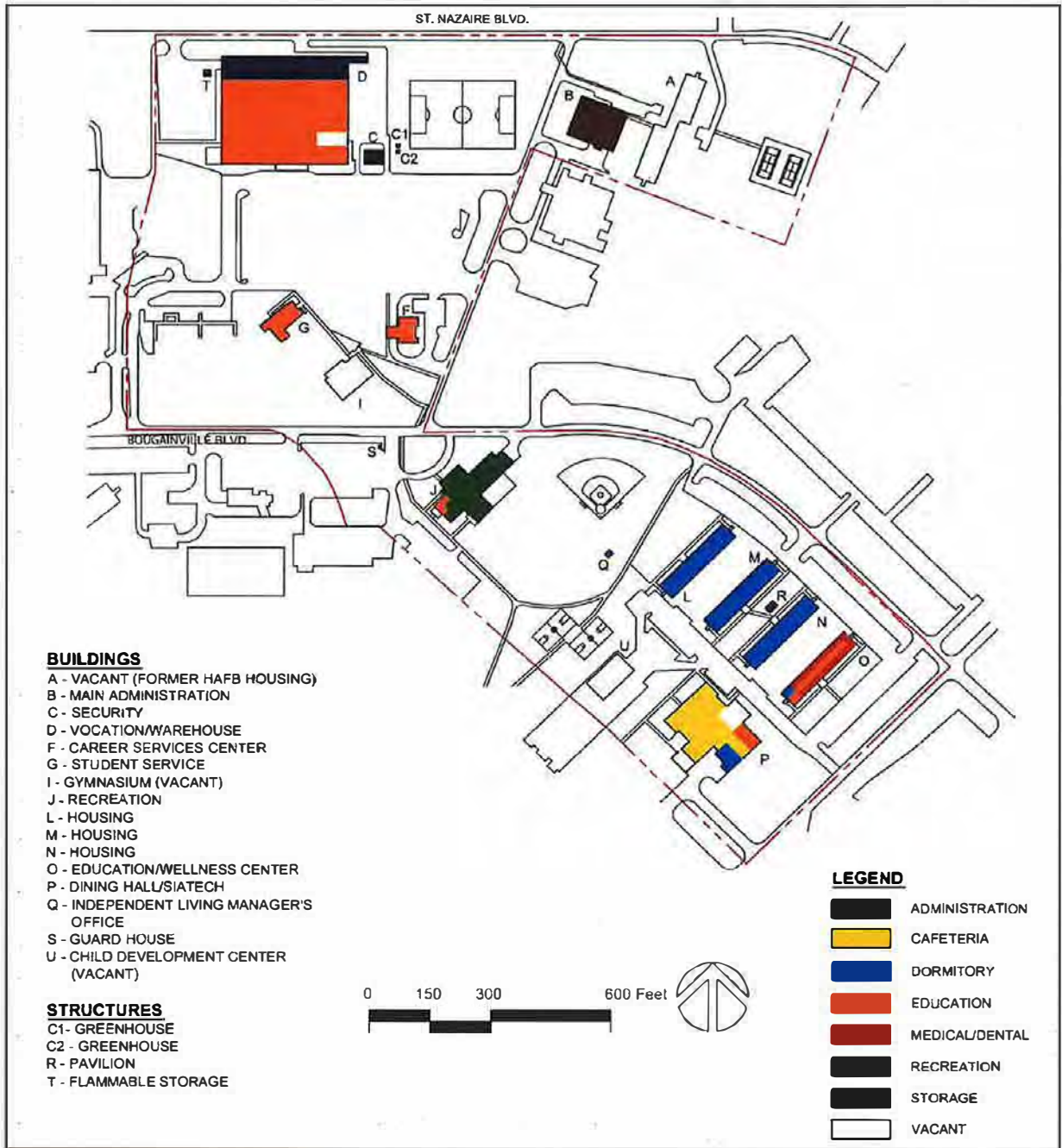
PROJECT AREA VICINITY
U.S. Department of Labor
Homestead Job Corps Center
Homestead Florida

Legend
[Red dashed line symbol] Homestead JCC

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Figure Date: September 2018

Figure 2. Project Area Vicinity



EXISTING SITE PLAN
 U.S. Department of Labor
 Homestead Job Corps Center
 Homestead Florida

Figure Date: October 2018

Figure 3. Existing Site Plan



November 30, 2018

Marcellus Osceola, Jr.
Chairman
Seminole Tribe of Florida
6300 Stirling Road
Hollywood, FL 33024

Subject: *Environmental Assessment for Proposed Disposal and Reuse of the Homestead Job Corps Center, Homestead, Florida*

Dear Chairman Osceola:

The U.S. Department of Labor (DOL) has consulted with a third party to prepare an environmental assessment (EA) to address environmental and socioeconomic impacts for the proposed Disposal and Reuse of the Homestead Job Corps Center at 12350 SW 285th Street, Homestead, FL 33033 (closest physical address is 470 Bougainville Blvd.) in Homestead, Florida (Miami-Dade County). The site was originally developed as part of the Homestead Air Force Base (AFB) in the 1950s and was activated as a Job Corps Center in 1999. Through the Office of Job Corps, DOL oversees residential training campuses nationwide. The Homestead Job Corps Center consists of 41 acres with 16 buildings that provided residential living, academic education, recreation, and vocational training for resident students. DOL ceased operations at the Homestead Job Corps Center in 2015 and, after an evaluation, closed the Center in 2017. Since 2016 during the suspension of the Job Corps program at Homestead, the campus has been operated as an Emergency Influx Shelter for Unaccompanied Alien Children (UAC) through a Memorandum of Understanding (MOU) between DOL and the U.S. Department of Health and Human Services (HHS).

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Homestead Job Corps Center buildings would be demolished and residential dwellings would be constructed in accordance with zoning allowed in the county.

As part of project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this assessment. The purpose of this letter is to provide the Seminole Tribe of Florida with an opportunity to assist DOL in identifying resources of concern or potential impacts that may occur as a result of the alternatives. A regional project area map, project area vicinity map, and existing site plans are included with this letter to aid you in your review. Please provide your comments relative to the following:

- Issues of concern regarding properties of religious or cultural significance,
- Available technical information regarding these issues, and
- Mitigation or permitting requirements that may be necessary for project implementation.

Please provide comments to DOL within 30 days of receipt of this letter. If no response is received within 30 calendar days, it will be assumed that your Tribe has no concerns with the proposed project. Your participation in this process is greatly appreciated.

Sincerely,



Johannes Hoffman, AIA
Architect/ COR
Office of Job Corps

Attachments:

Figure 1: Regional Project Area

Figure 2: Project Area Vicinity

Figure 3: Existing Site Plan



REGIONAL PROJECT AREA
U.S. Department of Labor
Homestead Job Corps Center
Homestead Florida

Legend
— Highway


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Figure Date: September 2018

Figure 1. Regional Project Area



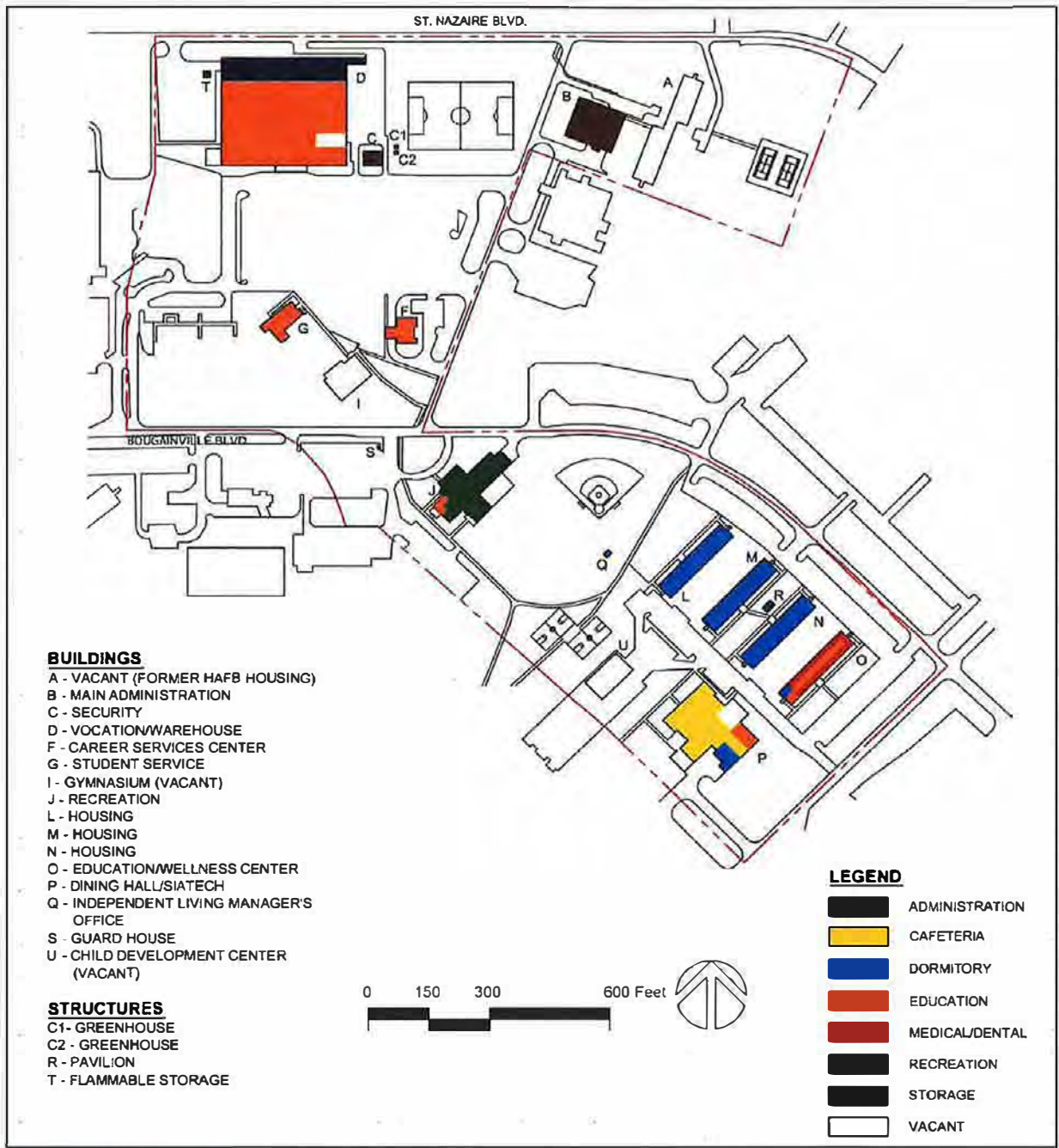
PROJECT AREA VICINITY
U.S. Department of Labor
Homestead Job Corps Center
Homestead Florida

Legend
 Homestead JCC

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Figure Date: September 2018

Figure 2. Project Area Vicinity



EXISTING SITE PLAN
 U.S. Department of Labor
 Homestead Job Corps Center
 Homestead Florida

Figure Date: October 2018

Figure 3. Existing Site Plan