

# ENVIRONMENTAL ASSESSMENT

June 2021

## GAINESVILLE JOB CORPS CENTER PROPOSED DISPOSAL AND REUSE GAINESVILLE, FLORIDA

Prepared for:

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## **LIST OF ACRONYMS AND ABBREVIATIONS**

AADT	Average Annual Daily Traffic
ACHP	Advisory Council on Historic Preservation
ACM	Asbestos-Containing Materials
ACPS	Alachua County Public Schools
ACS	American Community Survey
ADA	Americans with Disabilities Act
APE	Area of Potential Effects
AST	Above Ground Storage Tank
ATS	Automatic Transfer Switch
BMP	Best Management Practices
C	Candidate (Species)
CAPRA	Commission for Accreditation of Park and Recreation Agencies
CARA	Containment Assessment Report Addendum
cDCE	Cis-1, 2, -dichloroethene
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CH <sup>4</sup>	Methane
CO	Carbon monoxide
CT	Census Tract
CVOCs	Chlorinated Volatile Organic Compounds
dB	Decibel
DOL	U.S. Department of Labor
DOT	Department of Transportation
EA	Environmental Assessment
ECOS	Environmental Conservation Online System
ENIAC	Electronic Numerical Integrator and Calculator
EO	Executive Order
ESC	Engineering Support Contractor
ETA	Employment and Training Administration

FAC	Florida Administrative Code
FDEO	Florida Department of Economic Opportunity
FDEP	Florida Department of Environment Protection
FDHR	Florida Division of Historical Resources
FE	Federally Endangered
FEMA	Federal Emergency Management Agency
FL	Florida
FONSI	Finding of No Significant Impact
FR	Federal Register
FT	Federally Threatened
GFR	Gainesville Fire Rescue
GHG	Greenhouse Gas
GRU	Gainesville Regional Utility
GSA	General Services Administration
GSF	Gross square feet
GWCTLs	Groundwater Cleanup Target Levels
HAZMAT	Hazardous Materials
HMMC	Hazardous Materials Management Code
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, Ventilation, and Air Conditioning
I-2	General Industrial
IPAC	Information, Planning, and Conservation
IPCC	Intergovernmental Panel on Climate Change
IPM	Interim Performance Monitoring
ISCO	In-Situ Chemical Oxidation Remedial
ITE	Institute of Transportation Engineers
LBP	Lead-based Paint
MGD	Million Gallons Per Day
MSA	Metropolitan Statistical Area
NAAQS	National Ambient Air Quality Standards
NADC	Natural Attenuation Default Criteria
NaMnO <sub>4</sub>	Sodium Permanganate
NCADAC	National Climate Assessment and Development Advisory Committee

NEPA	National Environmental Policy Act
NESHAP	National Emission Standards for Hazardous Air Pollutants
NETR	Nationwide Environmental Title Research
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NO <sub>2</sub>	Nitrogen dioxide
NSF	Net Square Feet
NRHP	National Register of Historic Places
NRPA	National Recreation and Park Association
NWI	National Wetlands Inventory
OJC	Office of Job Corps
pCi/L	picocuries per liter (of air)
PBC	Public benefit conveyance
PCB	Polychlorinated Biphenyl
PD	Police Department
PRCA	Parks, Recreation and Cultural Affairs
PVC	polyvinyl chloride
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
RTS	Regional Transit System
SAT	Threatened due to similarity of appearance
SCTLs	Soil Cleanup Target Levels
SF	Square foot
SHPO	State Historic Preservation Officer
SPCC	Spill Prevention, Control, and Countermeasure
SWPPP	Stormwater Pollution Protection Plan
TCE	Trichloroethene
UF	University of Florida
USACE	United States Corps of Engineers
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

VC Vinyl Chloride  
WIOA Workforce Innovation and Opportunity Act  
WMA Wildlife Management Area



## **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. As a result of extensive damage inflicted by Hurricane Irma, the Gainesville Job Corps Center in Gainesville, Florida, has been inactive since 2017 (Federal Register 2019). 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.

The deactivated Job Corps Center is no longer needed to accomplish the DOL mission and has been determined excess to DOL need. 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.

As required under the National Environmental Policy Act (NEPA), and in accordance with DOL guidance, an environmental assessment (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 deactivation of the Gainesville Job Corps Center. Redevelopment and reuse of the surplus Gainesville 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, one “no action” and one disposal and reuse alternative are considered.

Under the No Action Alternative, DOL would not dispose of or otherwise transfer the Gainesville Job Corps Center property. The DOL would continue to own and maintain the property in caretaker status, which would be available for continued use or future projects for the Job Corps program, as needed.

Under the Proposed Action Alternative, DOL would report the Gainesville Job Corps Center to the GSA as “excess” property, granting GSA the authority to physically assess, appraise the property, and convey or negotiate the sale of the property. Based on location and existing surrounding land uses, the City of Gainesville would be the most likely entity interested in acquiring the property for vocational training, commercial or industrial uses. Upon acceptance, GSA would act as disposal agent, and under the hypothetical reuse evaluated in this EA, would oversee a public sale of the property. The 47.41-acre property would be transferred in “as-is condition” to the buyer(s).

Table 1 summarizes the evaluation of impacts to resources as a result of the no action and Proposed Action Alternative. The evaluation performed for this EA indicates that no significant impacts are expected from the Proposed Action Alternative.

## 1.1. CONCLUSIONS

Based on the analysis discussed in Section 5 of this EA, the Proposed Action Alternative 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 Alternative. Accordingly, preparation of an Environmental Impact Statement is not required.

**Table 1. Summary of Impact Analysis for the No Action and Proposed Action Alternative**

	<b>No Action Alternative</b>	<b>Proposed Action Alternative</b>
<b>Impact Topic (Alphabetical)</b>	<b>No Disposal/Transfer out of DOL</b>	<b>DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse</b>
<b>Air Quality</b>	No impact	No significant impact
<b>Biological and Physical Resources</b>		
Ecologically Critical Areas or Other Unique Natural Resources	Resource not present	Resource not present
Floodplains and Floodways	Resource not present	Resource not present
Prime and Unique Agricultural Land	Resource not present	Resource not present
Soils and Geology	No impact	Little to no measurable impact
Surface Water (Streams, Ponds, etc.) and Hydrology	No impact	Little to no measurable impact
Threatened and Endangered Species and Critical Habitats	No impact	Little to no measurable impact
Vegetation	No impact	Little to no measurable impact
Wetlands	No impact	Little to no measurable impact
Wildlife	No impact	Little to no measurable impact
<b>Cultural Resources</b>		
Archaeological Resources	Resource not present	Resource not present
Historic Buildings	No impact	No impact
Historic Properties of Religious or Cultural Significance to Native American Tribes	Resource not present	Resource not present
<b>Energy Requirements and Conservation Potential</b>	No impact	No impact
<b>Climate Change</b>	No significant impact	No significant impact
<b>Hazardous and Toxic Substances</b>	No significant impact	No significant impact
<b>Land Use</b>	No impact	No impact

**Table 1. Summary of Impact Analysis for the No Action and Proposed Action Alternative**

	<b>No Action Alternative</b>	<b>Proposed Action Alternative</b>
<b>Impact Topic (Alphabetical)</b>	<b>No Disposal/Transfer out of DOL</b>	<b>DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse</b>
<b>Noise</b>	No impact	No significant impact
<b>Socioeconomics</b>		
Economic Development	No impact	Beneficial effects with no significant impact
Population Demographics	No impact	No impact
Housing	No impact	No impact
Community Services	No impact	Little or no measurable impact
Environmental Justice	No impact	Little or no measurable impact
Protection of Children	No impact	No impact
Indian Trust Resources	Resource not present	Resource not present
<b>Transportation</b>	No impact	No significant impact
<b>Utilities</b>	No impact	No impact

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## **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 (ETA), then Title IV-B of the Job Training Partnership Act, and currently is provided for under Title I-C of the Workforce Innovation and Opportunity Act, 2014.

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 deactivate the Gainesville Job Corps Center in Gainesville, Florida because of extensive damage caused by Hurricane Irma in 2017 by publishing a Federal Register (FR) Notice at 82 FR 16 on January 2, 2019. Currently, the Gainesville Job Corps Center is vacant and no longer used for Job Corps educational and training programs. The DOL now proposes to dispose of the property and all appurtenances (buildings and infrastructure) comprising the Gainesville 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.), the Council on Environmental Quality (CEQ) regulations (40 Code of Federal Regulations [CFR] 1500 to 1508), and the Update to the Regulations Implementing the Procedural Provisions of the National Environmental Policy Act -Final Rule (CEQ 2020).

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 Gainesville Job Corps Center property is located on a 47.41-acre site in the City of Gainesville within Alachua County, Florida with an address of 5301 NE 40<sup>th</sup> Terrace, Gainesville, FL 32609. It is located approximately 4.5 miles northeast of the center of Gainesville (Figures 1 and 2). The project area is located at approximately 29° north latitude and 82° west longitude. Elevation of the site is approximately 150 feet above mean sea level.

The Gainesville Job Corps Center is bounded on the north by NE 54<sup>th</sup> Place, on the west by NE 40<sup>th</sup> Terrace, and to the east by NE 49<sup>th</sup> Terrace. The southern portion of the property is bounded by four parcels under various public and private ownership. The Job Corps campus encompasses the western portion of the property (17 acres) while the majority of the property to the east remains undeveloped with forested and wetland areas (30.41 acres). The property is accessible from NE 54<sup>th</sup> Avenue and NE 40<sup>th</sup> Terrace.

#### **3.2. BACKGROUND**

The property is currently owned by the DOL. The site was originally developed by the Sperry Rand Corporation in 1955 and was activated as a Job Corps Center in 1978. The property has approximately 189,900 gross square feet (GSF) in 10 buildings and 6,793 GSF in 13 structures as shown in Table 2 (DOL 2020, 2021) (Figure 3). The Job Corps Center baseball field with backstop, two covered dugouts, outdoors lights and a set of bleachers is located in the extreme northeast portion of the property.

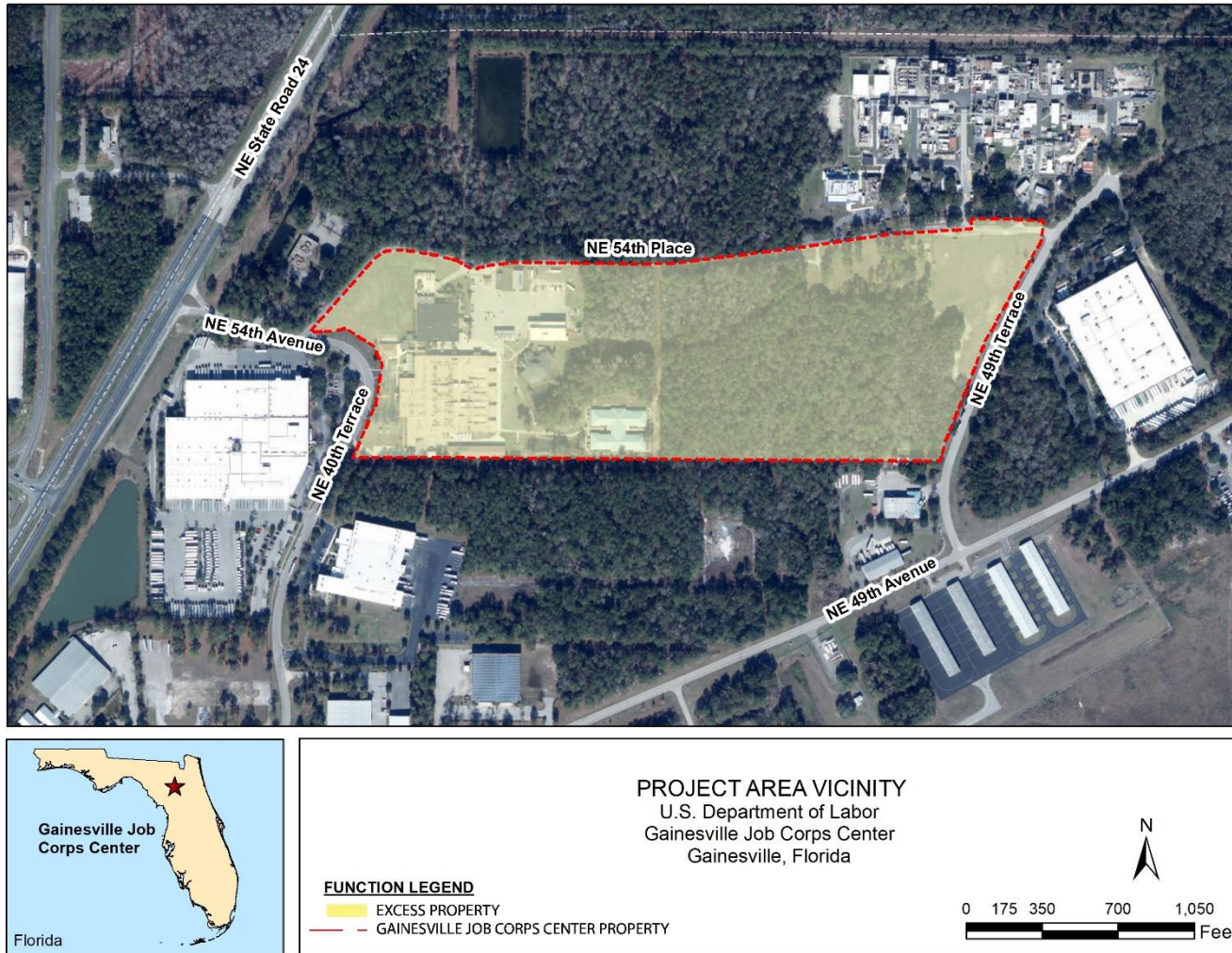
##### **3.2.1. Sperry Rand Corporation**

The Sperry Gyroscope Company was founded by Elmer A. Sperry in 1910. The company engineered navigational gyrocompasses for maritime applications and aircraft direction finding and stabilization equipment, including automatic pilot development (VIP Club 2013). The Sperry Corporation was formed as a holding company in 1933 for several smaller firms including the Sperry Gyroscope Company, Ford Instrument Company, and Intercontinental Aviation, Inc. (Sperry Rand 1967; Unisys 2019). The divisions of the Sperry Corporation developed aircraft instrumentation and automatic steering systems, radar applications, and rocket guidance systems for the United States military and manufactured equipment and components such as gyroscopes, electronic tubes, microwave electronics, semiconductors, and U-band oscillators (Sperry Rand 1967; Lee 1962; Osbahr 1961).



**Figure 1. Regional Overview**





**Figure 2. Project Area Vicinity**

**Table 2. Buildings and Structures at the Gainesville Job Corps Center**

<b>Building/ Structure Number</b>	<b>Building (B) or Structure (S)</b>	<b>Job Corps Center Name/Function</b>	<b>Date of Construction</b>	<b>Gross Square Feet</b>	<b>General Condition (February 2021)</b>
0001	B	Administration/Education Recreation/Dormitory/ VOC	1955	100,400	Fair
0002	B	Food Service/Medical/ Dental/ VOC	1955	23,280	Good
0014	B	Gatehouse	1984	600	Good
0016	B	Career Transition	1984	1,790	Good
0021	B	Maintenance/Storage	1986	1,160	Good
0024	B	Vocational Storage	1990	8,800	Good
0027	B	Gymnasium	1992	10,850	Good
0029	B	SIA Tech Charter School	1995	3,080	Good
0030	B	Women's Dormitory	2001	26,470	Good
0031	B	Recreation	2002	10,470	Good
0011	S	Flammable Storage	1980	600	N/A
0025	S	Biohazard Storage	1989	80	Good
0028	S	Pavilion	1984	2,770	Fair
0033	S	Storage	2000	200	Good
0034	S	Storage	2000	200	Good
0035A	S	Gazebo	2001	186	Good
0035B	S	Gazebo	2001	186	Good
0035C	S	Gazebo	2001	186	Good
0036	S	Storage Shed/Pole Shed	Post-1999	1,600	Fair

<b>Building/ Structure Number</b>	<b>Building (B) or Structure (S)</b>	<b>Job Corps Center Name/Function</b>	<b>Date of Construction</b>	<b>Gross Square Feet</b>	<b>General Condition (February 2021)</b>
0050	S	First Base Dugout	1982	90	Good
0051	S	Third Base Dugout	1982	90	Good
0052	S	Bleachers	1982	525	Good
0053	S	Storage	2019	80	Good

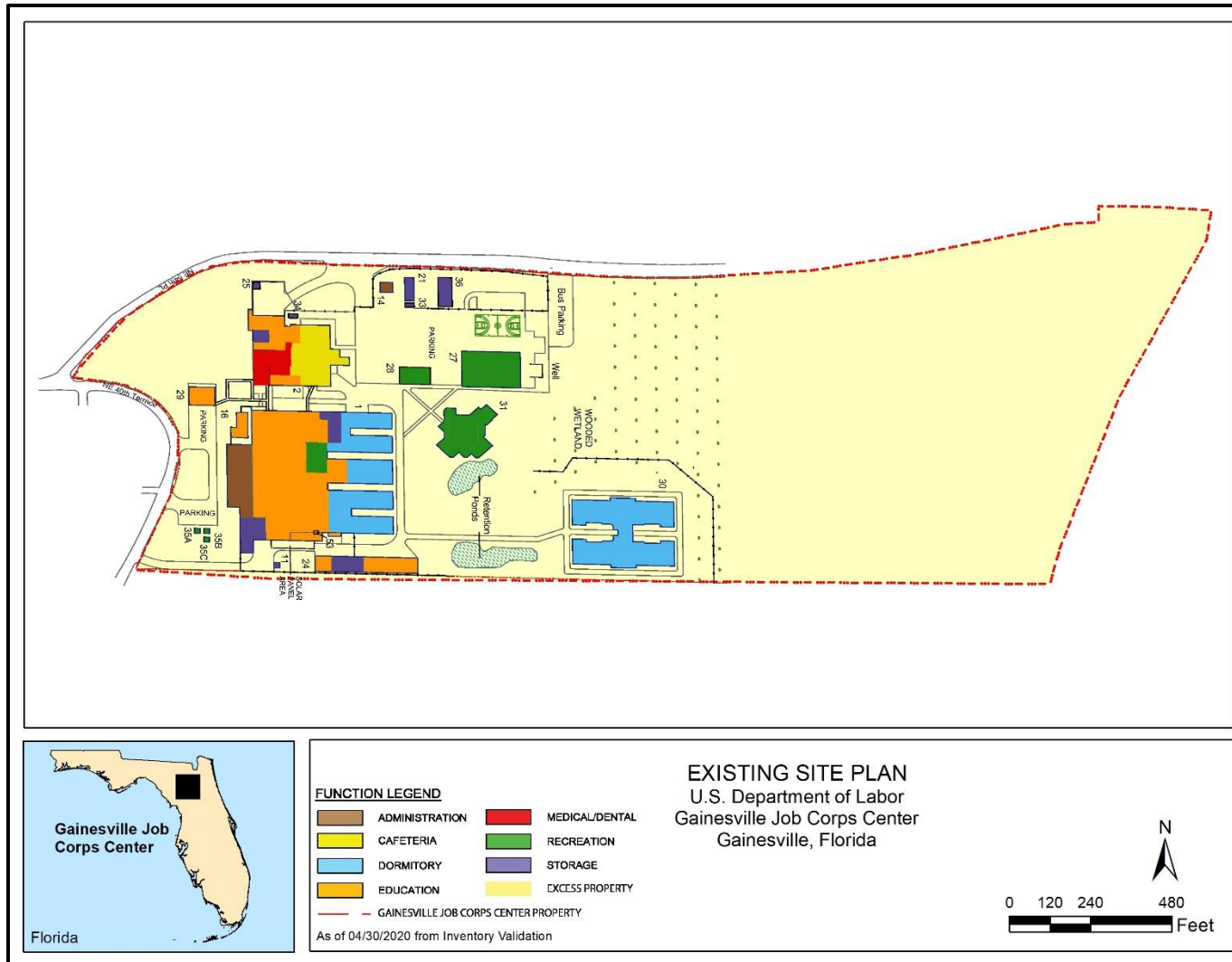


Figure 3. Gainesville Job Corps Center Existing Site Plan (DOL 2020)

Remington Rand, Inc. was created in 1927 when E. Remington & Sons merged with several other business machine makers. Remington Rand developed financial record and filing systems, and manufactured typewriters, mechanical calculators and punched card systems. In 1950, Remington Rand purchased the Eckert-Mauchly Computer Corporation who had designed and assembled the first electronic computer, Electronic Numerical Integrator and Calculator (ENIAC) and in 1952, purchased the Engineering Research Associates with expertise in electronic cryptography and special purpose military electronic systems (VIP Club 2013).

In 1955, the Sperry Corporation and Remington Rand merged to form Sperry Rand. Sperry Rand instituted a program of decentralization of its divisions, to combine the administrative efficiency of smaller plants with the economic strength and specialization inherent in a large organization (Sperry Rand 1967). During this decentralization program, the Sperry Electronic Tube Division plant was constructed at Gainesville, Florida (Sperry Rand 1967: 17; Microwave Laboratory, W.W. Hansen Laboratories of Physics 1963) and the Sperry Microwave Electronics Company plant was built in Clearwater, Florida (Sperry Rand 1967: 17; Osbahr 1961: 120; Lee 1962: 159). The Sperry Electronic Tube Division plant constructed in Gainesville in 1955 consisted of two large industrial buildings, a water tower, enclosed/covered walkways, sidewalks, parking lots, and roadways. In 1978, Sperry Rand once again became the Sperry Corporation. With a hostile takeover by Burroughs in 1986, Sperry merged with Burroughs to become Unisys.

### **3.2.2. Gainesville Job Corps Center**

In 1978, the center was activated for Job Corps utilization. The Gainesville Job Corps Center provided residential living, academic education, recreation and vocational training for a population of 350 students including 120 resident women, 195 resident men, and 35 non-residents. According to a facility planning report published in 2013, the total building area of the center is 146,226 net square feet (NSF) (DOL 2013a, 2013b). Twelve buildings occupy the western half of the Job Corps Center property. The original core ( Buildings 1 and 2) were previously utilized for industrial purposes by the Sperry Rand Corporation. Eight building were constructed between 1980 and 1995 in addition to three buildings constructed between 2001 and 2008.

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

- Automotive Repair Tech/Helper
- Carpentry
- Culinary Arts
- Facilities Maintenance and Construction
- Medical Assistant
- Medical Office Support
- Nursing Assistant
- Office Administration

- Painting
- Security Services
- Solar Energy Installer

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.

### **3.3. PROJECT PURPOSE**

On January 2, 2019, the Office of Job Corps (OJC) in the Employment and Training Administration (ETA) of the DOL announced its proposal to deactivate the Gainesville Job Corps Center in Gainesville. 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 disposal of the Gainesville Job Corps Center to reduce the geographic size of real estate and lessen the cost of operating or maintaining facilities. 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 Gainesville 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 Gainesville 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 deactivation of the Gainesville Job Corps Center as a result of the extensive damage inflicted by Hurricane Irma in September 2017. Redevelopment and reuse of the surplus Gainesville Job Corps Center property would occur as a secondary action under disposal. 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.

If there is no further need for the property within the federal government, the property is determined “surplus” and may be made available for other uses through public benefit conveyances (PBC), including homeless shelter use, negotiated sales, or public sales based on GSA’s determination of the property’s highest and best use. If a property is suitable for homeless shelter use, according to the U.S. Department of Housing and Urban Development (HUD), GSA must first consider transferring the property as a homeless shelter conveyance before any other public benefit conveyance can be considered. GSA can negotiate a sale at appraised fair market value with a state or local government if the property will be used for another public purpose. If state and local governments or other eligible non-profits do not wish to acquire the property, GSA can dispose of surplus property via a competitive sale to the public, generally through a sealed bid or auction.

Although formal screening has not yet occurred, vocational training, commercial or industrial reuses may be likely in accordance with the I-2 General Industrial zoning in the City of Gainesville Zoning Code. GSA will conduct their own NEPA analysis for the disposal and reuse, once known.

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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 the “no action” alternative and the Proposed Action Alternative.

### **4.1. NO ACTION ALTERNATIVE**

Under the No Action Alternative, DOL would not dispose of or otherwise transfer the Gainesville Job Corps Center. Currently, the Gainesville Job Corps Center is vacant and no longer used for Job Corps educational and training programs. The campus would continue to be federally owned and the DOL, through its contractor International Support Group, would continue to manage the Center property in a caretaker status to prevent deterioration of the facilities. DOL has already reduced maintenance levels to the minimum level as required by law for surplus government property. Currently, utilities are still functioning in all buildings and chillers are running to prevent mold. International Support Group provides lawn maintenance and security. No demolition, new construction, alterations, or non-essential repairs of buildings or structures would occur. Building and parking lot configuration at the Gainesville Job Corps Center would remain the same as existing conditions. The cost of ownership and property maintenance would remain the responsibility of the DOL.

### **4.2. PROPOSED ACTION ALTERNATIVE**

The primary action evaluated is the disposal of the excess property made available by the deactivation of the Gainesville 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 Gainesville 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 Gainesville Job Corps Center, the property is zoned by the City of Gainesville as General Industrial (I-2) (City of Gainesville 2019a). The I-2 zoning designation allows for a range of uses including but not limited to: warehouse and distribution facilities; outdoor storage, principal use; light assembly, fabrication, and processing; offices; schools, profession, vocational and trade; research, development and testing facilities; restaurants; microbrewery, microwinery, and microdistillery; recycling centers; public parks (City of Gainesville 2019b). There are no density or lot requirements under I-2 zoning according to Section 30-4.20 Dimensional Standards.

Under the Proposed Action Alternative, DOL would report the Gainesville Job Corps Center to GSA as “excess” property through completion of Standard Form 118 (SF 118), Report of Excess Real Property, granting GSA the authority to physically assess, appraise, and convey or negotiate the sale of the property. Upon GSA’s acceptance of the Report of Excess Real Property, GSA would become disposal agent and would handle the disposal process. Based on location and existing surrounding land uses, the City of Gainesville would be the most likely entity interested in acquiring the property for vocational training (Henderson 2021), commercial or industrial uses. The Gainesville Job Corps Center would be transferred in an “as-is condition” being proposed as suitable for use for redevelopment in accordance with the I-2 General Industrial zoning allowed by the City of Gainesville.

The Proposed Action Alternative evaluates a reasonable approach for disposal and reuse of the Gainesville Job Corps Center property. Although the reuse alternative is hypothetical, it has been established as a basis for evaluating potential impacts from the proposed disposal of the property by DOL.

## **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 no action or the proposed 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 A.

### **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 potentially affected environment and degree of the impact evaluated. Significance can vary in relation to the potentially affected environment such as society (human, national), the affected region, the affected interests, and the locality. Because of the nature of the proposed project, all impacts may be presumed to be localized unless stated otherwise. Factors contributing to the evaluation of the intensity of an impact are listed in Section 1508.27 of the Regulations for Implementing NEPA and clarified in the Update to the Regulations Implementing the Procedural Provisions of the National Environmental Policy Act -Final Rule (CEQ 2020).

The degree 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

Four impact topics were assessed for potential impacts resulting from the Proposed Action Alternative. These topics include: cultural resources, hazardous and toxic substances, socioeconomic, 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 Proposed Action Alternative**

	<b>No Action Alternative</b>	<b>Proposed Action Alternatives</b>
<b>Impact Topic (Alphabetical)</b>	<b>No Disposal/Transfer out of DOL</b>	<b>DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse</b>
<b>Air Quality</b>	No impact	No significant impact
<b>Biological and Physical Resources</b>		
Ecologically Critical Areas or Other Unique Natural Resources	Resource not present	Resource not present
Floodplains and Floodways	Resource not present	Resource not present
Prime and Unique Agricultural Land	Resource not present	Resource not present
Soils and Geology	No impact	Little to no measurable impact
Surface Water (Streams, Ponds, etc.) and Hydrology	No impact	Little to no measurable impact
Threatened and Endangered Species and Critical Habitats	No impact	Little to no measurable impact
Vegetation	No impact	Little to no measurable impact
Wetlands	No impact	Little to no measurable impact
Wildlife	No impact	Little to no measurable impact
<b>Cultural Resources</b>		
Archaeological Resources	Resource not present	Resource not present
Historic Buildings	No impact	No impact,
Historic Properties of Religious or Cultural Significance to Native American Tribes	Resource not present	Resource not present
<b>Energy Requirements and Conservation Potential</b>	No impact	No impact
<b>Climate Change</b>	No significant impact	No significant impact

	<b>No Action Alternative</b>	<b>Proposed Action Alternatives</b>
<b>Impact Topic (Alphabetical)</b>	<b>No Disposal/Transfer out of DOL</b>	<b>DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse</b>
<b>Hazardous and Toxic Substances</b>	No significant impact	No significant impact
<b>Land Use</b>	No impact	No impact
<b>Noise</b>	No impact	No significant impact
<b>Socioeconomics</b>		
Economic Development	No impact	Beneficial effects with no significant impact
Population Demographics	No impact	No impact
Housing	No impact	No impact
Community Services	No impact	Little to no measurable impact
Environmental Justice	No impact	Little to no measurable impact
Protection of Children	No impact	No impact
Indian Trust Resources	Resource not present	Resource not present
<b>Transportation</b>	No impact	No significant impact
<b>Utilities</b>	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.

**Air Quality:** During construction on the excess property under the proposed action, there would be a moderate increase in air emissions. Emissions would be created from demolition, land clearing, new construction for commercial or industrial facilities, excavation for underground utilities, paving concrete and asphalt surfaces, and landscaping. There would also be additional mobile emissions from commuting construction workers and construction equipment. Historically, soil and groundwater contamination of Chlorinated Volatile Organic Compounds (CVOCs) and Polychlorinated biphenyls (PCBs) has occurred on the property. Remediation has been underway and a consent order is in effect between the State of Florida Department of Environmental Protection (FDEP), the United States Department of Labor and Job Corps Center, the Unisys Corporation, and the City of Gainesville to remediate the groundwater and other contaminants in the project area. Therefore, any soil disturbance on site that generate dust and airborne particles may impact air quality. The proposed excavation must go through compliance with the Engineering Control Plan with review by FDEP. Any impacts from these changes would be short-term and limited to the construction

period. All applicable construction and operation permits would be obtained as required by the State of Florida.

During the reuse, there would be an increase in stationary source emissions from the operation of newly constructed commercial or industrial facilities that would use units for heating, ventilation, and air conditioning (HVAC). There would be increased mobile source emissions from increased vehicular traffic of new building occupants.

The project area is located within Alachua County, Florida, which is designated as “in attainment” for all U.S. Environmental Protection Agency (USEPA) National Ambient Air Quality Standards (NAAQS)\_ criteria pollutants (USEPA 2021); therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. Because the county is in attainment for all NAAQS and the project would occur on a relatively small footprint, totaling 47.41 acres, within the much larger area of Alachua County, there would be no impact to the county’s status in regard to the NAAQS. Further, the project will comply with all county ordinances and state guidance and regulations concerning emissions and air quality; therefore, this topic was dismissed from further consideration.

**Ecologically Critical Areas:** The CEQ regulations (40 CFR 1508.27(b)(3)) require consideration of the severity of impact on unique characteristics of the geographic area such as proximity to ecologically critical areas. The Gainesville Job Corps Center is surrounded by active industrial uses and a regional airport. The Job Corps Center campus itself is developed with multiple buildings, roadways, maintained grass covered lawns and storm water detention ponds. While there is limited tree cover on the Job Corps Center campus, a 24-acre forested area is located east of the campus and within the property. A search on U.S. Fish and Wildlife (USFWS) Environmental Conservation Online System (ECOS) revealed no active critical habitats within the property (USFWS 2021). Therefore, no further analysis is required.

**Floodplains and Floodways:** The project area is located in a minimal flood hazard zone, 12001C (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Flood Plain Panel: 12001C0309D) (FEMA 2006). This topic was dismissed as the project area is not located within a special flood hazard area.

**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, no further analysis is required.

**Soils and Geology:** The soil underlying the Gainesville Job Corp Center campus, described on the USDA Web Soil Survey website as Wauchula-Urban land complex, is sandy and loamy soil and as a poor infiltration rate resulting in a high run-off rate. The soil of the undeveloped eastern portion of the property, Pomona sand, is considered to be weakly structured and slightly fragile (USDA 2020). The Proposed Action Alternative 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 many small buildings and structures in the east portion of the parcel from 1949-1994, and construction of the facility by the Sperry Rand Corporation in the west portion of the parcel in 1955. Any project activities under the Proposed Action Alternative 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. As discussed earlier concerning previous site contamination and remediation, any proposed excavations must go through compliance with the Engineering Control Plan with review by FDEP to determine there would be no impacts to soil and geology.

According to the Florida Department of Environment Protection (FDEP) geologic data, the Job Corps Center property is located in the Northern Highlands geomorphic area with a medium fine sand and silt sediment distribution (FDEP 2020). The property is located between two boundaries classified as Area I and III by the Florida Sinkhole Types category. Lands within Area I contain bare or thinly covered limestone and have few incidences of sinkholes, the occurrence of which are shallow and develop gradually; whereas those located in Area III consist mainly of cohesive clayey sediments of low permeability and experience numerous sinkholes that develop abruptly (FDEP 2010). While a portion of the Job Corps Center campus is situated on land classified as Area III, review of the FDEP subsidence incident reports map reveals no incidents having occurred on the Job Corps Center property or on adjacent parcels up until 2010. Other geological hazards such as caves, mines, or quarries are not known to exist on or adjacent to the project area (FDEP 2019). Therefore, soils and geology would not be appreciably affected and are not further assessed.

**Surface Water and Hydrology:** Per USFWS National Wetlands Inventory (NWI) mapping and the City of Gainesville Environmental Layers map, several hydrographic features including two waterbodies and a wetland (discussed below in Wetlands) are present in the Gainesville Job Corps Center property. The Proposed Action Alternative would not change the current or historical drainage patterns for the area.

The two ponds on the property, shown on the Gainesville Environmental Layers map as reservoirs, have an area of approximately 5,701 and 4,022 sq ft, respectively (City of Gainesville 2020a). The facility study referred to them as two storm water management detention ponds located in the open space east of Main Building 1 near Buildings 30 and 31. Each pond is aerated by a fountain to prevent stagnation (DOL 2013a: 4). As of the

date of the facility inspection, June 19, 2013, the retention ponds were reported to have adequate system capacity and were in good condition (DOL 2013b: 24).

The Gainesville Job Corps Center is located within the tertiary zone of the Murphree Wellfield (City of Gainesville 2013a). Surrounding the secondary well field zone, the tertiary zone is defined as the 25-year Floridian aquifer system travel time at a 60 million gallons per day (mgd) pumping rate (City of Gainesville 2013a). These zones are delineated in Murphree Wellfield Management Zones map (Alachua County Environmental Protection Department 2002). Areas within these Management Zones must comply with Chapter 355 – Murphree Well Management Code, Section 355.07 – Wellfield protection and zone delineation of the Alachua County Code of Ordinances (Alachua County 2020). Under the Proposed Action Alternative, the purchaser or developer shall follow applicable provisions of the Murphree Wellfield Protection Code in Chapter 355 of the Alachua County Code.

Under the Proposed Action Alternative, the City of Gainesville shall require the purchaser or developer to produce construction designs that are consistent with the existing terrain (Policy 2.4.5) and to practice sound erosion and sediment control practices during construction activities in order to reduce erosion and runoff into onsite waterbodies and wetlands (City of Gainesville 2013b). During construction activities under the Proposed Action Alternative, 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. As discussed earlier concerning previous site contamination and remediation, any proposed excavations must go through compliance with the Engineering Control Plan with review by FDEP to determine there would be no impacts to surface water and hydrology. Therefore, this project would have little to no measurable impact on surface waters. The Proposed Action Alternative 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 Gainesville Job Corps Center (USFWS 2021).

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 2021). This includes the bald eagle (*Haliaeetus leucocephalus*) which is also protected under the Bald and Golden Eagle Protection Act (16 USC 668-668c).



**Table 4. Federally Listed Species near the Gainesville Job Corps Center**

Common Name	Scientific Name	Status
Red-cockaded Woodpecker	<i>Picoides borealis</i>	FE
Eastern Black Rail	<i>Laterallus jamaicensis spp. jamaicensis</i>	FT
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT
Gopher Tortoise	<i>Gopherus Polyphemus</i>	C
Frosted Flatwoods Salamander	<i>Ambystoma cingulatum</i>	FT
Squirrel Chimney Cave Shrimp	<i>Palaemonetes cumming</i>	FT
Wood Stork	<i>Mycteria americana</i>	FT
Source: USFWS 2021.		
Notes: C = Candidate; 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 proposed project area is not located within any designated critical habitat. The project area includes an existing disturbed and developed area (approximately 17 acres), as well as a forested area (approximately 24 acres). The developed project area includes limited tree cover and does not provide suitable habitat for wildlife. The forested area, east of the developed Job Corps Center campus, likely provides habitat for wildlife, with the potential to include threatened and endangered species.

**Table 5. Migratory Birds near the Gainesville Job Corps Center**

Common Name	Scientific Name
American Kestrel	<i>Falco sparverius paulus</i>
Bachman’s Sparrow	<i>Aimophila aestivalis</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>
Common Ground-dove	<i>Columbina passerina exigua</i>
Henslow’s Sparrow	<i>Ammodramus henslowii</i>
Lesser Yellowlegs	<i>Tringa flavipes</i>
Limpkin	<i>Aramus guarauna</i>
Magnificent Frigatebird	<i>Fregata magnificens</i>
Prairie Warbler	<i>Dendroica discolor</i>
Prothonotary Warbler	<i>Protonotaria citrea</i>
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>
Short-tailed Hawk	<i>Buteo brachyurus</i>
Swallow-tailed Kite	<i>Elanoides forficatus</i>
Yellow Warbler	<i>Dendroica petechia gundlachi</i>
Source: USWFS 2020	

Any noise generated by construction under the Proposed Action Alternative 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. Best management practices to control impacts to protected wildlife, would likely be implemented and may include observing timing restrictions for the removal of trees in the project area. Redevelopment of the Job Corps Center property under the Proposed Action Alternative would have little to no measurable environmental effects on federally-listed threatened or endangered species or migratory birds; therefore, no further analysis of this topic is required.

**Vegetation:** The project area includes an existing disturbed and developed area (approximately 17 acres), as well as a forested area (approximately 24 acres). The developed area includes the main campus of the Job Corps Center with buildings and asphalt or concrete paved surfaces and landscaped areas comprised of mown grass with limited areas of trees and shrubs that have been heavily influenced by human disturbance (clearing, grading). Natural vegetation is present in the 24-acre wooded area on the east side of the excess property. This area was previously open space with sparse tree cover in 1937; buildings and structures were built in this area between 1949 and 1994. After demolition of the buildings, the area was allowed to revegetate and is currently characterized by dense tree cover. A portion (3.15-acres) of the wooded area is classified as a PFO1A (freshwater forested/shrub) wetland by the NWI. This wetland area is dominated by bald cypress (*Taxodium distichum*). Non-wetland portion of the wooded area is dominated by pine (*Pinus spp.*) and saw palmetto (*Serenoa repens*).

Redevelopment of the Job Corps Center property under the Proposed Action Alternative would have little to no measurable environmental effects on vegetation. Existing landscape vegetation and revegetated areas may be disturbed by construction activities under the Proposed Action Alternative; however, new areas of landscape vegetation would be installed as part of commercial or industrial reuse of the area. Therefore, this topic does not require further analysis.

**Wetlands:** USFWS NWI map and the City of Gainesville Environmental Layer map were reviewed and one wetland was identified at the Gainesville Job Corps Center property. NWI data describes the wetland, classified PFO1A, as 3.15-acre freshwater forested/shrub wetland (USFWS 2020). PFO1A is a palustrine wetland, a classification defined as either swamps, bogs, wet meadows or other topographical features characteristic of traditional freshwater wetlands. The wetland is described as temporarily flooded in which, in the Florida Wetland Acres report, entails that surface water is only present for brief periods during growing season, but usually lying below the soil surface for most of the season (USFWS 1984).

The Conservation, Open Space & Recharge Element within the City of Gainesville's Comprehensive Plan states in Policy 1.1.1, Section b that developments containing wetlands put avoiding loss of function or degradation of the wetland habitat and/or wetland hydrology as the highest priority. Where impact is unavoidable, the applicant must demonstrate that the project is in the public interest. Depending on the severity of impact to the function and character of the wetland, actions such as mitigation or restoration may be required by the Gainesville municipal government (City of Gainesville 2013b).

Redevelopment of the Job Corps Center property under the Proposed Action Alternative may result in impacts to the wetlands from construction activities, including excavation, backfilling, grading, or movement of heavy equipment, may impact wetland vegetation, soil, and hydrology. To reduce/minimize stormwater runoff and water quality impacts to wetlands, construction activities would be conducted in accordance with a Stormwater Pollution Protection Plan (SWPPP). The SWPPP would outline best management practices (BMPs), such as diversion dikes and swales, gravel/sandbag berms, and fiber rolls to control erosion and reduce runoff. As discussed earlier concerning previous site contamination and remediation, any proposed excavations must also go through compliance with the Engineering Control Plan with review by FDEP.

If the Proposed Action Alternative has the potential to impact the wetland, consultation should be initiated with the local U.S. Army Corps of Engineers (USACE) district. Activities in Waters of the United States (which includes wetlands) for which USACE authorization may be required include, but are not limited to, placement of fill material, land clearing involving relocation of soil, road construction, shoreline erosion control, mining, utility line or pipeline construction and other activities which result in a discharge of fill material. The final determination of whether an area is a wetland and whether an activity requires a permit must be made by the appropriate USACE district. Through the preparation of a SWPPP with implementation of BMPs and consultation with the local USACE district, little to no measurable impacts to wetlands are expected.

**Wildlife:** The project area includes an existing disturbed and developed area (approximately 17 acres), as well as a forested area (approximately 24 acres). Generally, the developed project area includes limited tree cover and does not provide suitable habitat for wildlife. Two storm water management detention ponds on the developed portion of the property may provide habitat for aquatic (e.g. fish, aquatic vegetation) and semi-aquatic species (e.g. otters, muskrats). The forested area, east of the developed Job Corps Center campus, likely provides habitat for wildlife, including reptiles, amphibians, small and large mammals, and birds. Suitable wildlife habitat is present north and south of the project area should any be displaced from the project area during daytime construction activities or if the area is redeveloped under the Proposed Action Alternative.

Any noise generated by construction under the Proposed Action Alternative 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. Redevelopment of the Job Corps Center property under the Proposed Action Alternative 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. The EO would not apply to the Proposed Action Alternative

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). GHG trap heat in the atmosphere, and the major GHGs are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated gases, which are gases that are typically emitted from industrial processes. The majority of CO<sub>2</sub> emissions, the primary GHG emitted through human activities, comes from the burning of fossil fuels (USEPA 2020a). 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.

The Proposed Action Alternative could include the use of heavy equipment, typical of demolition/construction projects. Once construction of the general commercial or industrial facilities area complete, the neighborhood would generate levels of GHG emissions characteristic of other commercial or industrial facilities in the area. Certain industrial uses can contribute to air emissions of precursor ozone emissions and carbon dioxide. As mentioned in the Air Quality section, the zoning code specifies that hazardous industrial uses need a special use permit to not violate local, regional, state, or federal limits. Any additional county or state regulations concerning industrial emissions would also be met; therefore, the Proposed Action Alternative would not result in any significant impacts to regional climate change.

**Land Use:** There would be no significant changes land use at the Gainesville Job Corps Center or the adjacent properties. The Gainesville Job Corps Center was formerly part of the Sperry Rand Corporation and is located within the Gainesville City limits. The properties adjacent to and surrounding the Center are a mix of both publicly and privately owned parcels and land uses vary from distribution centers to undeveloped wooded areas. The project area is zoned General Industrial (I-2) within the City of Gainesville (City of Gainesville 2019a) which includes functions such as warehouse and distribution facilities; light assembly, fabrication, and processing; offices; schools, profession, vocational and trade; and research, development and testing facilities.

Upon transfer of the 47.41-acre property through public sale conducted by GSA, the land use as defined by the zoning, would not change from its current use as a residential and vocational training campus for youths associated with the Job Corps into a development that would continue to comply with the I-2 zoning designation. As properties surrounding the Job Corps Center are predominantly industrial land uses, vocational training,

commercial or industrial facility reuse would not conflict with existing adjacent uses, and would not conflict with the I-2 zoning designation. New construction would be in conformity with existing City of Gainesville land use plans and building zoning and codes in addition to applicable use standards to ensure that they would be consistent and compatible with their surroundings. Therefore, land use was not further assessed.

**Noise:** The Gainesville Job Corps project area is surrounded by a municipal airport, and commercial and industrial areas. Most parcels adjacent and surrounding the Job Corps Center property are zoned I-2 General Industrial and includes distribution centers, industrial manufacturing buildings, and food services. The surrounding area also includes two parcels owned by the City of Gainesville and undeveloped wooded areas. None of these uses would be considered a sensitive noise receptor. There is one manufactured home neighborhood approximately 0.7 miles from the proposed project area, but it is located on the west side of NE Waldo Road. Other facilities and the existing roadway would serve as a buffer between the demolition/construction noise and the residences.

Under the Proposed Action Alternative, 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 receptors 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. Noise from traffic for a proposed commercial or industrial reuse would be more than existing noise from commuter traffic to the shelter the center has been closed since 2017. However, impacts to noise would temporarily increase during demolition and construction for the reuse but would be expected to decrease once construction is complete. The project will comply with all county ordinances and state guidance and regulations concerning noise; therefore, this topic was dismissed from further consideration.

**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. Utilities are reported to be functional for all buildings as of February 26, 2021 (Postaski 2021).

*Electric.* Electrical service is provided by Gainesville Regional Utility (GRU) (DOL 2013b). The primary 12.47/7.2 kV overhead service is brought from power lines along the center southern perimeter. The primary metered service is installed on a power pole

between Gymnasium Building 27 and Recreation Building 31. The secondary distributions to buildings on the center are underground via pole, platform and pad-mounted, stepdown transformers.

*Natural Gas.* The GRU supplied natural gas for cooking, heating and domestic hot water. An underground distribution system is connected to four gas meters at the center. One meter is located adjacent to Pavilion Structure 28. Another meter is located at the northeast corner of Gymnasium Building 27. A third meter is on the south of women's dormitory Building 30. One water meter is located south of Vocational Storage Building 24 (DOL 2013b).

*Water and Sewer.* The City of Gainesville Municipal Services provided potable water and sanitary sewer service to the Gainesville Job Corps Center campus. The GRU provides wastewater treatment system (DOL 2013b). The center is provided with two master water meters, located within the property line. The Job Corps Center sanitary system discharges waste into the city sanitary sewer system. Storm water drains and two retention ponds near Buildings 30 and 31 collect storm water. Each pond has a fountain to prevent water stagnation. As of February 26, 2021, sanitary sewer lines in two separate buildings have been reported to be collapsing and require extensive repairs (Postaski 2021).

The alternatives would have no impacts on utilities because the utilities services available at the Gainesville Job Corps Center have the capacity to provide service for any new development and any change in demand and usage would result in no impact.

### **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 Gainesville Job Corps Center considered in this analysis are:

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

### **5.3. HISTORIC, ARCHITECTURAL, ARCHAEOLOGICAL, & CULTURAL RESOURCES**

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).

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 (54 U.S.C. 306108) was initiated with the Florida Division of Historical Resources (FDHR), which contains the State Historic Preservation Office (SHPO), on May 26, 2021 (Appendix A). The Area of Potential Effects (APE) was established in coordination with that office. The APE for cultural resources for the proposed action at the Gainesville Job Corps Center consists of the entire 47.41-acre campus (Figure 4).

### **5.3.1. Affected Environment**

A site files search was conducted with the Florida SHPO on December 20, 2019 (VanderPloeg 2019). No previous cultural resources surveys have been conducted and no previously recorded cultural resources have been identified in the project area (VanderPloeg 2019). Two previous cultural resources investigations (Southeast Archaeological Research, Inc. and Florida Division of Historical Resources 2006; Wayne and Davidson 2010) and one NRHP-eligible archaeological site, the linear footprint of the Florida Railroad Corridor (Johnston and Mattick 2001), are located within the 500-foot buffer to the west of the Gainesville Job Corps Center along NE Waldo Road (VanderPloeg 2019).

#### **5.3.1.1. Archaeological Resources**

Based on historic aerial photographs, the project area has been previously disturbed from various construction, operations, and demolition activities occurring between pre-1949 through 2002. In 1937, the project area was undeveloped characterized by open space and sparse tree cover; several trails traversed the parcel but there was no evidence of buildings or structures, or agricultural or forestry activities (U.S. Department of Agriculture 1937). By 1949, roads had been constructed and rectangular buildings with outbuildings fronted on NE 40<sup>th</sup> Terrace (U.S. Department of Agriculture 1949). The eastern portion of the parcel contained at least eleven rectangular buildings, some associated with smaller outbuildings, situated in a random pattern (U.S. Department of Agriculture 1949). Tree cover occurred in and around the buildings but was not as dense as undeveloped areas outside the parcel to the north.

Two oblique historic aerial photographs taken in the late 1950s-1960 showed extensive open space in the east portion of the parcel (Florida Memory ca. 1950) and the presence of several remaining rectangular buildings along NE 54<sup>th</sup> Place (Holland 1960). The west portion of the APE was extensively disturbed from development of the Sperry Rand Corporation Microwave Electronics Plant facilities, roadways, and infrastructure in 1955. A 1964 aerial photograph depicted open space and sparse tree cover in the east portion of the parcel; several buildings remained and the baseball field had been constructed in the northeast corner (Nationwide Environmental Title Research [NETR] 1964).

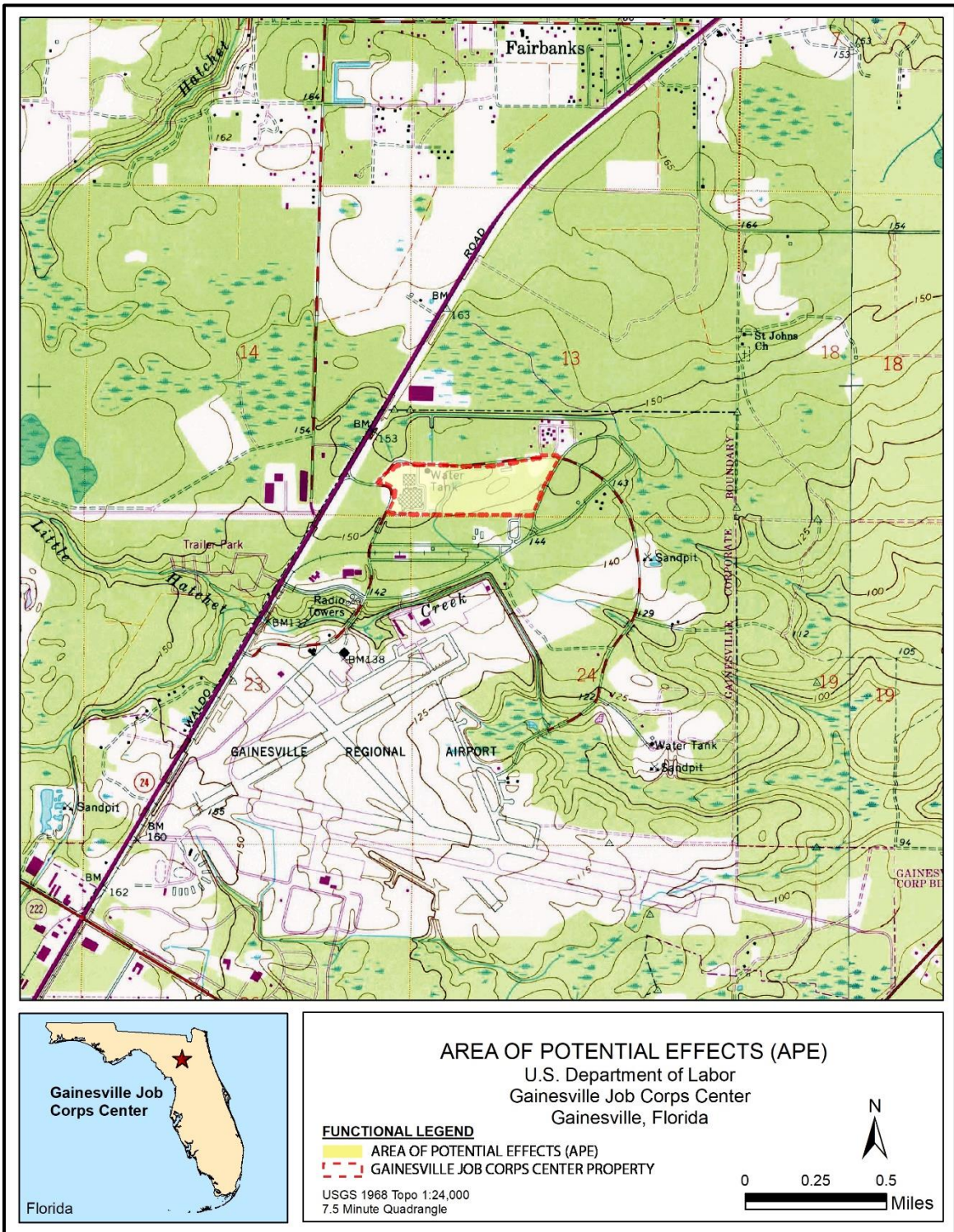


Figure 4. Area of Potential Effects (APE)



The buildings in the east portion of the parcel were extant in 1968 and 1974 (U.S. Department of Agriculture 1968, 1974) but had been removed by 1994 (Google Earth Pro 1994). Operations of the Sperry Electronic Tube Division plant from 1955-1978 resulted in disposal of manufacturing debris behind Buildings 1 and 2 in the center of the parcel, creating soil and groundwater contamination (DOL 2013a). Additional buildings and structures associated with the Gainesville Job Corps Center were constructed in the west portion of the project area between 1980 and 2008 (Table 2).

The Gainesville Job Corps Center project area has been previously disturbed from construction and demolition of pre-1949 buildings and structures, construction of Sperry Electronic Tube Division plant buildings, Sperry Electronic Tube Division plant operations including disposal of manufacturing debris, and construction of additional facilities associated with the Gainesville Job Corps Center. No intact archaeological resources are likely to occur within the Gainesville Job Corp Center APE.

### **5.3.1.2. Architectural Resources**

In 1955, the Sperry Electronic Tube Division plant was constructed at Gainesville, Florida (Sperry Rand 1967: 17; Microwave Laboratory, W.W. Hansen Laboratories of Physics 1963). The US Government purchased the Sperry Electronic Tube Division plant from the Sperry Rand Corporation for \$1 million on October 2, 1978. All scientific equipment, manufacturing materials, and prototypes were removed by the Sperry Rand Corporation prior to the sale (although the kitchen equipment was transferred ‘as is’ as indicated in the Warranty Deed); the Gainesville Job Corps Center was activated soon after (DOL 2013a). No modifications were made to the interior configurations of the two 1955 buildings to accommodate a variety of educational classrooms and training activities; however, some modifications were made to create onsite residential dormitories in the east portion of Building 1.

Buildings 1 and 2 reflect the general standardized design and use of specific materials characteristic of 1950s construction of laboratory facilities (Haines 1959; DOL 2013b). These buildings represent the basic application of standards for laboratory facilities and do not illustrate any unusual or distinctive architectural characteristics. With the removal of scientific equipment, manufacturing materials, and prototypes, these buildings no longer convey the technological activities and scientific developments associated with the operations of the Sperry Electronic Tube Division plant (ACHP 1991). Buildings 1 and 2, associated with the Sperry Electronic Tube Division plant (1955-1978), are not considered likely to be eligible for the NRHP.

### **5.3.1.3. 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 Seminole Tribe of Florida and the Seminole Nation of Oklahoma in letters dated May 26, 2021 (Appendix A). 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.

### **5.3.2. Environmental Consequences**

Impact analyses presented here are intended to comply with the requirements of both NEPA and Section 106 of the NHPA and in accordance with the Advisory Council on Historic Preservation (ACHP) regulations implementing Section 106 (36 CFR Part 800, Protection of Historic Properties). 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). 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.

#### **5.3.2.1. No Action Alternative - No Disposal/Transfer out of DOL**

Under the No Action Alternative, the Gainesville Job Corps Center, proposed for disposal, would continue to be owned and managed by the DOL and remain in caretaker status (no educational or training activities would occur onsite). With the exception of continued hazardous waste remediation activities, no changes to existing conditions from ground disturbance from renovation, demolition, or other construction would occur. Because it is unlikely that any previously identified archaeological sites occur (based on extensive prior ground disturbance) and no NRHP-eligible architectural resources or Native American resources are present on the campus, there would be no impacts to cultural resources from the No Action Alternative.

#### **5.3.2.2. Proposed Action Alternative – DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse**

Under the Proposed Action Alternative, 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 based on the extensive prior ground disturbance. The two buildings on campus older than 50 years, are associated with the Sperry Electronic Tube Division plant (1955-1978). These buildings are not considered eligible for the NRHP because they represent the basic architectural standard for laboratory facilities in the 1950s and they no longer convey the technological activities and scientific developments associated with the operations of the Sperry Electronic Tube Division plant. No impacts to NRHP-eligible architectural resources will occur as a result of demolition of existing buildings from the Proposed Action Alternative. Because no Native American resources have been identified (pending), no impacts will occur. There would be no impacts to cultural resources from the Proposed Action Alternative.

## **5.4. HAZARDOUS AND TOXIC SUBSTANCES**

### **5.4.1. 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.

Alachua County's Hazardous Materials Management Code (HMMC) regulates hazardous materials discharges to soil, surface water and groundwater by providing uniform standards for the proper storage, handling and monitoring of hazardous materials (City of Gainesville 2013b: 46). HMMC requires adherence to stringent monitoring, reporting and site design procedures.

The Gainesville Job Corps Center property was formerly used as an electronic tube factory operated by the Sperry Rand Corporation who leased the property from the City of Gainesville Employees Pension Fund from 1955 through 1978. During this time of occupancy, parts of the site were contaminated with metal shavings, Poly Aromatic Hydrocarbons, and Polychlorinated Biphenyls' Tetra Chloroethylene (DOL 2013a). The Unisys Corporation became the successor-in-interest to Sperry Rand Corporation.

A Consent Order is in effect among the State of Florida Department of Environmental Protection (FDEP), the United States Department of Labor and Job Corps Center, the Unisys Corporation, and the City of Gainesville to remediate the groundwater and other contaminants in the project area. The following are accounts of actions taken to detect, manage, and mitigate the contamination.

#### **5.4.1.1. Trichloroethene and other Chlorinated Volatile Organic Compounds**

Trichloroethene (TCE) is a chlorinated solvent that is widely used as metal degreasers, industrial refrigerants, and as a component of some consumer products. It is designated as a Hazardous Air Pollutant under the National Emission Standards for Hazardous Air Pollutants (NESHAP) (50 FR 52422) and is a known groundwater contaminant. Prolonged exposure to TCE has been shown to cause cancer in humans as well as liver, kidney and immune system damage. Cis-1,2,-dichloroethene (cDCE) is a chemical mixture often used as a solvent for waxes and resins as well as in the extraction of rubber, and also as a refrigerant. The EPA has found that long term exposure to cDCE above maximum containment levels may cause liver, circulatory and nervous system damage (USEPA 2020b). TCE and cDCE levels are regulated by Chapter 62-302 of the Florida Administrative Code (FAC) (FAC 2009).

Vinyl chloride (VC) is mostly used in manufacturing to make polyvinyl chloride (PVC) plastic and vinyl products. It has also been used in the past as a refrigerant. Chronic long-

term chronic exposure to VC has been found to cause liver damage in humans. VC has been classified as a human carcinogen by the EPA (USEPA 2017). VC designated as a Hazardous Air Pollutant under NESHAP (40 FR 59477). VC has been regulated under NESHAP since 1976 (USEPA 1976).

Ground water standards are set in Rule 62-520 and 62-550 of the Florida Administrative Code (FAC) which requires all Class II ground water standards must be met (Florida Department of State [FDOS] 2009). The maximum contaminant levels for all CVOCs are set within these rulings of the FAC (FDOS 2009).

In 2000, groundwater and soil sampling activity were conducted by Dynamic Technology Systems Inc., a contractor, to delineate the location of trichloroethene (TCE) contamination in a superficial aquifer beneath the Gainesville Job Corps Center property. The study detected traces of TCE that were above the State of Florida Groundwater Cleanup Target Levels (GWCTLs). Concentrations of TCE and its breakdown products were detected south of Building 24, around the former filter basin area, and south-southeast of the Job Corps Center extending almost 1,000 feet to the northern edge of NE 49th Avenue (DTS 2001). The United States submitted an updated Containment Assessment Report Addendum (CARA) in April 2001 confirming that Trichloroethene (TCE) had contaminated the southeastern boundary of the property.

In a Site Assessment Report Addendum produced by Geosyntec Consultants, Inc. (Geosyntec) and submitted in September 2008 by the United States to FDEP, the levels of TCE in the groundwater underlying the Job Corps Center Property was revealed to be approximately 8,300 µg/L, many times above the groundwater standard of 3 µg/L. In November of 2008, a Site Assessment Report Addendum was submitted by the United States to FDEP. Upon reviewing the document, FDEP concluded that hazardous substances have been discharged on the property which had contaminated the groundwater on the property with TCE, Cis-1,2,-dichloroethene (cDCE), Vinyl Chloride (VC), and PCBs. These contaminants are regarded as chlorinated volatile organic compounds (CVOCs) within the *Annual Remedial Action Status Report– Second In-Situ Chemical Oxidation Injection* (Annual Report).

Geosyntec Consultants, Inc. (Geosyntec) conducted the testing and performance monitoring of the property on behalf of Unisys Corporation (Unisys). Geosyntec was tasked with preparing the *In-Situ Chemical Oxidation Remedial Action Plan* (ISCO RAP) dated February 28, 2013 (Cain 2017). The in-situ chemical oxidation (ISCO) remedial action plan (RAP) was designed to meet the objective of reducing CVOCs below FDEP-set Natural Attenuation Default Criteria (NADC). The ISCO process involved using sodium permanganate (NaMnO<sub>4</sub>) injection with groundwater at targeted areas in the affected property. The three target treatment areas, determined from an interim performance monitoring (IPM) conducted in September 2015, were chosen for their high TCE groundwater contamination levels which exceeded the NADC of 300 µg/L. The three treatment areas were:

- A former source area near monitoring wells MW0025 and MW0046;
- The western portion of the downgradient zone near monitoring well MW0036;

- The eastern portion of the downgradient zone near monitoring wells MW0038 and MW0012D.

The *ISCO Injection Plan - 2nd Injection Event* (Second Injection Plan) dated January 29, 2016, recommended semi-annual monitoring of the Property beginning in December 2016 through June 2017. Annual Reports have been generated for Year I (December 2016 and June 2017), Year II (December 2017 and June 2018), and Year III (December 2018 and June 2019).

Remedial action taken by Geosyntec on behalf of Unisys, DOL, and the City of Gainesville has resulted in a 70-percent mass reduction in the two years following the start of treatment. Sampling results derived from seven sampling dates starting on October 2013 and going through June 2019, show improvements in CVOC levels within the property following ISCO treatment. Sampling results for CVOCs of five out of the seven dates are shown on Table 6. Contaminant levels appear to have been reduced to under maximum levels as indicated in monitoring wells MW025 and MW0046 (Hollingshead 2019). In 2020, sampling indicated that the groundwater contaminant plume appeared to be stable (Parke 2020). However, soil contamination in three discrete areas had not yet been adequately addressed or remedial measures defined; additional documentation was requested by September 2021 (Parke 2020).

A qualitative risk assessment was also conducted by Enviro-Sciences, Inc. (Enviro-Sciences, Inc. 2000) to gauge the level of potential health risks associated with residual concentrations of arsenic in the southern drainage ditch of the Gainesville Job Corps Center property. Forty (40) samples were collected around the site via boring. The analysis followed the Florida Department of Environmental Protection risk assessment guidance in comparing the maximum detected arsenic concentrations to site-specific soil cleanup target levels (SCTLs). The maximum level detected in the southern drainage ditch, 7.1 mm/kg, falls below the SCTL of 20 mm/kg. The report concluded that remediation of the arsenic from the southern drainage ditch was not required (ESI 2000).

#### **5.4.1.2. Polychlorinated Biphenyls**

Polychlorinated Biphenyls (PCBs) were detected in 1993 during a petroleum cleanup. A Preliminary Contamination Assessment Report submitted to FDEP in January 1996 revealed PCB contamination at the northern end of the property to be around 1230 µg/L, which exceeds the limits set by FDEP within the Florida Administrative Code (FAC) of 0.5 µg/L (FDOS 2015). On November 22, 2008, students were removed from the Center following the discovery of contaminated soils during a sewer line excavation behind the male dormitory wings of Building 1. The contaminated soils exceeded Florida's exposure guidelines for PCBs and polycyclic aromatic hydrocarbons. Subsequent interim controls were implemented and included soil sampling to determine the extent of the contamination, employing dust control measures and keeping dormitory windows closed during removal of the contaminated soil, and capping with one foot of

**Table 6. ISCO Performance Monitoring CVOC Analytical Results**

Analyte Concentration (µg/L)	GCTL (µg/L)	NADC (µg/L)	Sample Location	Sample Date				
				October 2013	September 2015	June 2018	December 2018	June 2019
<b>Trichloroethene (TCE)</b>	3	300	MW0012D	1,800	1,100	1,200	<u>7.5</u>	680
			MW0025	6,300	290	0.61 U	0.61 U	0.61 U
			MW0036	390	1,600	670	550	310
			MW0038	660	2,200	3.6 I	<u>93</u>	<u>130</u>
			MW0046	18,000	1,500	98	44	39
<b>Cis-1,2,-dichloroethene (cDCE)</b>	70	700	MW0012D	390	220	1,400	<u>93</u>	1,200
			MW0025	20	1,400	0.32 U	0.32 U	0.32 U
			MW0036	220	180	86	<u>95</u>	56
			MW0038	4,700	3,200	490	<u>140</u>	410
			MW0046	780	210	59	59	69
<b>Trans-1,2,-dichloroethene (tDCE)</b>	100	1,000	MW0012D	4.4 U	1.3 U	2.3 I	5.6	3.7 I
			MW0025	4.4 U	14	0.39 U	0.39 U	0.39 U
			MW0036	0.68 I	1.3 U	0.78 U	1.2 I	1.2 I

			<b>MW0038</b>	4.4 U	6.7 U	2.0 I	1.8 I	4.6
			<b>MW0046</b>	22 U	3.4 U	0.65 I	1.9 I	2.4
<b>Vinyl Chloride (VC)</b>	1	100	<b>MW0012D</b>	<i>13</i>	5.2	6.3	13	5.9
			<b>MW0025</b>	<i>5.0 U</i>	<b>250</b>	0.26 U	0.26 U	0.26 U
			<b>MW0036</b>	0.50 U	1.4 U	0.51 U	0.51 U	0.26 U
			<b>MW0038</b>	<i>21</i>	<i>30</i>	<i>22</i>	<i>32</i>	<i>52</i>
			<b>MW0046</b>	<i>25 U</i>	<i>3.6 U</i>	0.26 U	0.59 I	0.26 U

**Notes:**

1. µg/L indicates micrograms per liter.
2. Italicized indicates exceeds Groundwater Cleanup Target Level (GCTL).
3. Bold indicates a concentration greater than the Florida Natural Attenuation Default Concentration (NADC).
4. U indicates the compound was analyzed for but not detected above the method detection limit.
5. I indicates the value is between the method detection limit and the practical quantitation limit.
6. Table only shows five out of the seven sample dates for each sample location. See page 32 of 190 in the Source report for the full Table.

*Source: Hollingshead, J.J. (Preparer). K. Kafka, Todd (Reviewer). 2019. Annual Remedial Action Status Report – Year 3: Second In-Situ Chemical Oxidation Injection. Geosyntec Consultants, Temple Terrace, Florida. Electronic Copy.*

clean soil over areas with contamination. The 2013 facility report documented PCB soil contamination on the adjacent property north of the Gainesville Job Corps Center. While the contamination has not been identified to extend onto the property, cleanup responsibility is included within the litigation settlement with Unisys and the City of Gainesville (DOL 2013a).

#### **5.4.1.3. Lead-Based Paint and Asbestos-Containing Materials**

Two buildings on the property are more than 50 years old and six buildings between 20-50 years old (DOL 2013a). Due to the age of the buildings, lead-based paint (LBP) and asbestos-containing materials (ACM) are likely to be present. Testing for ACM were conducted for all the buildings on the Gainesville Job Corps Center campus on November 10, 1993 (DOL 2013a) . Asbestos were identified in Building 1, which housed the administration office, recreation, and vocational uses in addition to serving as a dorm; and Building 2, which provided food, medical, dental, and vocational services. Sources of ACM mainly include pipe insulation, roofing material, and interior, wall, and floor finishes (DOL 2013b).

#### **5.4.1.4. Radon**

Radon testing conducted in 1990 at the Gainesville Job Corps Center property revealed radon levels less than 4.0 picocuries per liter (pCi/L) in all buildings tested. 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. The testing results fall below the established US Environmental Protection Agency (EPA) radon action level of 4.0 picocuries per liter (pCi/L) indicating that these previously occupied buildings did not require radon mitigation (DOL 2013b). However, not all previously occupied buildings such as the women's dormitory (30), SIA Tech Charter School (29), and Gymnasium (27) were tested for radon.

#### **5.4.1.5. Mold and Water Damage**

A final mold assessment and microbiological sampling was conducted at the Gainesville Job Corps Center on September 29, 2017 as a result of water intrusion experienced in some buildings from Hurricane Irma. The goal of the assessment was to detect mold amplification and sewage contamination within Building 1, the Wellness Building (Building 2), and the Gymnasium (Building 27). Visible water/mold damage was identified in all the buildings that were studied. Most of the water damage were detected on facility walls. Additional water damage was found on the ceilings of facilities maintenance, gymnasium, and auto shop.

The sewage contamination swab sampling, conducted by GLE Associates, Inc., detected Total Coliforms, and/or Enterococci in the facility. A recommendation was made for all porous materials to be removed from the impacted areas and replaced (Applied Hydrogeologic Solutions LLC and GLE Associates, Inc. 2017). The Gainesville Job Corps Center had planned to remove and replace all corridor carpets as well as remove



asbestos and damaged ceramic tile below as part of its previously planned renovation efforts for Building 1 (DOL 2013a).

#### **5.4.1.6. Underground Storage Tanks/Aboveground Storage Tanks**

The Gainesville Job Corps Center identified two 250-gallon aboveground storage tanks (ASTs) that contain diesel fuel and waste oil. The diesel fuel tank is located near Building 21. The waste oil tank is located near Building 26 (DOL 2013b). No underground tanks occur on the property.

#### **5.4.2. Environmental Consequences**

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

##### **5.4.2.1. No Action Alternative - No Disposal/Transfer out of DOL**

Under the No Action Alternative, the property and buildings would continue in a caretaker status. All onsite remedial actions of hazardous contaminants, performed and overseen by the parties responsible, will continue. Additional requirements maybe put upon the purchaser or developer by the County Code depending on the final reuse of the development.

##### **5.4.2.2. Proposed Action Alternative – DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse**

Under the Proposed Action Alternative, 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 and would be suitable for commercial or industrial development. TCE, CVOCs, and PCBs would continue to be managed in accordance with the Unisys Consent Order.

Upon the sale of the property, any necessary abatement and remediation under applicable laws and regulations to achieve the requirements for LBP, ACM, and mold will become the responsibility of the purchaser or developer of the property. Facilities with ASTs are subject to U.S. EPA’s Spill Prevention, Control, and Countermeasure (SPCC) regulation (40 CFR 112). Prior to disposal of the Gainesville Job Corps Center for public sale and vocational training, commercial or industrial reuse, the federal government will appropriately remove the ASTs in accordance with applicable federal, state, and local requirements. If the vocational training, commercial or industrial reuse involves the handling of hazardous materials, the owner shall be responsible for commercial hazardous waste management in accordance with state and federal regulations. New or existing facilities that store or utilize hazardous materials are subject to the provisions of the HMMC.

## **5.5. SOCIOECONOMIC ENVIRONMENT**

This section describes the existing socioeconomic conditions, as well as potential impacts that could result from implementation of the no action and Proposed Action Alternative.

### **5.5.1. Affected Environment**

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

#### **5.5.1.1. Economic Development**

##### **Local Economic Activity**

DOL deactivated the facility, ceasing all operations at the Gainesville Job Corps Center, in 2017. The major employers in Gainesville are the University of Florida, the Shands Healthcare System, and city government (CityTownInfo.com 2020).

According to U.S. Census Bureau American Community Survey data, the unemployment rate for those 16 years and over in Gainesville is 5.2 percent which is 0.4 percent lower than the State of Florida (5.6 percent) and the nation (5.3 percent). Major sectors in the area are educational services, healthcare, and social assistance (40.6 percent); arts, entertainment, and recreation, and accommodation and food services (13.9 percent); retail trade (11.5 percent); and professional, scientific, and management services (9.2 percent) (U.S. Census Bureau [USCB] 2021a).

The effects of the Covid-19 pandemic have not spared the local economy of Gainesville as the city has witnessed an economic downturn from business and school closures. The unemployment rate for the Gainesville Metropolitan Statistical Area (MSA) during December 2020 was reported by the Florida Department of Economic Opportunity (FDEO) to be around 4.4 percent, a significant increase from over the year (December 2019) value of 2.5 percent. A recent state ranking placed Alachua County 52 out of 66 counties with first place county experiencing the highest rate of unemployment (FDEO 2021).

The University of Florida (UF) proceeded with a broad reopening of all campuses, including the Gainesville campus, in time for the start of the fall semester (University of Florida [UF] 2021). The UF Gainesville campus is the largest employer in the City of Gainesville and Alachua County. Despite the pandemic, UF researchers received \$900.7 million in research awards in fiscal year 2020. The research has brought in and continues to create companies born of UF research bringing more money and jobs to the state. Two UF business incubators focusing on new treatments, products, and companies have brought in \$12 billion in investments to the region over the last 25 years, and the companies with technology licensed from UF created nearly 10,000 jobs in 2019 (UF 2021).

##### **Regional Economic Activity**

According to the Federal Reserve, economic activity in the Sixth District, which includes the State of Florida, expanded modestly, on net, from January to mid-February 2021.

Some employers reported increased in hiring while loan pressures remained muted. Tourism saw an increase in activity while manufacturing activity accelerated production. Retailers reported strong demand with online sales outpacing brick-and-mortar sales (Federal Reserve 2021).

Compared to a previous report from April to early May of the previous year, activities in the Sixth District represent a stark contrast. During the early phase of the Covid-19 pandemic, discretionary spending suffered further declines, although sales of essential items continue to grow; ecommerce activity continued to accelerate as brick-and-mortar sales continued to decline. Manufacturing activity contracted and new orders decline significantly. Labor markets deteriorated from closures related to the Covid-19 pandemic. Most businesses reported furloughing employees with medical benefits rather than laying them off in hopes of re-engaging them when demand returns (Federal Reserve 2020).

According to the Florida Department of Economic Opportunity (FDEO) released on January 22, 2021, the seasonally adjusted unemployment rate was 6.1 percent in December 2020, a 3.2 percent increase from the previous year (Florida Department of Economic Opportunity 2021). The industries losing jobs over the year included trade, transportation, and utilities (-2.4 percent), professional and business services (-3.7 percent), education and health services (-2.1 percent), manufacturing (-1.1 percent), and information (-8.8 percent). The highest job loss over the year was seen in the leisure and hospitality (-15.5 percent). The unemployment and job growth rates are estimates, which are primarily based on surveys created and mandated by the U.S. Bureau of Labor Statistics in cooperation with the FDEO.

After the effects of Covid-19 subside following the widespread availability of a vaccine/treatment, economic conditions could be expected to recover but maybe not to the extent that they were compared to pre-pandemic levels. Some industries such as leisure and hospitality may experience longer periods towards recovery.

#### **5.5.1.2. Population Demographics**

The City of Gainesville is the largest city in Alachua County, Florida and the largest city in North Central Florida. The estimated population for 2019 in Gainesville is 132,127 which was a 3.5 percent increase from the 2015 value of 127,559. Alachua County population for 2019 is 265,443, a 4.4 percent increase from 2015 value of 254,218 (USCB 2021b). The median age within Gainesville is 26.3 and 31.6 within the County. Approximately 86.8 percent of the population of Gainesville is 18 years and over (USCB 2021c). The majority of the population identify themselves as white alone at 65.4 percent and about 11.9 percent identify as Hispanic or Latino. Those identifying as Black or African American account for 21.8 percent of the population in Gainesville.

In 2019, median household income for Gainesville was \$37,264, approximately \$12,500 lower than the median household income for Alachua County and approximately \$18,400 lower than that of the State of Florida (USCB 2021a). Approximately 30 percent of individuals reported living below the poverty level in Gainesville, higher when compared to the 21 percent in Alachua County and 14 percent in the State of Florida (USCB

2021d). The city reportedly has the one of the highest poverty rate in Florida (Hernandez 2019).

Poverty is primarily concentrated in East Gainesville, a community that encompasses NE Waldo Road, SE 10<sup>th</sup> Terrace, E University Avenue, and SE Hawthorne Road. Once considered a productive agricultural and residential area, East Gainesville experienced declining economic investment and population around the 1960s, when Interstate 75 was constructed on the western portion of Gainesville (Renaissance Planning Group 2003). This part of the city reaped the benefits and growth that came along with the interstate, while its eastern counterpart became stagnant (Mulligan 2019).

#### **5.5.1.3. Housing**

The median value of an owner-occupied housing unit in Gainesville is \$161,900. This is about 15 percent lower than Alachua County housing, which has a median average of \$186,700 (USCB 2021e). Around 40 percent of the housing in Gainesville was reported in 2019 as a one-unit detached structure. The next most common type of housing, making up approximately 16 percent of the inventory, is structures with twenty (20) or more units. The majority of the housing stock, around 22 percent, was built between 1970 and 1979 (USCB 2021e). Approximately 39 percent of occupied housing units in Gainesville were owner-occupied while nearly 61 percent were renter occupied. There are 1,089 single-family homes listed for sale in Gainesville, Florida.

#### **5.5.1.4. Community Services**

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

##### **Education**

The Alachua County School District has 41 schools with 27,000 students and over 2,600 full-time employees (Alachua County Public Schools [ACPS] 2017). Alachua Public Schools serves students in a variety of settings which includes elementary, junior high, high schools, alternative schools, adult education centers, and virtual instruction programs. In Gainesville, approximately 20 percent of the population 25 years or older have a high school diploma, and approximately 24 percent of have a bachelor's degree or higher (USCB 2021f).

The closest schools to the property include a K-5 elementary school (Kindergarten through 5<sup>th</sup> grade), the Marjorie K Rawlings Center for the Arts, and Boulware Springs, a charter school operated by a non-profit group.

The University of Florida is also located southwest of the Job Corps Center in Gainesville. The university is a public research university with a student body of around 52,407 as of Spring 2021, the third largest student population of any higher-education institution in the state of Florida (USNews 2021). It comprises 16 academic colleges and more than 150 research centers and institutes. The Job Corps Center is located

approximately 6.4 miles away, around a 16-minute drive from the Gainesville Job Corps Center campus.

### **Health Services**

University of Florida (UF) Health Family Medicine - Eastside Hospital is located at 410 NE Waldo Rd, Gainesville, FL 32641, approximately 4.3 miles southwest of the Gainesville Job Corps Center. The hospital is one of nine in the greater UF Health and UF Health Shands system - a network of over 26,000 faculty and staff (University of Florida [UF] Health 2019). Eastside Hospital specializes in family medicine to obstetrics and gynecology, and pediatrics. Medical care offerings include but are not limited to routine physicals, minor surgical procedures, minor surgical procedures, and pharmacy services (UF Health 2020a).

There are also two clinics affiliated with the UF Equal Access Clinic Network: one located at Bartley Temple United Methodist Church located approximately 4.1 miles and the other located within UF Health – Eastside Hospital approximately 4.3 miles from the Job Corps Center. These student-run free clinics provides comprehensive healthcare for all patients. Both are primary care clinics which accepts patients on a first-come, first-served basis (UF Health 2020b).

### **Law Enforcement**

The City of Gainesville Police Department (PD) provides law enforcement within the City and is located at 545 NW 8th Ave, Gainesville FL 32601. It accomplishes this mission through regular patrolling and operations within the eastern and western districts. Police officers are assigned to the patrol sectors and zones within each district in order to better understand and serve their communities (City of Gainesville PD 2020). The department has approximately 311 sworn officers (City of Gainesville PD 2019). Law enforcement duties outside of the Gainesville city boundary are within the jurisdiction of the Alachua County Sheriff's Office.

### **Fire Protection**

The Gainesville Fire Rescue (GFR) provides emergency response, hazardous materials (HAZMAT) response, technical rescue, investigative fire services, fire and life safety education, and fire suppression services. It serves a residential population of 130,000 spread out in over 64 square miles of Gainesville. GFR staff responded to around 19,867 calls within the City limits (City of Gainesville Fire Rescue [GFR] 2020). As of October 2020, there are 200 total staff members distributed among nine stations within two districts (GFR 2019). The headquarters building is based at 1025 NE 13<sup>th</sup> Street. The closest GFR fire station to the Gainesville Job Corps Center is Station #6 located at 3681 NE 47 Ave. Gainesville, FL 32609, approximately 2 miles away with an emergency response time is about 5 minutes (DOL 2013b).

The Gainesville Job Corps Center has a central fire alarm control panels located in the Building 1 mail room which is connected to all other control panels within every building at the Center (DOL 2013a). Fire hydrants with adequate water pressure are located

throughout the site. All fire protection water service is provided by the Gainesville Regional Utility (GRU).

### **Recreation**

The City of Gainesville Parks, Recreation and Cultural Affairs (PRCA) Department maintains 3,184 acres of land, which comprises of 90 public parks and facilities. Over 85 programs and events welcome 1,418,000 participants annually (City of Gainesville Parks, Recreation and Cultural Affairs 2020). Hallmark facilities overseen by the department includes Depot Park and Sweetwater Wetlands Park. The PRCA Administrative Office is located in Thomas Center on the 3<sup>rd</sup> floor of building B at 306 NE 6th Ave.

The Job Corps Center is within 3.5 miles and 4.5 miles away from Smokey Bear Park and Duval Park respectively, both of which are managed by Gainesville PRCA. Newnans Lake State Forest and Conservation Area is located 6.3 miles southeast of the Center within Alachua County. This roughly 1,000-acre area of natural lands is owned and maintained by the State of Florida (Florida DACS 2019). The boundary encompasses Newnans Lake as well as Morningside Nature Center and Gum Root Park.

East of the Job Corps Center, approximately 5.2 miles away, is the Hatchet Creek Wildlife Management Area (WMA), a 2,760-acre conservation area that protects extensive floodplains associated with Newnans Lake as well as several isolated wetlands. The land is managed by Florida Fish and Wildlife Conservation Commission in cooperation with St. Johns River Water Management District. Archaeological resources in the Hatchet Creek WMA include the discovery of 120 canoes, ranging from 500 to 5000 years old (FWCC 2020). Recreational opportunities in these parks include camping, picnicking, swimming, wildlife watching, hiking, boating, diving, snorkeling, and paddling.

Recreational fields on the Gainesville Job Corps Center included a basketball court, racquetball court, and a remote baseball field located at the northeast portion of the property. Indoor recreational activities were located in Gymnasium Building 27 and the Recreation Building (Building 31) housed a pool room, weight rooms, music, aerobics, arts and crafts and computer room. Pavilion Structure 28, a former auto shed, was another indoor recreation space that was heavily used. Former Storage Shed 36 was used as an outdoor picnic and gathering area (DOL 2013a).

#### **5.5.1.5. 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 at or less than \$26,500 (U.S. Department of Health and Human Services [HHS] 2021). In 2019, the mean family income in Gainesville was \$84,382, up from \$51,019 in 2017 (USCB 2021c). Table 7 summarizes minority and low-income populations for the area.

According to the USCB, Gainesville has a higher percentage of individuals below the poverty level at 30.6 percent compared to the state value of 14.0 percent (USCB 2021d; Table 7). As described in Section 5.5.1.2, poverty is primarily concentrated in East Gainesville, a community that encompasses NE Waldo Road, SE 10<sup>th</sup> Terrace, E University Avenue, and SE Hawthorne Road.

The proposed project area is located within Census Tract (CT) 19.02 that has a population of 3,259. CT 19.02 has a minority population of approximately 50 percent, and 40 percent of the population living below the poverty level. There are a few residential communities near the Gainesville Job Corps Center that may or may not include low income and minority populations: a manufactured home park for seniors (i.e. 55 years of age or older) is located off of NE Waldo Road across from the proposed project area within CT 19.02; the Dignity Campgrounds Homeless Shelter approximately 2.3 miles south of the Job Corps Center and the Tarachale Community for Floridians with developmental disabilities is north of the Job Corps Center approximately 2.8 miles off NE Waldo Road.

**Table 7. Minority and Low-Income Populations: Region and Larger Regions, 2019**

<b>Jurisdiction</b>	<b>Total Population</b>	<b>Percent White</b>	<b>Percent Black or African American</b>	<b>Percent American Indian/ Alaska Native</b>	<b>Percent Asian</b>	<b>Percent Native Hawaiian or Other Pacific Islander</b>	<b>Percent Some Other Race</b>	<b>Percent Ethnicity Hispanic/ Latino</b>	<b>Percent of Individuals Below Poverty Level</b>
Gainesville	132,127	65.4	21.8	0.4	7.2	0.1	1.2	11.9	30.6
Alachua County	265,443	68.9	20.1	0.4	6.1	0.1	1.1	9.9	21.4
Florida	20,901,636	75.1	16.1	0.3	2.7	0.1	3.0	25.6	14.0
United States	324,697,795	72.5	12.7	0.8	5.5	0.2	4.9	18.0	13.4

*Source: US Department of Commerce, U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. (USCB 2021c; USCB 2021d)*

#### **5.5.1.6. 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.

#### **5.5.2. Environmental Consequences**

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

##### **5.5.2.1. No Action Alternative - No Disposal/Transfer out of DOL**

The No Action Alternative would have no impacts on economic development, population demographics, housing, community services, and environmental justice because there would be no change from existing conditions (caretaker status).

##### **5.5.2.2. Proposed Action Alternative – DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse**

###### **Economic Development**

Short-term beneficial economic impacts could be realized by the regional and local economy during the demolition/renovation/construction phase of the proposed reuse but these would not be significant. 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. Most of the jobs would be for temporary workers that are part of the construction activity. Following construction, some new permanent jobs may be created to manage and staff the new general commercial or industrial facility. The jobs available would most likely be filled by those within the local labor pool.

###### **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 not have any detectable changes to the housing stock within Gainesville since the zoning designation of the property, I-2, does not permit any residential uses. No anticipated increases real estate values within the area is anticipated to occur as a direct result of this alternative.

## **Community Services**

There is the potential for minor impacts to public services (i.e. police, fire, hospital, and education services), but these would have little to no measurable change from baseline conditions. No impacts to recreation are anticipated from the proposed action. The construction of new commercial or industrial facility is not expected to create any influx of populations from outside the region. There may be new permanent employees to manage the new facilities in repurposed or new buildings in the property. Public service levels in Gainesville are not anticipated to increase as a direct result the alternative. There would be no impacts to the operation of Smokey Bear Park and Duval Park due to their locations being overs several miles from the Job Corps Center.

## **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 no 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 and any impacts would be short term and limited.

Residents of the surrounding community would benefit from 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. 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. The project area, located within an industrial zone, is not adjacent to any residence, schools or areas where children frequent and occupy. The reuse as a vocational training, commercial or industrial development would have no impact on the safety of children. Therefore, the proposed action would meet the requirements of EO 13045.

## **5.6. TRANSPORTATION**

### **5.6.1. Affected Environment**

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

#### **5.6.1.1. Roadways and Traffic**

The residents of Gainesville are served by state and local roadways. Florida State Road 24 (SR 24), which is also referred to as NE Waldo Road, serves as the main road to the Job Corps Center and has an average annual daily traffic (AADT) value ranging from 17,600 to 18,300 depending on the point of access to the Job Corps Center 17,600 (Florida Department of Transportation [FDOT] 2019).

The Job Corps Center is surrounded by NE 54<sup>th</sup> Place to the north, NE 54<sup>th</sup> Avenue to the west, a series of developed and undeveloped parcels to the south and NE 49<sup>th</sup> Terrace to the east. The facility can be accessed through NE 49<sup>th</sup> Avenue and NE 54<sup>th</sup> Avenue via NE Waldo Road (SR 24). No traffic data is available for the portion of NE 54<sup>th</sup> Place, NE 40<sup>th</sup> Terrace, NE 49<sup>th</sup> Avenue, and NE 49<sup>th</sup> Terrace at the Job Corps Center.

Based on the number of workers at the Job Corps Center prior to the Center's deactivation in 2017, the number of personal vehicles that is estimated to make daily trips to and from the Center is 125 vehicles assuming a one person per vehicle scenario (Lievonon 2019).

The Waldo Road Greenway, Depot Avenue Rail-Trail, and Kermit Sigmon Bike Trail are three trails that seamlessly connect as part of Gainesville's rail-trail network (Traillink 2020). Together they comprise of 6.4-miles of trail that follows SR 24 northbound beginning at SW 16<sup>th</sup> Avenue and ending at NE 47<sup>th</sup> Avenue. A 1-mile stretch of NE 40<sup>th</sup> Terrace connects the end of this trail to the Job Corps Center.

#### **5.6.1.2. Public Transportation**

The Gainesville Regional Transit System (RTS) provides public transportation serving Gainesville, Alachua County, and the University of Florida campus. The RTS serves 40 city routes, 10 campus routes, and five Later Gator RTS service routes which provides late night transit service from Thursday through Saturday. Paratransit service are also available to all Gainesville residents. The bus fare is \$1.50 for adults, \$0.75 for seniors, veterans, and City College students, and free for children and those who are Americans with Disabilities Act (ADA) certified (Gainesville Regional Transit System [RTS] 2020a).

RTS Route 24 provides weekday service between Rosa Parks RTS Downtown Station to the Gainesville Job Corps Center from 6:30am to 4:30pm. A trip from Rosa Parks RTS Downtown Station to the Gainesville Job Corps Center passes through around 32 bus stops, taking anywhere from 26 to 30 minutes depending on the number of stops made for passengers to board and exit (Gainesville RTS 2020b). Route 24 ridership for Fiscal Year

(FY) 2020 is reported at 6,507 passengers with the rate of 5.8 passengers per hour (Gainesville RTS 2020c). This is around a 46 percent drop from FY2019 Route 24 ridership which had 12,127 passengers with a rate of 6.3 passengers per hour (Gainesville RTS 2019).

### **5.6.2. Environmental Consequences**

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

#### **5.6.2.1. No Action Alternative - 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 in a caretaker status, no impacts to transportation resources are anticipated.

#### **5.6.2.2. Proposed Action Alternative – DOL Disposal through GSA via Public Sale for Vocational Training, Commercial or Industrial Reuse**

Under the Proposed Action Alternative, there would be minor adverse impacts to transportation. A short-term increase in vehicular traffic on the local roads around the site would occur during the construction phase of the project including trucks and heavy equipment traffic delivering and hauling supplies and commuting construction workers.

Reuse of the Gainesville Job Corps Center property would result in minor to moderate adverse impacts to transportation patterns depending on the use of the commercial or industrial facility and the number of employees that will be commuting to and from facility. Less labor-intensive commercial or industrial use would presumably result in less vehicle traffic flow to and from the property as well as lower staffing levels and less frequent loading/unloading operations. It is likely that the new development would use existing access points at NE 40<sup>th</sup> Terrace and NE 54<sup>th</sup> Avenue.

In the long-term, the reuse as a general commercial or industrial development or vocational training center would increase traffic in the area. Impacts would be minor to moderate depending on the number of workers employed. Since neither Gainesville nor Alachua County zoning have maximum building size regulation in place for a General Industrial use, the current building coverage of the Job Corps Center, 197,200 GSF, is used to calculate daily trips taken to and from the property. Under existing building coverage, there would be approximately 980 daily trips generated. In a scenario where development of the eastern portion of the property occurred, a maximum building coverage area of 500,000 GSF would generate approximately 2,480 trip ends per day (Institute of Transportation [ITE] 2018).

There may be slightly higher traffic volume around peak work/commute times in and out of the property. The increase in traffic volume from the reuse could be reduced if employees used alternative transportation options such as riding the RTS Route 24 bus line or biking on the NE Waldo Road Greenway to get to and from work. The roads

adjacent and near the Job Corps Center property would be able to accommodate the increase in traffic.

## **5.7. MITIGATION MEASURES OR BEST MANAGEMENT PRACTICES**

The No Action Alternative would not require implementation of any mitigation measures because the Gainesville Job Corps Center would remain in caretaker status with only maintenance and repair projects as needed and no demolition or new construction would occur. Implementation of the Proposed Action Alternative, however, would incorporate measures to mitigate environmental impacts during demolition, construction, operation, and maintenance activities associated with possible reuse, and are 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 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.
- Prior to the commencement of any project activities that require tree removal, consultation with the USFWS and other state agencies, as required, may be initiated under Section 7 of the Endangered Species Act. Tree removal may be subject to seasonal timing restrictions, as determined in consultation with those agencies.
- 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 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, impacts of the Proposed Action Alternative for disposal and reuse of the Gainesville 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 A. The following agencies were consulted:

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

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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  
AGENCY AND TRIBAL COMMENT SOLICITATION LETTERS**

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