

The existing building at this site was not tested for radon; however, this will be done before operations begin at the Center. If there is to be a significant amount of construction done on the building, asbestos removal, in accordance with all local, state and federal health and safety laws and regulations, may be necessary from suspect items such as the insulation around pipe fittings and from the gymnasium ceiling. Because it is common for structures built before 1980 to contain lead-based paint, the paint in the building will be tested and removed, if necessary. Procedures for the containment and removal of lead, if deemed necessary, will be prepared by a qualified lead-abatement contractor and will be appropriately managed during any future construction activities.

There are no regulations governing noise in Memphis. Short-term impacts from noise will occur during the construction activities; however, construction activities will be limited to the hours of 7:00 am to 4:00 pm and the use of sound control devices and muffled exhaust on all noise-generating equipment will be required in order to minimize any potential adverse impact upon neighboring properties. Water will be used to control fugitive dust or emissions. This will mitigate construction-related air pollution concerns.

The existing site and security lighting consists of facility-owned and maintained, building-mounted, photocell-controlled, high-intensity discharge (HID) luminaries and utility company-owned and maintained pole-mounted photocell-controlled HID luminaries located along the streets and parking areas. This outdoor lighting system serves as good surveillance and has no impact on the environment or surrounding properties. The lighting inside the existing building will have to be completely replaced to accommodate new building use. This system will not adversely impact the environment.

Memphis has an abundance of water, electrical power, and natural gas to easily serve facilities of this size without impacting upon these existing services. Based on the nature of the proposed construction activities at the site, storm water quality will not be degraded and will not have an adverse effect on the environment surrounding the site. Although the proposed project will cause a small increase in traffic to the community, the increase in traffic value will only mildly add to the traffic flow on neighborhood streets in the vicinity of the new center. Several emergency response companies service the area.

Police and fire stations are closely located near the subject property. A major hospital is within a 5-mile radius of the subject site. Several bus routes offer readily available transportation to and through the subject area at a reasonable cost. Highways 55 and 240 are within a 7-mile radius from the site and allow fast and easy access throughout the Memphis area. These emergency and community services appear abundant in the Memphis area, therefore, the siting of the Job Corps center in this area will not adversely impact the use of the above-mentioned community services. The implementation of the Job Corps Center on the proposed site will provide jobs for vicinity residents and Community leaders were given an opportunity to comment on the project and ask questions. There were no adverse comments directed to Job Corps regarding the proposed relocation of the Job Corps Center to Nampa. Subsequent to the meeting, there were no adverse comments received by the city council or the Office of Job Corps from the public.

The alternatives considered in the preparation of the EA were: (1) The "Proposed Action" (Preferred Alternative); (2) the "No Action Alternative" (continuing to operate the CCC at its existing site until it would be necessary to locate elsewhere or close the Center); and (3) the "Alternative Sites" alternative. All three alternatives have been considered, as reflected in the environmental assessment, in compliance with the National Environmental Policy Act (NEPA). Although choosing the "No Action" alternative would result in no environmental impact upon the area, it would deny the young adults of this area the benefits of a Job Corps Center. Several alternative sites were considered by the Department of Labor for the new CCC site, but were found to be undesirable in terms of safety of students, compatibility with surrounding land uses, and/or proximity to job locations, goods and services. The potential for an excellent facility and operational efficiency afforded by the proposed action indicates that the proposed relocation of the Center to the city of Nampa is the preferred alternative.

Based on the information gathered during the preparation of the EA for the Department of Labor, Employment and Training Administration, the Office of Job Corps finds that the relocation of the Marsing CCC to the land adjoining the ISSH in Nampa, Idaho, will not cause any significant adverse impact on the environment and recommends that the

project continue as proposed. This proposed action is not considered to be highly controversial.

Dated at Washington, DC, this 23rd day of December, 1994.

**Peter E. Rell,**

*Director of Job Corps.*

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BILLING CODE 4510-30-M

### **Job Corps: Preliminary Finding of No Significant Impact (FONSI) for the New Job Corps Center on Treasure Island, in San Francisco Bay, CA**

**AGENCY:** Employment and Training Administration.

**ACTION:** Preliminary Finding of No Significant Impact (FONSI) for the new Job Corps Center on Treasure Island, in San Francisco Bay, California.

**SUMMARY:** Pursuant to the Council on Environmental Quality Regulations (40 CFR Part 1500-08) implementing procedural provisions of the National Environmental Policy Act (NEPA), the Department of Labor, Employment and Training Administration, Office of Job Corps, in accordance with 29 CFR 11.11(d), gives notice that an Environmental Assessment (EA) has been prepared and the proposed plans for the establishment of a Job Corps Center on Treasure Island in San Francisco Bay, California, will have no significant environmental impact. Pursuant to 29 CFR 11.11(d)(1), this Preliminary Finding of No Significant Impact will be made available for public review and comment for thirty (30) days.

**DATES:** Comments must be submitted by February 10, 1995.

**ADDRESSES:** Any comment(s) are to be submitted to Lynn Kotecki, Employment and Training Administration, Department of Labor, 200 Constitution Ave., NW., Washington, DC, 20210, (202) 219-5468.

**FOR FURTHER INFORMATION CONTACT:** Copies of the EA and additional information are available to interested parties by contacting Marta Aguilar-Dugan, Region IX (Nine), Office of Job Corps, 71 Stevenson Street, Suite 1015, San Francisco, California, 94119, (415) 744-6658.

**SUPPLEMENTARY INFORMATION:** The purpose of the proposed action is to create a new Job Corps Center in the San Francisco Bay Area that would provide up to 850 enrollees with training and support services in a residential environment. The Job Corps training and services include basic education, vocational skills training, work

experience, counseling, health care, and related support services. The program is intended to prepare participants to obtain and hold gainful employment, pursue further education or training, or satisfy entrance requirements for service in the Armed Forces.

The Proposed Job Corps Center will be developed on land and in buildings now occupied by the United States Navy. The Job Corps would occupy about 35.5 acres of the 403-acre Treasure Island. Treasure Island is located adjacent to Yerba Buena Island and the San Francisco-Oakland Bay Bridge in San Francisco Bay. Naval Station Treasure Island will be closed by the Department of Defense on September 30, 1997. The Job Corps Center has been proposed as one of the first non-military uses of the base, and is planned for implementation before the base closure is fully complete.

The Job Corps Center would be planned for an optimum capacity of 720 single residents and 130 non-resident students. It is estimated that many of the non-residents would be single parents with up to 60 children that would use child care services available to the Job Corps on Treasure Island. Therefore, a total of 910 people would be served at the Center.

The Job Corps would take possession of a total of 470,347 gross square feet of floor space in twelve existing buildings. The streets, sidewalks, parking lots, and utility systems serving the buildings are in place and mature landscaping is found around many of the structures.

Job Corps' estimates of the rehabilitation work that would be necessary to adapt these buildings to meet the needs of their programs indicates that 3 of the buildings would need no rehabilitation work, 2 would require major renovation and the remaining 7 would require minor to moderate modifications. The buildings that would require no work include the following: Building 363, which houses an existing Job Corps sponsored Culinary Arts school (with about 120 students); Building 368, the cafeteria; and Building 364, which would be reserved for future upgrading by Job Corps' vocational training students. Minor rehabilitation, such as upgrading of fire doors, HVAC, electrical and plumbing systems and interior space conversions to meet Job Corps needs, would be undertaken in Buildings 369, 450, 487, 488, and 489. Building 365 would require moderate rehabilitation work to reconfigure the existing space into storage. Loading docks and a freight elevator would be added. An area on the second floor of Building 442, the 3-year

old medical/dental building would be reconfigured to provide medical wards.

The buildings slated for major rehabilitation are Buildings 366 and 367. Building 366 would be reconfigured from open bay dormitories to vocational shops. The bathrooms would have to be converted to male/female facilities and an interior elevator would be added. Building 367 would be reconfigured from an open bay dormitory to classroom space. The bathrooms would also have to be reconfigured and an elevator installed.

The only new building anticipated at this time would be a building to house recreational facilities for the students on the "campus". The size and configuration of the building has not been defined, although it is expected that it would be located on what is now a 1.5-acre grassy playing field/landscaped area near Buildings 369, 488 and 489, which would be dormitories.

Treasure Island, the site of the proposed project, is a manmade island of about 403 acres. It was built on Yerba Buena Shoals and a sand spit extending north from Yerba Buena Island between 1936 and 1939 as the site for the Golden Gate International Exposition. The island was constructed from sediments dredged from San Francisco Bay. The Exposition or "World's Fair" opened on the island in February 1939 and had a second run in 1940.

A few months after the Fair closed, the Navy leased Treasure Island from San Francisco and the Yerba Buena-based Naval activities spread out to cover both islands. The island became a major naval facility during World War II, and has operated as a Naval Base continuously since. After the war, the City of San Francisco agreed to trade the deed to Treasure Island in exchange for Government owned land south of San Francisco where the San Francisco International Airport was eventually built.

Existing buildings on Treasure Island, today, includes three Naval training center facilities, 907 family-housing units, 1,000 bachelor quarters, medical/dental clinics, a brig, 5 active piers, recreational facilities, a school and a child-care center, a commissary, a sewage treatment plant, fire station, Naval Public Works department and a variety of other facilities. The Treasure Island Museum is located in the Headquarters building, which is one of only three remaining structures built for the 1939 Exposition.

Treasure Island is considered an urban setting and is located within the boundaries of the City and County of San Francisco. As a federal/military enclave within the City, the Island has

not been subject to local planning and zoning regulations; San Francisco is currently beginning work on a reuse plan for conversion of the Island from military to civilian use.

The project will help offset the substantial population and employment losses that are occurring in the Bay Area from the Navy's base closure actions affecting Treasure Island and other nearby facilities. The Job Corps will replace more than 10% of the Navy's current Treasure Island population, which will decline to zero by late 1997.

The Job Corps Center will also provide employment opportunities for teachers and support staff, and will purchase goods and services from the surrounding communities. This will offset a small proportion of the economic losses to the region from the base closure actions. The ability of the Job Corps to begin functioning on the site before the Navy leaves Treasure Island in 1997 is considered a benefit, as it will help smooth the transition from military to civilian employment on the site.

The San Francisco Bay Area is considered one of the most earthquake-prone areas of the United States. Treasure Island lies approximately 11 miles east of the San Andreas Fault and 10 miles west of the Hayward Fault, both major faults. It is estimated that there is a 90 percent probability that one or more large earthquakes (magnitude 7 or greater) will occur in the San Francisco Bay region during the 30-year period between 1990 and 2020.

Since there are no active or buried faults located beneath Treasure Island, the risk of ground rupture due to fault displacement is very low. However, the island is potentially subject to violent to extremely violent ground shaking and there is a high potential for liquefaction in the event of major earthquake. Previous Navy studies of buildings on Treasure Island have determined that only Building 2 and 3 are likely to sustain more than 25 percent damage should a significant earthquake event occur. The Job Corps would have no activities in Buildings 1 or 2. However, the Job Corps will consider seismic forces and risks to buildings occupants when retrofitting the existing Navy buildings to meet Job Corps requirements.

The potential for major seismic activity around the Pacific Rim places Treasure Island at risk to damage from Tsunamis. Tsunamis having a wave height or runup of 8 feet at Treasure Island can be expected to occur once every 200 years. The possibility of a Tsunami is considered to be a low risk, particularly since the Job Corps Center

would be protected behind the Island's perimeter dike, the top of which is more than 8 feet above sea level. The emergency preparedness and response plan for this facility will consider warning and response protocols for this risk.

The proposed Job Corps Center will not have any significant impacts on natural systems or resources. Implementation of the existing Stormwater Pollution Prevention Plan for Treasure Island will reduce the risks of stormwater pollution of San Francisco Bay as a result of activities on the Island. The project will not introduce any significant new sources of potential pollution to the Island.

Treasure Island, including the area where the Job Corps activities would be centered is not considered a valuable, unique or sensitive natural area. The Job Corps would utilize existing buildings and urban spaces for the same, or similar uses that have been continuing for decades. The Project is not expected to have any adverse effects on vegetation and wildlife including rare, threatened or endangered species of plants or animals.

It is not expected that the Job Corps programs will introduce any new stationary sources of air pollutant emissions; however, if any future vocational training programs involve the use of equipment requiring permits to operate from the BAAQMD, such permits will be sought and the conditions met. The majority of the Job Corps students at Treasure Island will be residential students and will contribute proportionately fewer vehicle miles, hence fewer air pollutants, than most residents of the Bay Area. No adverse impacts on air quality are projected.

No long-term adverse noise impacts are expected. The Job Corps site is outside the traffic noise impact zone of the Bay Bridge, and no significant impacts from local traffic noise is expected. The site may currently be within the 60 dBA CNEL zone of flights from Alameda Naval Air Station. However, since Alameda Naval Air Station is being closed concurrently with Treasure Island, this potential impact will be temporary and no special mitigation is deemed necessary.

Construction work necessary for the modification and upgrading of some of the existing buildings would result in short-term noise impacts, although most noisy work would occur inside the building shells. Air compressors, trucks, lifts, concrete pumps, and other equipment would be operated around the buildings undergoing remodeling and could result in short-term noise

impacts at surrounding locations. To mitigate these potential impacts, construction activities will be limited to the hours of 7AM to 6PM, and sound control devices and muffled exhausts will be required on noise-generating equipment.

The existing streetlighting and security lighting systems are expected to remain in place. The addition of the Job Corps Center to Treasure Island will not affect existing views of nighttime lights on Treasure Island from off-site locations. No impacts are expected.

Treasure Island contains no archeological or prehistoric resources as it was constructed with materials dredged from the bottom of San Francisco Bay.

The only buildings on the Island found to have historical importance are Buildings 1, 2 and 3. None of these buildings are within the area that would be used by the Job Corps. It is concluded that the project would not have any impacts on historic or archeological resources.

No electricity, natural gas, telephone or cable telephone services would have to be extended nor would the capacity of any supply lines have to be increased to serve the project.

The Jobs Corps will be dependent upon the central steam heating system on Treasure Island for space heating. It is now known who will be responsible for this utility service after the Navy leaves. The Job Corps will work with the Navy and City of San Francisco during the Base Closure and Realignment process to ensure that this utility service will remain operational or that a substitute is implemented prior to base closure.

Water supply for domestic use and firefighting is adequate to meet the project's needs.

The existing sewage treatment plant has ample capacity to adequately treat and dispose of the sewage generated by the proposed project. Because some of the buildings will be changed from residential to instructional facilities, the Job Corps will generate less sewage from the same complex of buildings than the Navy has in the past.

Solid waste disposal will continue to be provided by private contractors.

The project's impact upon daily peak hour traffic on the Bay Bridge by Job Corps personnel will be an addition of fewer than 150 round trips, which is less than 20 percent of the traffic generated by the Naval Station in recent years. This traffic will have little or no effect on the Bay Bridge traffic, and is not considered a significant impact.

Job Corps personnel will experience difficulty merging onto the Bay Bridge

during peak traffic periods, just as Navy personnel do today and have in the past. It is not known if San Francisco's reuse plan for Treasure Island will consider improvements to these sub-standard access ramps. Nor is it known if such improvements are physically feasible at a reasonable cost. The Job Corps will work with the City of San Francisco during the reuse planning process to ensure that access improvements for Treasure Island are carefully considered and evaluated.

Medical services will be available to Job Corps personnel from the medical/dental clinic which the Job Corps will acquire from the Navy.

Treasure Island is within the jurisdiction of the San Francisco Police Department. Police services will be provided by the City and County of San Francisco with support from military police as long as the Navy remains on the base. Subsequently, the San Francisco Police Department will be responsible for all calls for service from the Island. The proposed Job Corps Center's potential need for police services is not expected to have a significant impact on the City and County of San Francisco.

Fire services will be provided by the Navy until base closure. At that time the operation of the Fire Station will be the responsibility of the City and County of San Francisco. San Francisco is also expected to address the fire services in the Reuse Plan.

Preliminary screening has indicated that radon gas is not a significant concern at Treasure Island. No impacts are expected.

Asbestos may have been used in the building materials for seven or eight of the twelve structures to be acquired by the Job Corps. The Job Corps will survey the buildings for asbestos-containing materials and abate them as necessary in conjunction with the other rehabilitation efforts required to adapt the buildings to Job Corps uses. Any asbestos-containing materials removed from the buildings will be disposed of at licensed, off-site facilities in accordance with Federal and State regulations. Completion of the abatement program will eliminate any potential health hazards from asbestos.

Compliance with the Federal Residential Lead-Based Paint Hazard Reduction Act of 1992 by the Navy and/or the Department of Labor is expected to adequately address any potential lead-based paint hazards at the facility.

Water supplied to Treasure Island is well within the Federal drinking water quality standards for lead. No adverse impacts upon the water supply are expected.

There are twenty Installation Restoration sites on Treasure Island containing hazardous wastes cataloged by the Navy. None of these are located within the confines of the area that would be transferred to the Department of Labor for the proposed Job Corps facility. Two of the seventy-five Underground Storage Tanks (USTs) on the base are within the boundaries of the Job Corps site. These underground storage tanks have been removed. One of the sites requires further remediation work, consisting of the removal and treatment of soil with petroleum hydrocarbon contamination and, possibly, the treatment of contaminated groundwater. Groundwater beneath Treasure Island is not withdrawn for any domestic or irrigation use. Remediation of this UST site will be completed by the Navy before base closure is complete. The Navy intends to conduct all remediation work with proper site safety protocols; no adverse impacts are projected.

PCB-containing transformers have been removed from Treasure Island. One of the identified Installation Restoration sites, which will be cleaned, has PCB contamination. This site, however, is far from the buildings that will be utilized by the Job Corps. No impacts from PCB contamination are projected.

Naval Station Treasure Island is a regulated hazardous waste generator. The sources of hazardous wastes generated on the Island are primarily in the military training and industrial activities on the site, which are concentrated on the eastern and southern sides of the Island. Activities resulting in the generation of hazardous waste do not occur in the residential and administrative buildings that would be used by the Job Corps. The medical/dental building generates small quantities of medical wastes, which are disposed of in accordance with appropriate regulations. It is presumed that these practices will be continued by the Department of Labor, as required by law, upon transfer of the medical building. No adverse impacts to Job Corps personnel is expected as a result of on-site chemical use.

On February 3, 1994 the San Francisco Board of Supervisors Select Committee on Base Closure conducted a Public Hearing on the proposed location of a Job Corps Center at Treasure Island. The Public Hearing was attended by approximately 37 people, of which 18 offered comments and testimony. Every piece of testimony offered was in support of the project; no testimony was submitted, in person or in writing, that

questioned or opposed a Job Corps Center at Treasure Island.

The Alternatives considered in the preparation of the EA were: (1) The "No Build" Alternative, (2) the "Alternative Sites" Alternative, and (3) the "Continued as Proposed" alternative. The "No Build" Alternative would mean that the Department of Labor would not proceed with plans for development of the proposed Job Corps Center on Treasure Island, and a unique opportunity for the youth of the area to educationally benefit from a Job Corps would be forgone. Although choosing the "No Build" would result in no environmental impact upon the area, the opportunity to obtain land and buildings that can be adapted to meet Job Corps need would also be lost. The benefits to the City of San Francisco and to the region from the location of an expanded Job Corps presence on Treasure Island would also be foregone.

The Job Corps has investigated alternative locations in the Bay Area for the proposed center. However, the alternative sites were rejected in favor of Treasure Island because none of these sites have the potential to be adapted to Job Corps functions as quickly or as cost effectively as the Treasure Island site. In addition, two of the sites were within or adjacent to residential areas and the proposed Presidio, much of which will be redeveloped as a Park. The other site was considered significantly constrained due to soil contamination.

The San Francisco Board of Supervisors Select Committee on Base Closure conducted a Public Hearing on February 3, 1994, regarding the proposed location of a Job Corps Center at Treasure Island. The Public Hearing was attended by approximately 37 people. The results of the hearing confirmed that there was unanimous support from all participants at the hearing for a Job Corps Center at Treasure Island.

Based on the information gathered during the preparation of the EA for the Department of Labor, Employment and Training Administration, the Office of Job Corps finds that the development of the Treasure Island Job Corps Center will not cause any significant impact on the environment and, therefore, recommends that the project continue as proposed. This proposed action is not considered to be highly controversial.

Dated at Washington, DC, this 23rd day of December 1994.

**Peter E. Rell,**

*Director of Job Corps.*

[FR Doc. 95-673 Filed 1-10-95; 8:45 am]

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## NUCLEAR REGULATORY COMMISSION

### Regulatory Guide; Issuance, Availability

The Nuclear Regulatory Commission has issued a revision to a guide in its Regulatory Guide Series. This series has been developed to describe and make available to the public such information as methods acceptable to the NRC staff for implementing specific parts of the Commission's regulations, techniques used by the staff in evaluating specific problems or postulated accidents, and data needed by the staff in its review of applications for permits and licenses.

Revision 3 to Regulatory Guide 5.52, "Standard Format and Content of a Licensee Physical Protection Plan for Strategic Special Nuclear Material at Fixed Sites (Other than Nuclear Power Plants)," describes the format recommended by the NRC staff for preparing physical protection plans for formula quantities of strategic special nuclear material at fixed sites other than nuclear power plants. This Revision 3 also provides guidance on the content of the physical protection plans.

Comments and suggestions in connection with items for inclusion in guides currently being developed or improvements in all published guides are encouraged at any time. Written comments may be submitted to the Rules Review and Directives Branch, Division of Freedom of Information and Publications Services, Office of Administration, U.S. Nuclear Regulatory Commission, Washington, DC 20555.

Regulatory Guides are available for inspection at the Commission's Public Document Room, 2120 L Street, NW., Washington, DC. Copies of issued guides may be purchased from the Government Printing Office at the current GPO price. Information on current GPO prices may be obtained by contacting the Superintendent of Documents, U.S. Government Printing Office, Post Office Box 37082, Washington, DC 20013-7082, telephone (202) 512-2249. Issued guides may also be purchased from the National Technical Information Service on a standing order basis. Details on this service may be obtained by writing NTIS, 5285 Port Royal Road, Springfield, VA 22161.

(5 U.S.C. 552(a))

Dated at Rockville, Maryland, this 16th day of December 1994.