

EFFECTS TEST AND DETERMINATION UNDER COASTAL ZONE MANAGEMENT ACT

Project: Fiscal Year 2020 Camp Blaz Main Cantonment Vertical Construction Projects: J-008, J-011, J-017, J-025, J-031, J-033, P-459 H, H-2, H-3/Parking	Date: 05 June 2020
Project Location: Naval Base Guam Telecommunication Site, Finegayan	Prepared By: MCAG PWD PRF5.1.2
PROJECT DESCRIPTION:	
The Marine Corps relocation to Guam includes the establishment of a Main Cantonment. This will provide military support functions (also known as base operations and support), headquarters and administrative support, bachelor housing, family housing, supply, maintenance, open storage, community support (e.g., retail, education, recreation, medical, day care, etc.), some site-specific training functions, and open space (e.g. parade grounds, open training areas, open green space in communities, etc.), as well as the utilities and infrastructure required to support the cantonment area. All horizontal development (i.e. utilities and site preparation work) for the Main cantonment is near completion under the J-001B project. Vertical construction projects are currently awaiting award, together with planning for future development. Note that the federal consistency review of reasonably foreseeable effects initiated by the J-001B project has been resolved under Federal Consistency No. 2017-0018 along with NAVFAC Marianas correspondence Ser EV/750.	
<i>J-008 Fire Station</i> The J-008 project constructs a low rise, reinforced and protected concrete fire station at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam. The fire stations will consist of exterior walls, flooring, foundation, windows, roofing, mechanical, electrical, and information systems appropriated to Guam seismic, typhoon and tropical environmental conditions. Training areas will consist of open paved surface and climbing towers and other specialized training appurtenances for firefighter readiness.	
The site preparation includes cut and fill for access road and project site, temporary erosion and soil control, and site grading.	
<i>J-011 Base Administrative Building</i> The J-011 constructs a multi-story base administrative building at Marine Corps Base (MCB) Guam, consisting of reinforced concrete foundation, exterior walls and flooring. Windows, roofing, mechanical, electrical, and informational systems conform to Guam earthquake and environmental conditions. The proposed structure will designed to meet all applicable Unified Facility Criteria (UFC).	
Site preparation includes fine grading, temporary erosion/sediment control, probing, grouting and filling of cavities.	
Paving includes privately-owned vehicle (POV) and government-owned vehicle (GOV) parking facilities (296 stalls), roadway pavement, sidewalks and ramps, curbs and gutters. Site improvements will consist of landscaping, dry/bio swales infiltration trenches (LID), trash enclosure, mechanical and electrical equipment enclosure, bicycle and pedestrian features, building signage, and flagpoles.	
<i>J-017 Cantonment U&SI Ph 2/Main and Commercial Gates/ADNs, Comms and Cabling</i> The J-017 project consists of a Main Gate, Commercial Gate, and Communication Infrastructure. Main Gate facilities includes a sentry plaza with canopy and guard booths, a gate house, an overwatch enclosure, a utility building, a search area with canopy, and a Visitor Control Center (VCC) building with parking lot.	
Commercial Gate facilities include a gate house/search house, a search area, an overwatch tower, guard booths with canopy, utility building and parking area.	
A Traffic Study was conducted to verify the population basis, validate the project and confirm the	

vehicular roadway and site layouts for each new gate including entrance/exit improvements at Route 3 and Route 3A. The Traffic Study included peak hour trip generation, roadway and intersection operation analysis, vehicle queuing analysis and gate lane analysis. A vehicular threat analysis was used to determine the appropriate layouts for each gate, and a peak hour demand analysis was used to determine the required number of lanes. The layouts were reviewed and approved by the stakeholders through a concept development and design review process.

Civil site improvements include clearing and grubbing, minor grading, temporary erosion and sediment controls, access road/driveways, curbs and gutters, vehicle parking. In addition to perimeter/security fencing, gates, sidewalks, bicycle rack, facility sign, pavement markings. Roadways will consist of road signs, active vehicle barriers (AVBs), passive vehicle barriers, traffic spikes / tire shredders, and landscaping.

J-025 Medical/Dental Clinic

The J-025 project will construct a multi-story Branch Health Clinic to provide primary medical and dental care to Marine active duty and active duty family member populations on Guam. The project will provide a Medical Administration, Marine Centered Medical Home (MCMH) Admin, Primary Care/Family Practice, Optometry Clinic, Behavioral Health Clinic, Preventive Medicine, Pharmacy, Laboratory, Radiology, Physical Therapy, Dental Clinic, Logistics (w/ Emergency Management Supplies Storage), and Common Areas.

J-031 Bachelor Enlisted Quarters D and J-033 Bachelor Enlisted Quarters F

The J-031 and J-033 projects construct two six-story, permanent party, BEQ facilities of reinforced concrete, each to accommodate 300 rooms. The BEQ tower and Community Core Building (CCB) includes multiple exterior entry vestibules, a Duty desk, with separate duty office and duty bunk room, a vending machine area, large multipurpose gathering and entertainment areas, janitor closets, 3 elevators, laundry facilities, Telephone/Communication Rooms, and Mechanical/Electrical Rooms. A telecommunications infrastructure room will be provided to house information systems and security system infrastructure. Information systems include: telephone, data, cable television (CATV), public address (PA) system and fire alarm/mass notification systems. Mechanical systems include plumbing, fire protection systems, and heating, ventilation, and air conditioning (HVAC). Site work for this project also includes two (2) parking lots, sidewalks, fire lanes and a trash enclosure.

Stormwater will be directed away from buildings and towards drainage swales along the exterior of the building. A series of drainage inlets and HDPE pipe will collect stormwater and discharge to the J-001B stormwater system.

The sanitary sewer system was designed for peak flow and self-cleansing to the maximum extent possible. A PVC gravity sewer line will collect wastewater from the BEQ Tower, Community Core Building, Utility Building, and washdown and drying area. The new sanitary sewer system will discharge into the PVC gravity sewer line that runs in the J-001B project site.

Site preparation includes earthwork and probing and grouting of subsurface voids.

Parking Lot "A1/A2" is a hotspot and additional stormwater treatment is required. Runoff from the parking lot will sheet flow towards drainage basins and allowed to infiltrate through an engineered soil. Perforated pipes below the engineered soil will collect treated stormwater and discharge to the stormwater system.

Electrical Utilities include primary and secondary distribution systems, a transformer, telecommunications distribution systems, parking lot area lighting, and bollard lighting.

Mechanical utilities include water distribution, sanitary sewer, and storm sewer systems.

P-459 Bachelors Enlisted Quarters H, H-2, H-3, and Parking

The P-459 project constructs a multi-story bachelors enlisted quarters (BEQ) building complex with pile foundations and reinforced concrete walls, framing, and roof. The BEQ complex consists of a BEQ tower with an attached community core building, a utility building, and a washdown and drying area. The BEQ tower provides rooms for unaccompanied E1-E5 personnel with semi-private baths. The BEQ tower

includes vestibules, elevators, mechanical/electrical rooms, janitor closets, telephone/communication rooms, and an attic. The community core building includes laundry facilities, a duty office and duty bunk room, a vending machine area, a multi-purpose room, public restrooms, and a multi-function room. The utility building houses an emergency generator with fuel tank, a fire pump, and HVAC equipment. The washdown and drying area includes a wash down area with secured drying bays.

Built-in equipment includes passenger/freight elevators, an emergency diesel generator, an oil-water separator, a fire pump, and radon mitigation.

Site preparation includes earthwork and probing and grouting of subsurface voids.

Paving and site improvements include landscaping, fire lane pervious pavement, asphalt concrete parking lot pavement for approximately 286 vehicle stalls and 20 motorcycle stalls, a bioretention basin, a pavilion, a horseshoe pit, sidewalks, curbs and gutters, maintenance strips, concrete wheel stops, a trash enclosure, bollards, signage, and miscellaneous site demolition.

Mechanical utilities include water distribution, sanitary sewer, and storm sewer systems.

The status of ongoing and planned future vertical facilities at the Main cantonment and the current site development plan are presented in **Table 1** and **Attachment 1**, respectively.

PROJECT EFFECTS TEST:

Resources of Primary Coastal Concern (note that none were determined to result in additional reasonably foreseeable spillover impacts from FC No. 2017-008, and all development are confined to lands under federal jurisdiction):

Terrestrial Habitat

No threatened and/or endangered species habitat is present within the project area. The Main Cantonment site has been previously and completely cleared of vegetation by the J-001B project.

Cultural Resources

All mitigations for the J-001B project for adverse effects to eligible historic properties have been completed in accordance with the 2011 Programmatic Agreement (PA) for the Military Relocation. Since the entire project areas at the Main Cantonment has been cleared and graded under J-001B, no historic properties remain to be adversely affected by the individual vertical construction projects. Regardless, each project shall comply with Appendices F and G of the 2011 PA to protect cultural resources inadvertently discovered during construction (all J-001B areas are subject to archaeological monitoring per the 2018 JRM-SHPO Resolution Agreement). Also, PA Memos for each project shall still be prepared and submitted to the Guam State Historic Preservation Office (SHPO) for effects to historical/cultural resources; memos can be found online at the Department of Defense Cultural Resources Information website: <http://go.usa.gov/kZWG>.

Water Quality

Although the entire Main Cantonment development area occurs over the Northern Guam Lens Aquifer, since all vegetation clearing and the bulk of ground disturbance have been completed by the J-001B project or are in previously developed areas, each individual vertical construction project will not be of sufficient scale to influence any surface water conveyance or injection wells to affect coastal zone ground or surface water (marine) resources. It is unlikely that coastal zone drinking or marine habitat water quality would be affected by silt from erosion, hazardous material spills and other pollution sources that may be generated as a result of each individual project's activities.

Construction design specifications for all projects reference the 2006 CNMI and Guam Stormwater Management Manual, and each vertical project is still required to implement a site-specific Stormwater Pollution Prevention Plan (SWPPP). Since the Main Cantonment is located within Guam EPA's Groundwater Management Protection Zone, certain facilities would be considered "Hot Spots" i.e. present risks to groundwater quality, hence these facilities' designs shall be in accordance with the 2010 BMPs for Wellhead Protection and will comply with Guam EPA's Design Approval Construction Permitting process, where the water/wastewater/stormwater system designs (where applicable) will require Guam

EPA review and approval prior to construction. Separate oil/water separators will be installed at certain facilities where necessary for pretreatment prior to entering the sanitary sewer system.

PROJECT COASTAL CONSISTENCY DETERMINATION:

In spite of the Navy's assessment that each individual Main Cantonment vertical project lacks above-threshold direct and indirect coastal effects, the following Guam Coastal Management Policies were reviewed to ensure overall program consistency is maintained and to afford BSP streamlined review of borderline cases. The following are the specific assessments for each coastal policy:

Development Policy (DP) 1 (Shore Area Development): Development does not affect the Seashore Reserve.

DP2 (Urban Development): Area not subject to designations of the Land Use Districting Map.

DP3 (Rural Development): Area not subject to designations of the Land Use Districting Map.

DP4 (Major Facility Siting): Not a major facility (e.g. utilities, fuel and transportation facilities) subject to policy.

DP5 (Hazardous Areas): No development proposed in hazardous areas subject to policy.

DP6 (Housing): New bachelor housing projects are proposed, which take into account efficient community design, are placed in an area with more than adequate resource support, and take into account the limitation of the island's resources. These projects are located in areas not highly susceptible to natural or manmade hazards.

DP7 (Transportation): A Traffic Study was conducted to verify the population basis, validate the project and confirm the vehicular roadway and site layouts for each new gate including entrance/exit improvements at Route 3 and Route 3A. The Traffic Study included peak hour trip generation, roadway and intersection operation analysis, vehicle queuing analysis and gate lane analysis. A vehicular threat analysis was used to determine the appropriate layouts for each gate, and a peak hour demand analysis was used to determine the required number of lanes. The layouts were reviewed and approved by the stakeholders through a concept development and design review process. Guam Dept. of Public Works-executed off-base transportation mitigation projects (USMC-funded and FHWA-administered) are completed or underway for added capacity at Route 3 and Route 1/3 intersection. Route 3A improvements are part of MILCON P-715.

DP8 (Erosion and Siltation): The overall ground disturbance and larger plan of common development at the Main Cantonment was completed under the J-001B project, to include mass grading to reduce hillside slopes, and provided the framework of the stormwater collection and conveyance system for all future area development. All development complies with the Navy's Low Impact Development (LID) policy, which sets a goal of no net increase in stormwater and sediment or nutrient loading from major renovation and construction projects.

Resource Policy (RP) 1 (Air Quality): The minor air emission sources to be installed or built as part of individual vertical projects are not anticipated to result in spillover coastal impacts to air quality. Regardless, all emission sources to be installed as part of each project (e.g. fuel-fired emergency generators, paint booths) will require a construction and operating permit per the Guam Air Pollution Control Standards and Regulations.

RP2 (Water Quality): Reasonably foreseeable direct and indirect impacts to coastal zone water quality are not anticipated for each individual Main Cantonment vertical construction project, since each individual project will not be of sufficient scale to influence any surface water conveyance or injection wells to affect coastal zone ground or surface water (marine) resources.

RP3 (Fragile Areas): The proposed areas of development at the Main Cantonment are entirely within previously disturbed areas. The Navy will still comply with the 2011 PA to protect cultural resources inadvertently discovered during construction, and all applicable conservation measures (including 1000-

acre forest enhancement) from the 2015 and 2017 BO shall be implemented accordingly.

RP4 (Living Marine Resources): No proposed activities affect the marine environment.

RP5 (Visual Quality): Projects will not degrade views from scenic overlooks, highways or trails. Projects follow the Marianas Navy and Marine Corps Design and Construction Standards (MDACS) for architectural design and the Installation Appearance Plan for consistency in visual appearance compatible with local practices. These design standards ensure preservation of the island's scenic resources in a practicable manner.

RP6 (Recreation Areas): Projects do not propose to develop recreational facilities pertaining to the marine environment.

RP7 (Public Access): No impacts on public access.

RP8 (Agricultural Lands): No agricultural lands or activity in this area.

Coastal Determination: Individual Main Cantonment vertical projects do not have additive direct or indirect coastal effects, and the Marine Corps Relocation Program remains consistent to the maximum extent practicable with Guam's enforceable coastal policies.

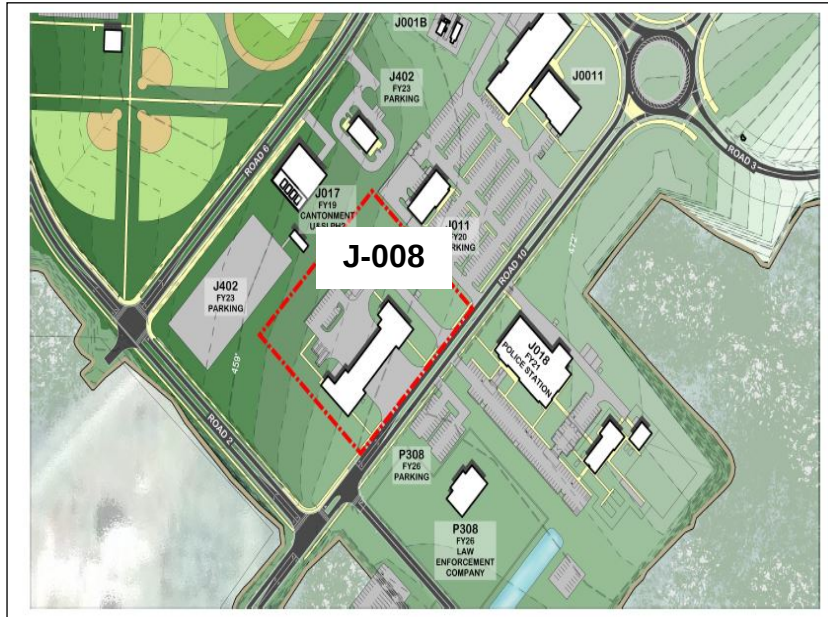
Table 1. USMC Vertical Construction Projects at the Main Cantonment, Finegayan.

Note: This list represents projects covered under this General Negative Determination, and shall be updated with the Guam Coastal Management Program semiannually and as project information becomes available.

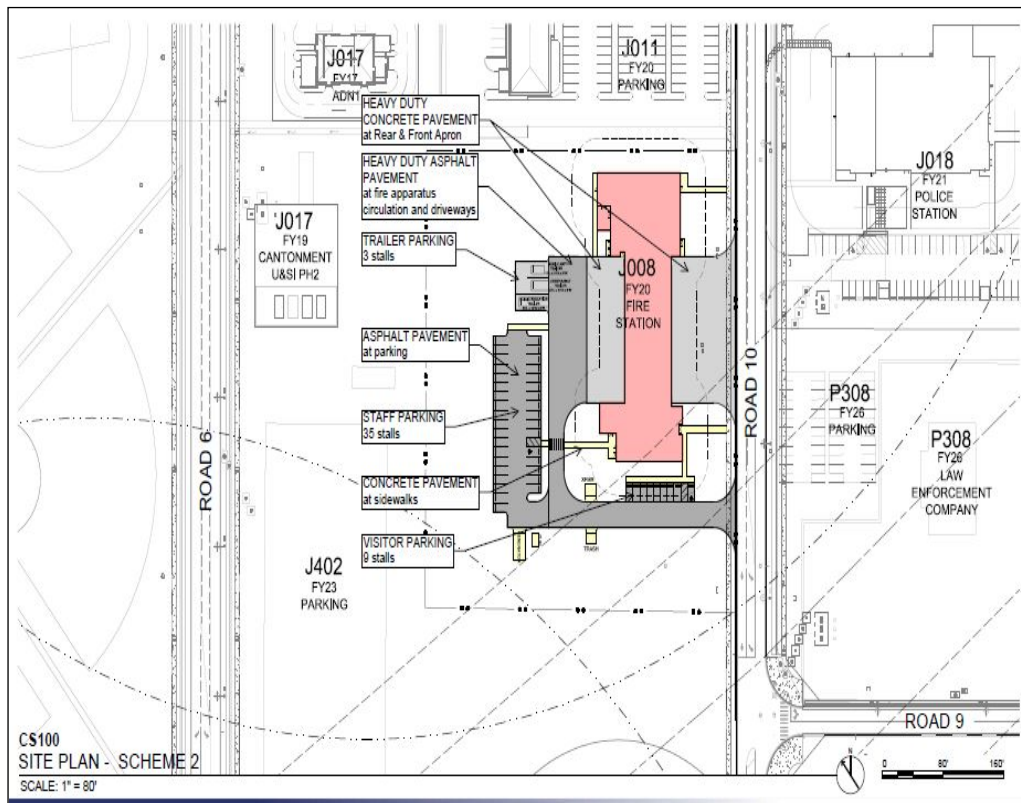
Project No.	Project Title	Status
J-008	Fire Station and Training Area	Pending Award
J-011	Base Administrative Building	Pending Award
J-017	Main/Commercial Gate/ADNs, Communications and Cabling	Pending Award
J-025	Medical/Dental Clinic	Pending Award
J-031	Bachelor Enlisted Quarters/Parking D	Contract awarded
J-033	Bachelor Enlisted Quarters/Parking F	Contract awarded
P-459	Bachelor Enlisted Quarters H, H-2, H-3/Parking	Contract awarded

Attachment 1. Main Cantonment Vertical Projects Maps

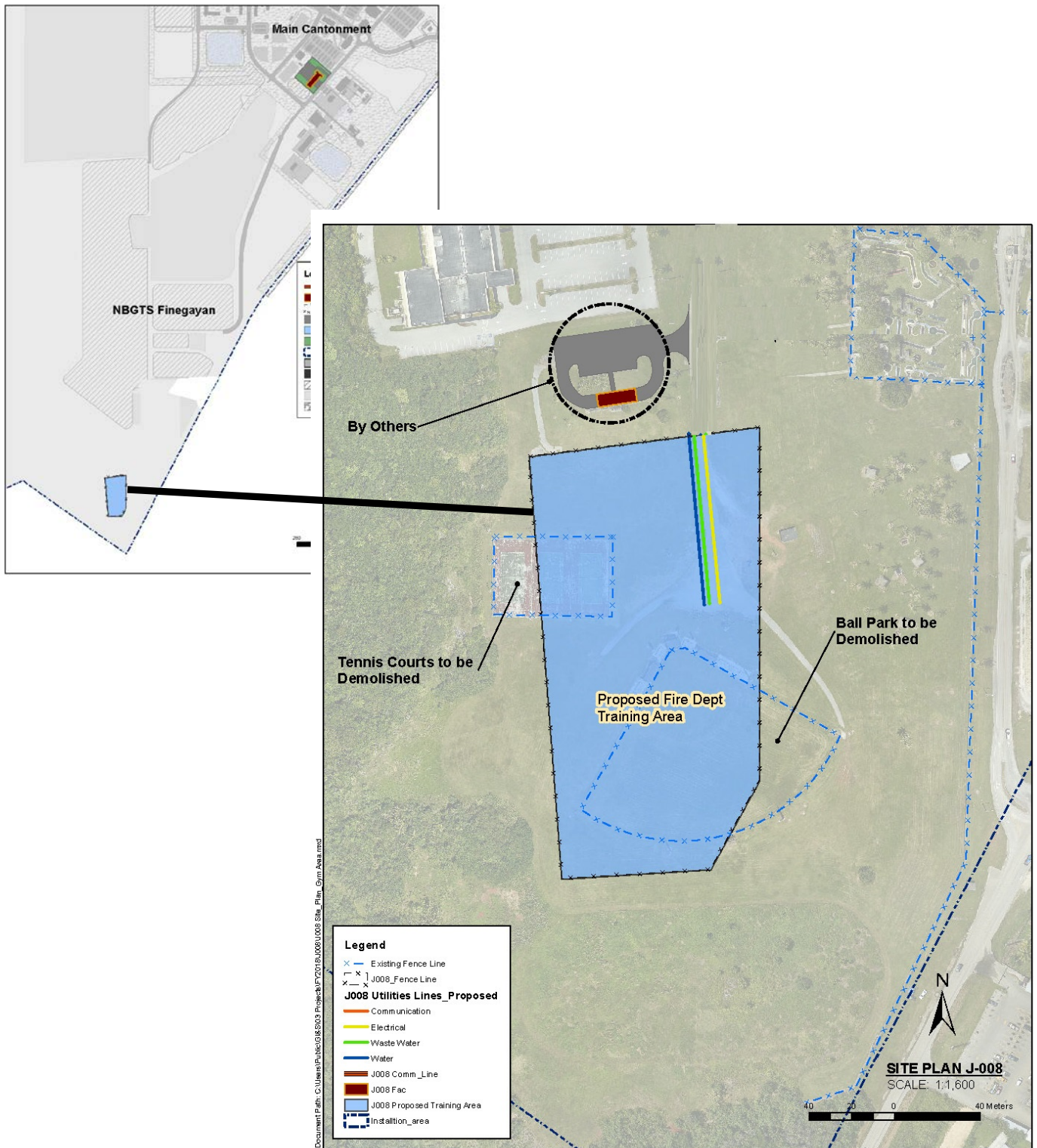
J-008 Fire Station (Location Map)



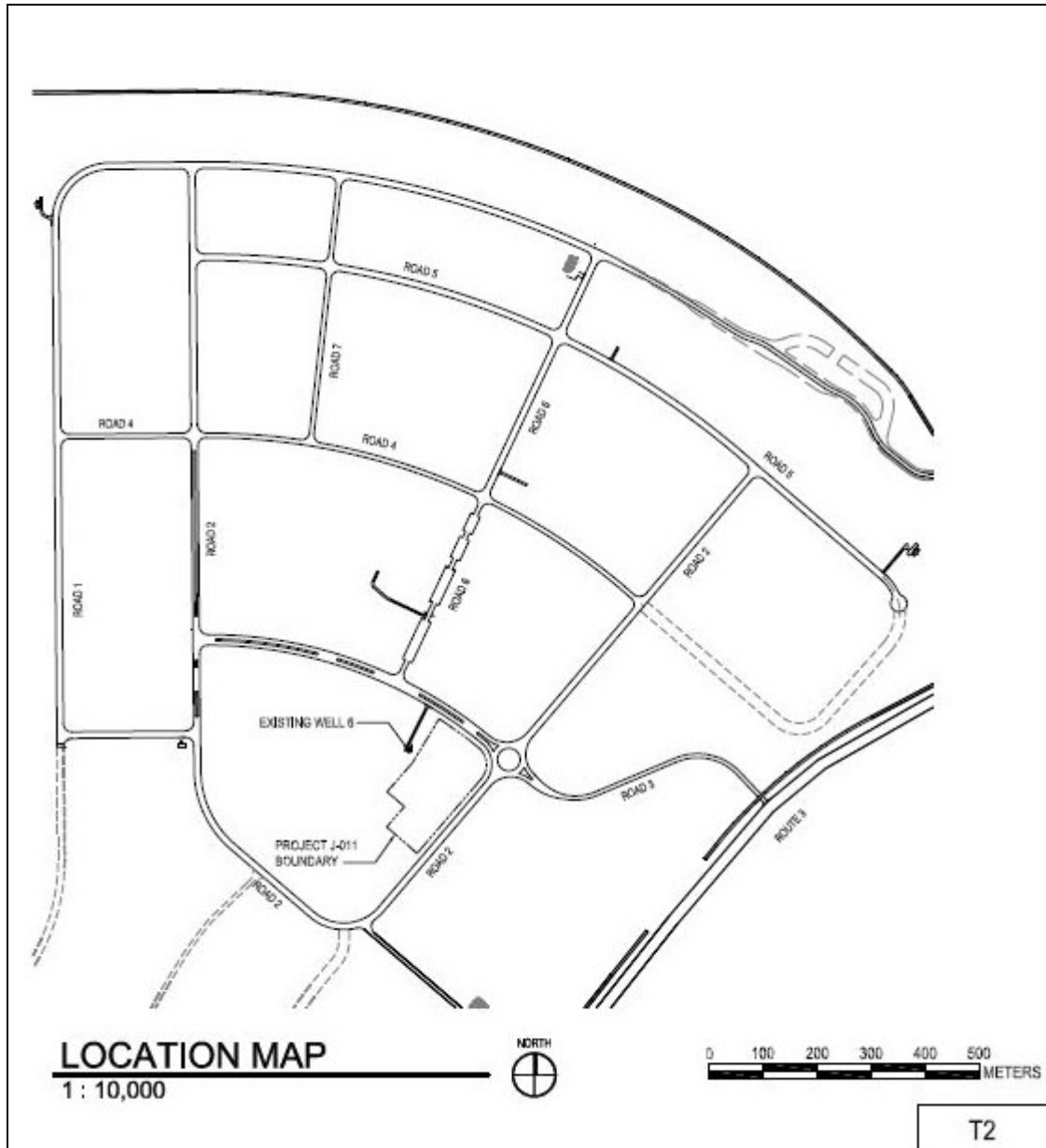
J-008 Fire Station (Main Site Layout)



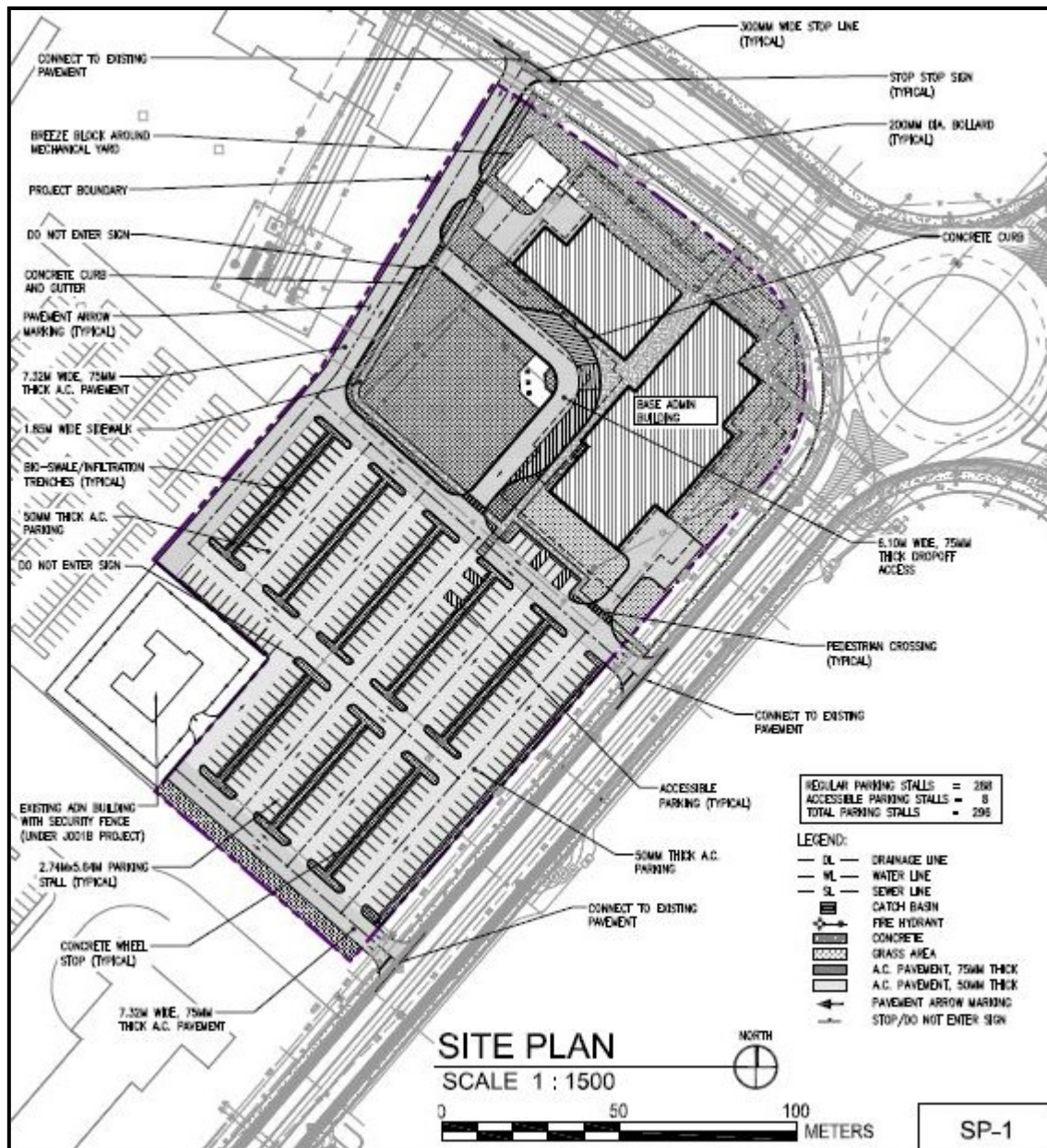
J-008 Fire Station (Training Site Layout)



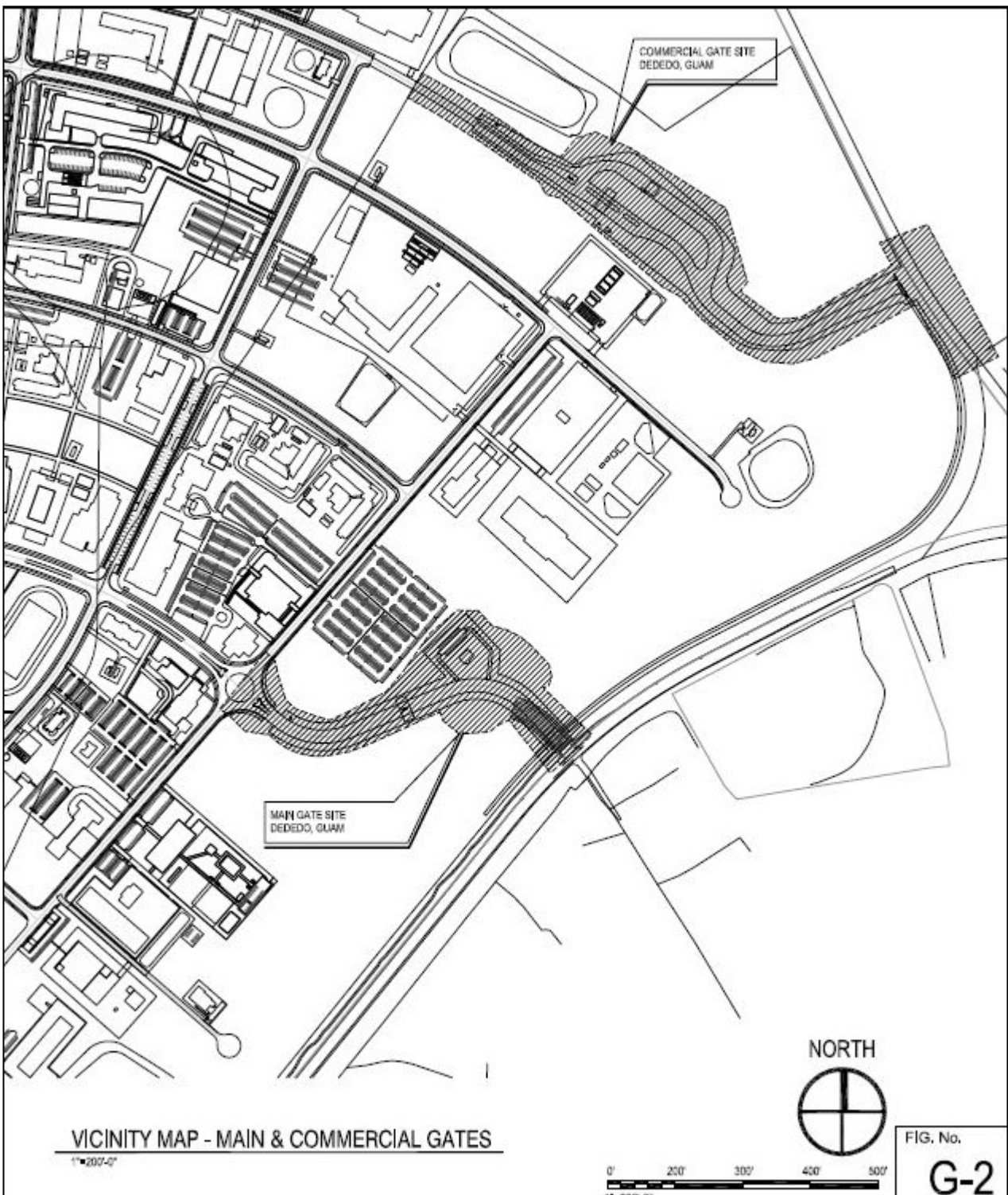
J-011 Base Administrative Building (Location Map)



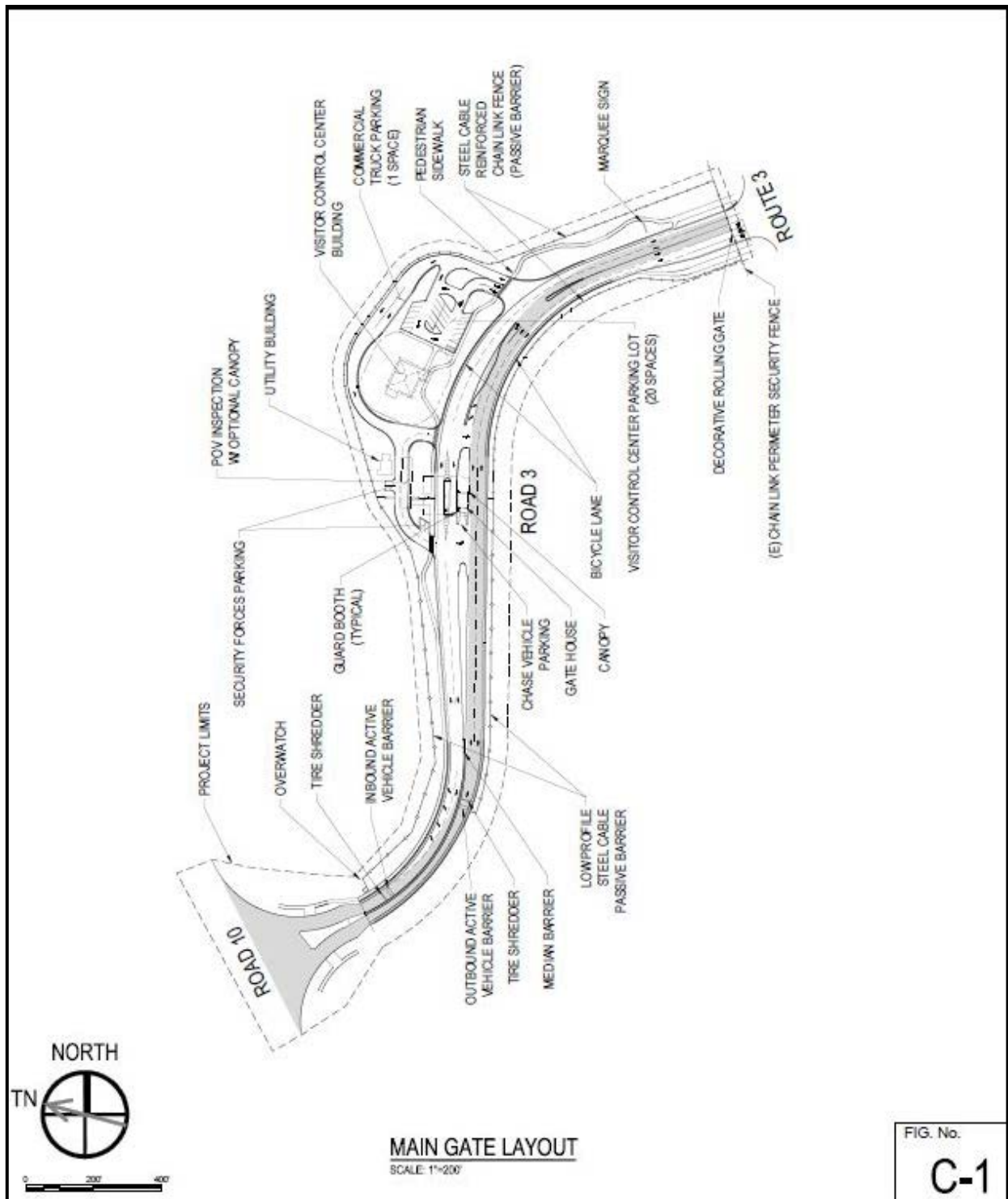
J-011 Base Administrative Building (Main Site Layout)



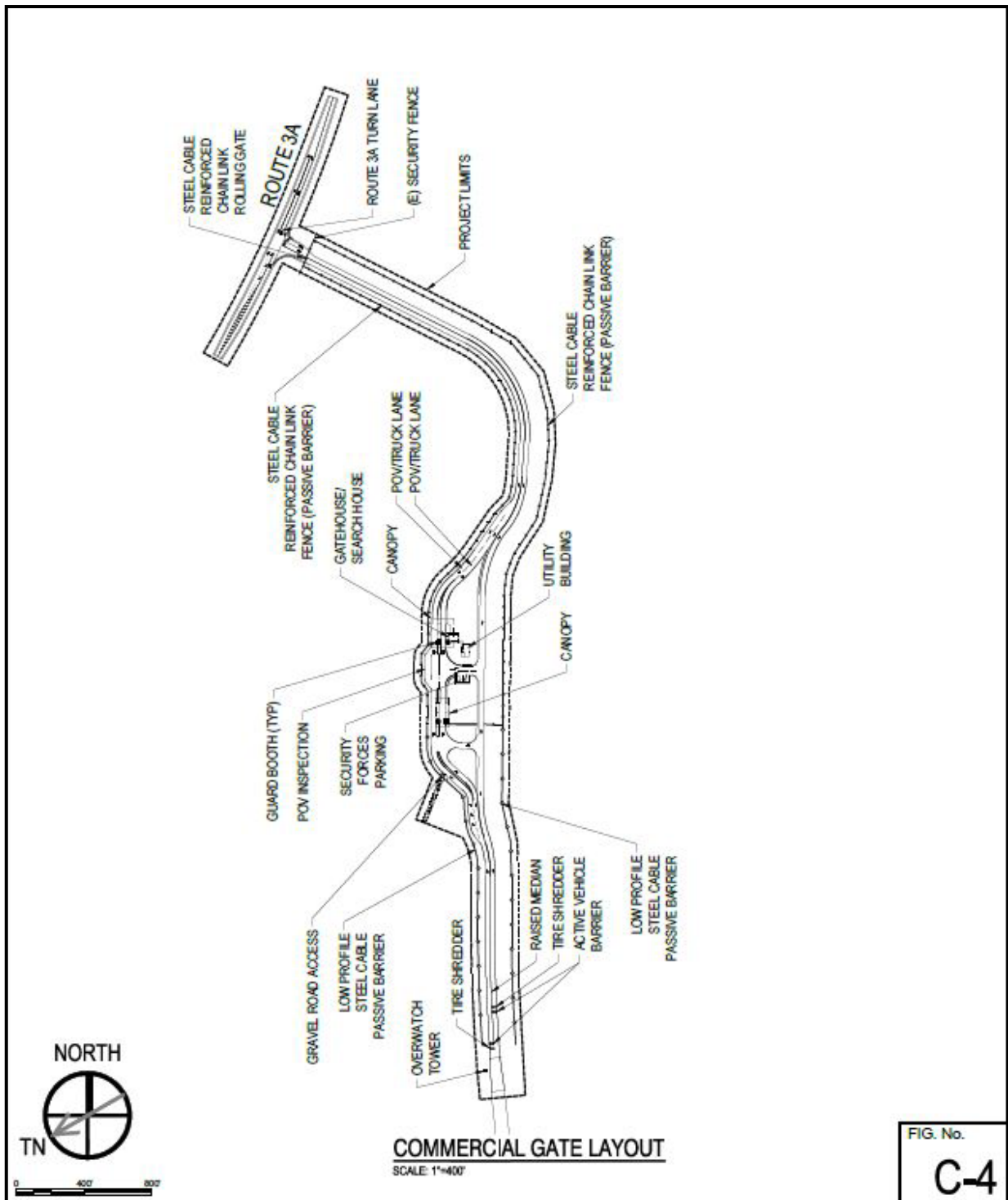
J-017 Main/Commercial Gate/ADNs, Communication and Cabling (Location Map)



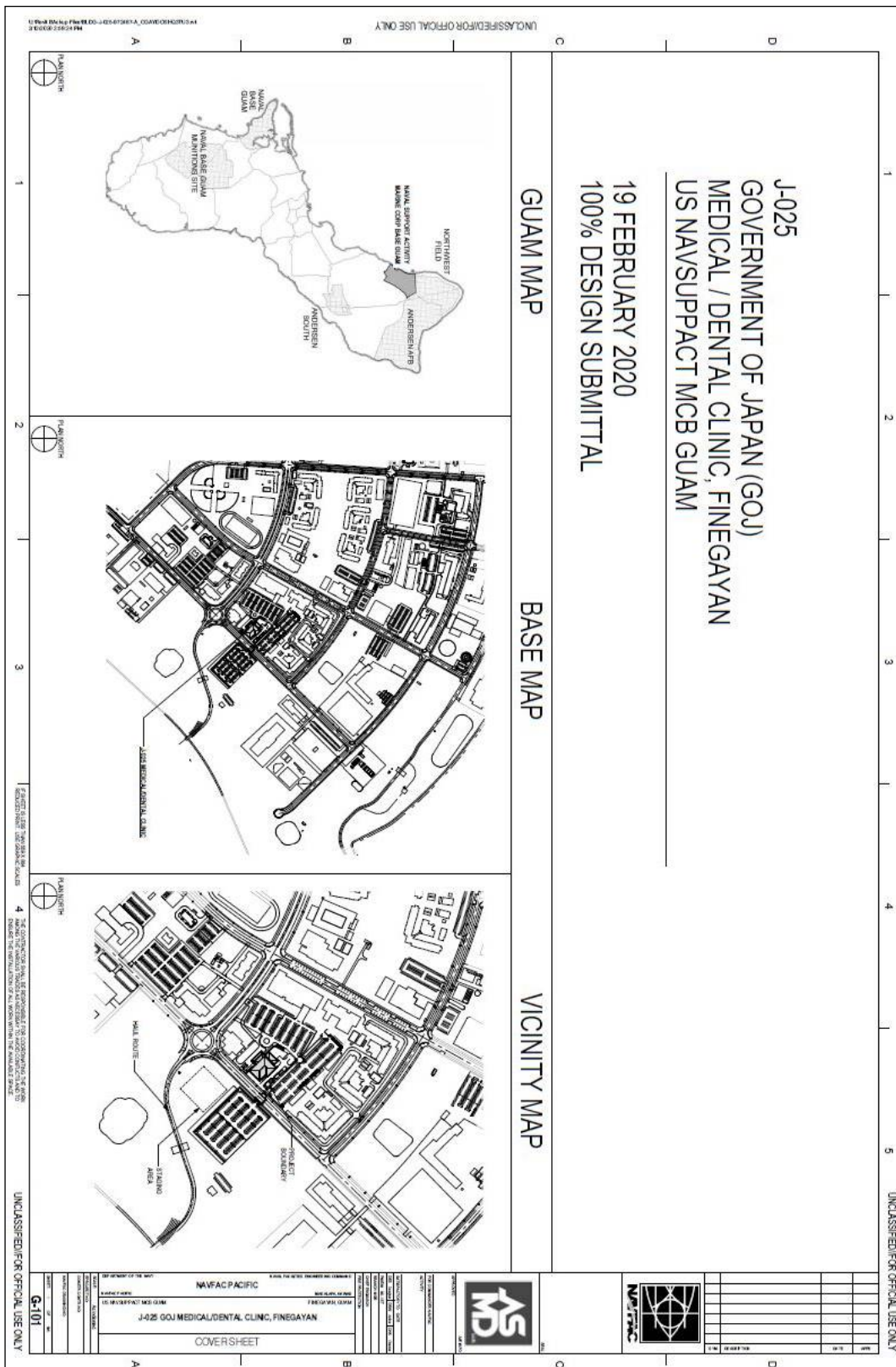
J-017 Main/Commercial Gate/ADNs, Communication and Cabling (Main Site Layout)



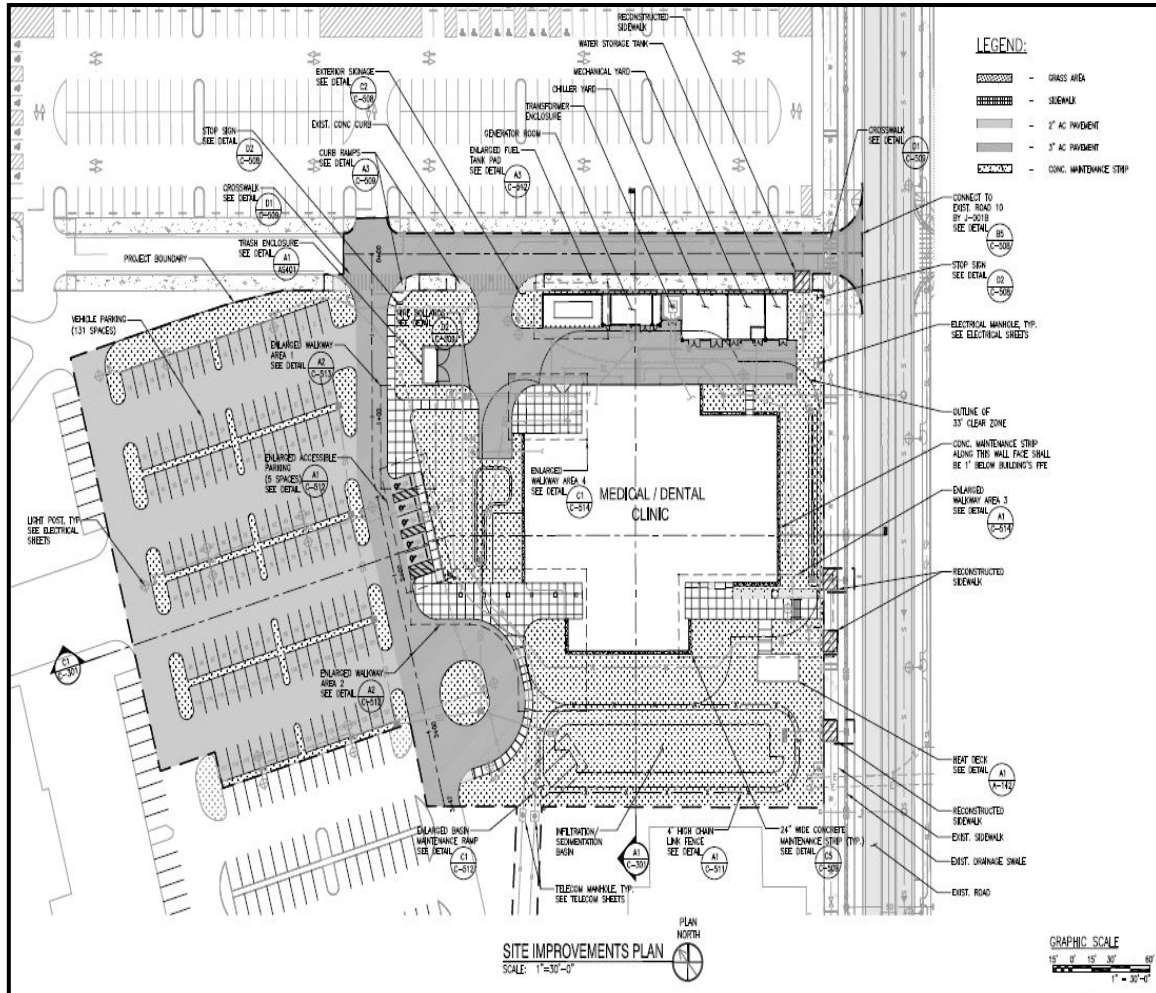
J-017 Main/Commercial Gate/ADNs, Communication and Cabling (Main Site Layout)



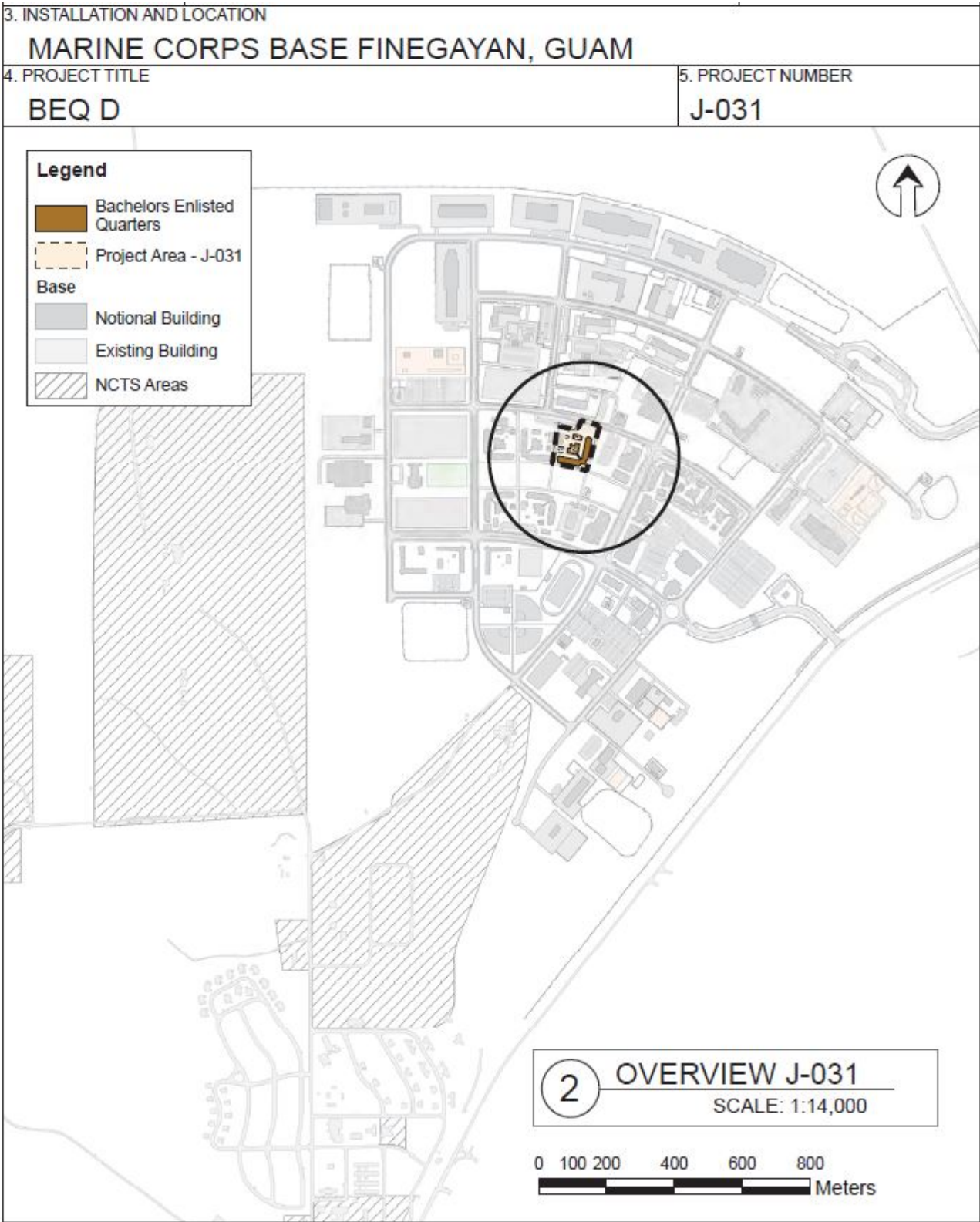
J-025 Medical/Dental Clinic (Location Map)



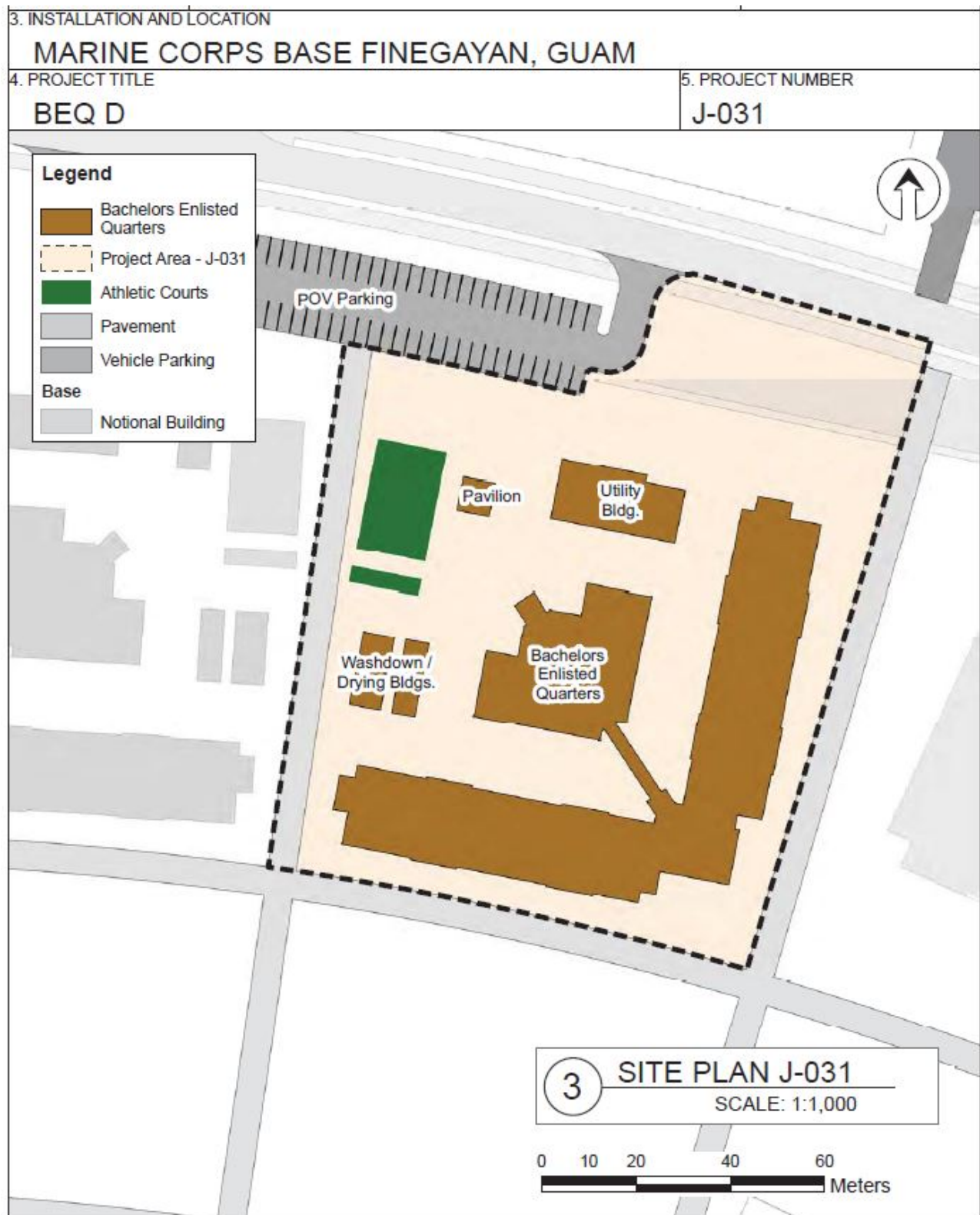
J-025 Medical/Dental Clinic (Main Site Layout)



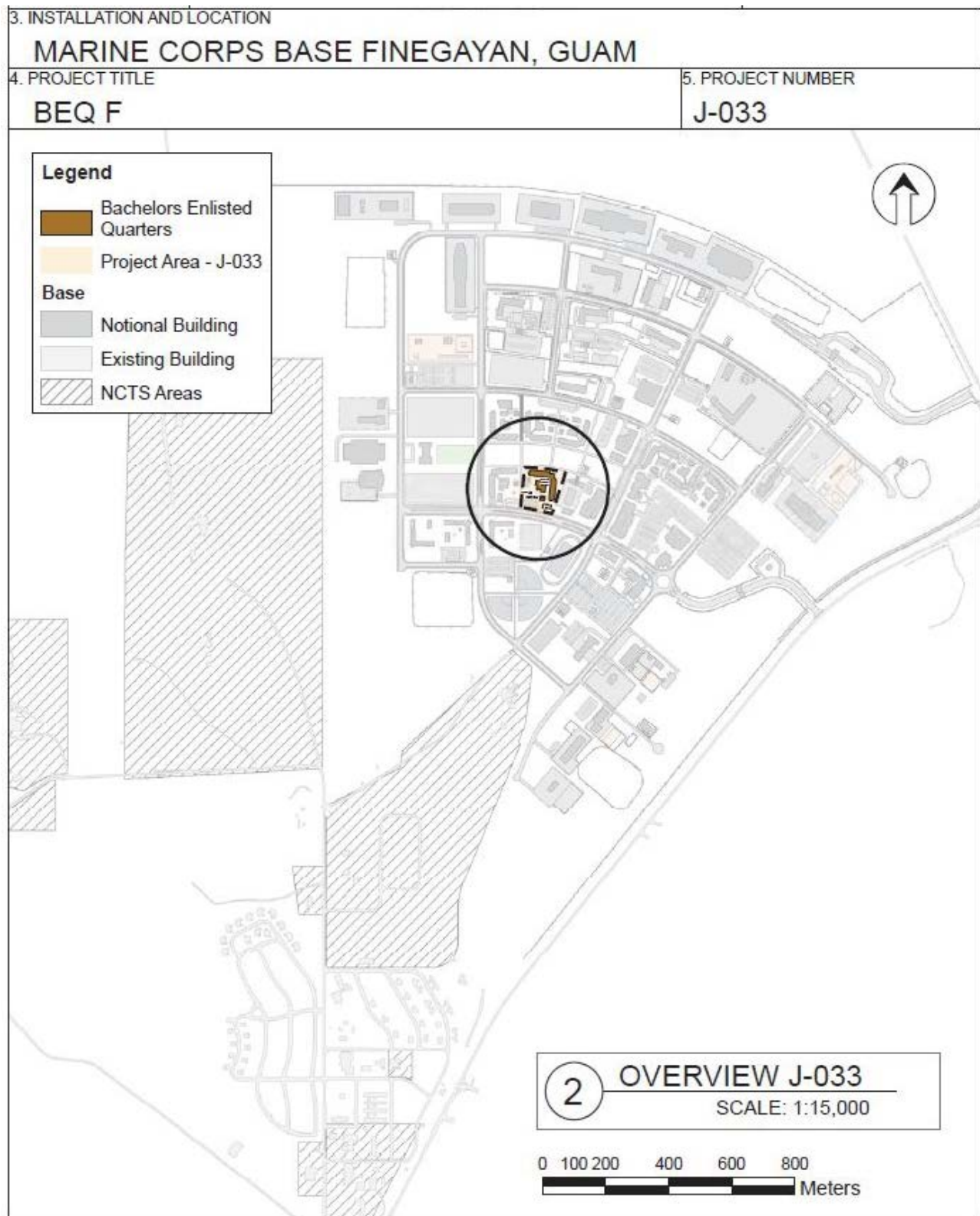
J-031 Bachelor Enlisted Quarters/Parking D (Location Map)



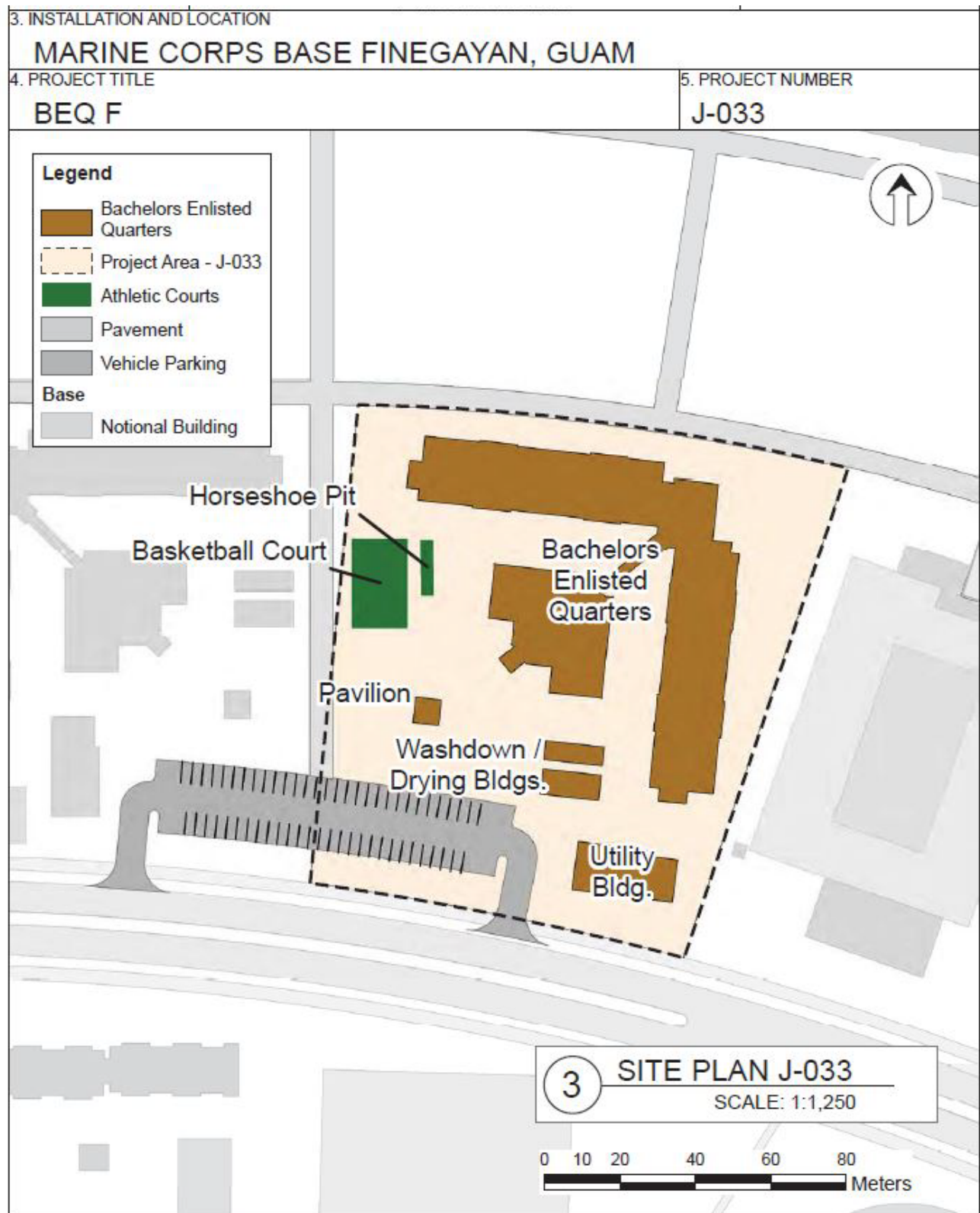
J-031 Bachelor Enlisted Quarters/Parking D (Main Site Layout)



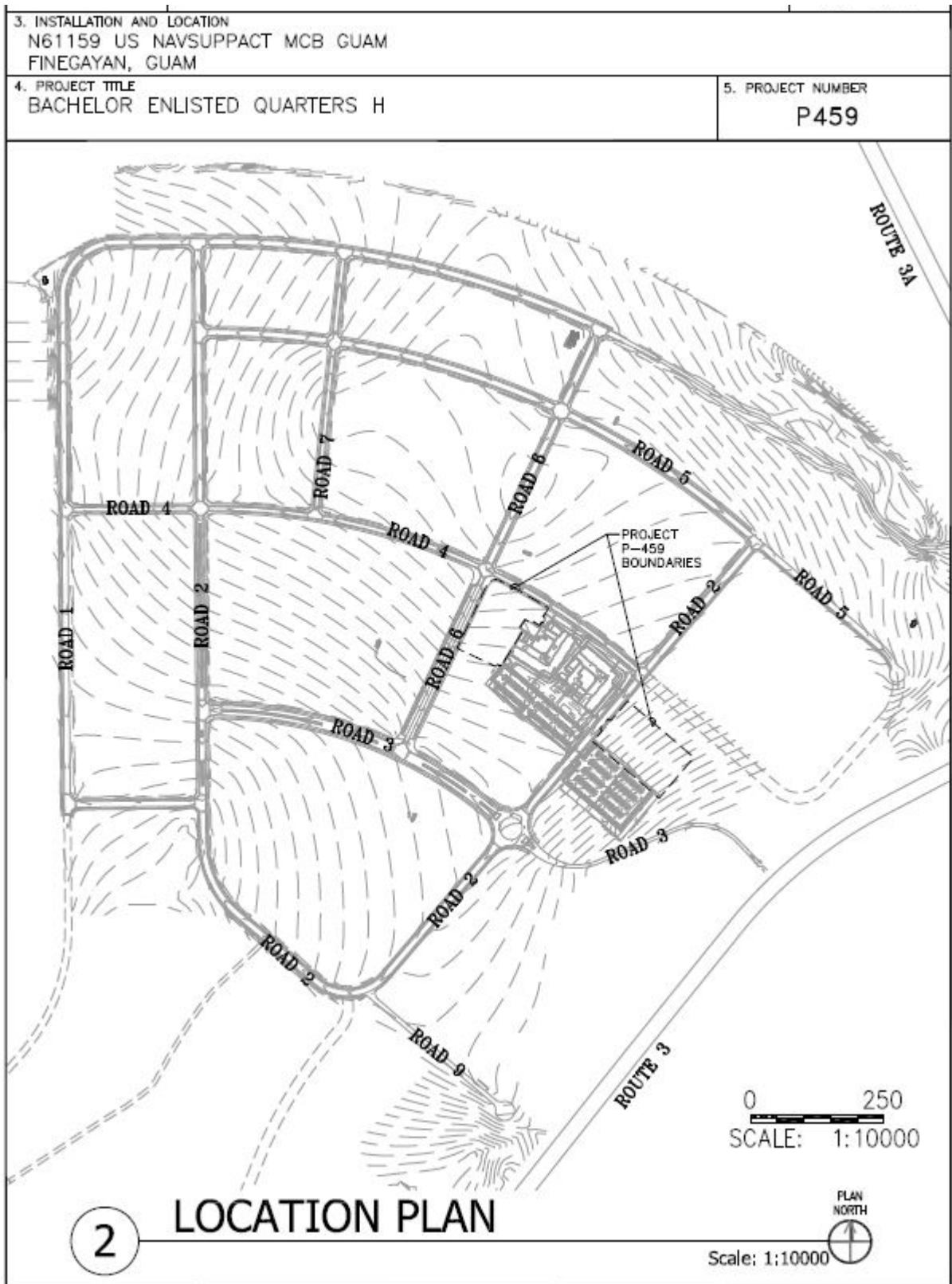
J-033 Bachelor Enlisted Quarters/Parking F (Location Map)



J-033 Bachelor Enlisted Quarters/Parking F (Main Site Layout)



P-459 Bachelor Enlisted Quarters H, H-2, H-3/Parking (Location Map)



P-459 Bachelor Enlisted Quarters H, H-2, H-3/Parking (Main Site Layout)

