



EFFECTS TEST AND DETERMINATION UNDER COASTAL ZONE MANAGEMENT ACT

Project: Fiscal Year 2021 Camp Blaz Main Cantonment Vertical Construction Projects: P-311, P-312, P-317, P-802, P-803, P-804, J-015, J-018, J-023, J-032, J-034, J-036, J-037, J-038, J-039, J-301, and J-318	Date: 05 June 2020
Project Location: Naval Base Guam Telecommunication Site (NBGTS), Finegayan	Prepared By: MCAG PWD PRF5.1.2
PROJECT DESCRIPTION:	
The Marine Corps relocation to Guam includes the establishment of a Main Cantonment, which 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, and 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>P-311 Central Fuel Station</i> The P-311 project will construct an eight outlet fuel filling station (two outlets per island, each outlet will have two dispensing nozzles), fuel truck filling station, administration building, generator building and 60,000 gallon vehicle and equipment ready fuel storage facility at Marine Corps Base (MCB) Guam. Administrative building and generator building will be constructed with reinforced concrete roofs, walls, slab-on-grade, and foundation. The Administration building shall be equipped with a laboratory and comply with UFC 3-460-01. In addition, the Administration building shall provide FF&E for (4) personnel in the open office space and (1) for the manager's office in accordance to UFC 3-120-10. Fuel Filling station and fuel truck filling station canopies will be constructed with reinforced concrete roofs, columns and foundation. Fuel tanks will consists of five 12,000 GA double walled, horizontally mounted, protected tanks consisting of (1) unleaded gas, (2) diesel fuel, and (2) JP-8 tanks. <i>P-312 Distribution Warehouse</i> The P-312 project constructs a low-rise, low-bay distribution warehouse. The warehouse will support the Supply, Food Service, and Medical Logistics (MEDLOG) detachments. The Supply detachment area will consist of administration; Preservation, Packing, and Packaging; Supported Activity Supply System Management Unit; Small, Medium, and Bulk Storage; refrigerated rations space; and Repairable Issue Point. The Food Service detachment will consist of administration, storage, and inspection. The MEDLOG detachment will include administration, storage, shipment staging area, and supply pharmacy. Each of the three detachments will require physical separation from the other two. <i>P-317 Combined EOD Facility</i> The P-317 project constructs a low-rise facility to support the installation and USMC Explosives Ordnance Disposal (EOD) operations, consisting of administrative spaces, classified storage vault, quick response ready lockers, workshop/maintenance space, covered open equipment storage, bunkrooms, kitchen, locker room, laundry room, and ordnance training classroom and aids library space. Additional administrative spaces will be constructed to support the installation EOD Admin.	

P-802 Base Warehouse

The P-802 project constructs a low-rise high-bay general support warehouse required for storage and distribution of Direct Support Stock Control (DSSC) consumables. The warehouse will provide storage and administrative space to support Distribution Management Office (DMO), Base Supply, Food Services, and General Services Administration (GSA) daily operations.

P-803 Individual Combat Skills Training

The P-803 project constructs training facilities to support Marines use of gas masks, an obstacle course, a rappelling training area, a covered training area, a hand to hand combat pit and a field training area. The gas chamber consists of a one-story concrete masonry unit (CMU) building constructed on a slab-on-grade foundation with a reinforced concrete roof. A gas filtration system is included for the gas mask training facility. The obstacle course will be a non-automated training area that consists of numerous obstacles designed to develop and measure speed, agility and coordination. The rappelling training area shall consist of at least one concrete facility used to practice rappelling by rope descent and modified towers for training in helicopter rappels. The covered training area will be an open concrete structure constructed on a slab on grade foundation with a reinforced concrete roof.

P-804 Central Issue Facility

The P-804 project constructs a low rise Central Issue Facility (CIF) with Individual Issue Facility (IIF) and Unit Issue Facility (UIF) storage and processing areas at Marine Corps Base (MCB) Guam consisting of reinforced concrete with all components such as, exterior walls, flooring, foundation, windows, roofing, mechanical, electrical, and informational systems appropriate to Guam earthquake and environmental conditions, and designed to meet applicable Unified Facility Criteria (UFC).

J-015 Enlisted Dining Facility

The J-015 project constructs a low rise enlisted dining facility at Naval Support Activity(NSA) Marine Corps Base (MCB) Guam. The enlisted dining facility will include entrance lobby, queue, serving area, cashier station, dining area, restrooms, dish/pot washing areas, kitchen and preparation areas, storage (dry, refrigerated, freezer), loading dock, support areas (admin, lockers, janitorial), and mechanical and communication services.

J-018 Security Building/Police Station

The J-018 project constructs a low rise security/police station and military working dog (MWD) kennel facilities at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam. Facility will accommodate space for Provost Marshall's Office (PMO) Operations, PMO Training, PMO Services, PMO Criminal Investigative Division (CID), and PMO Storage. PMO Operations consist of operations administrative offices, temporary detention cells, records library, ready for issue armory, lobby, waiting/holding area, interview rooms, conference rooms, locker rooms and storage.

J-023 Bachelor Officer Quarters A and J-034 Bachelor Officer Quarters B

The J-023 and J-034 projects will construct one each multi-story unaccompanied housing building for Unit Deployment Program (UDP) with spread footing foundations and reinforced concrete walls, framing, and roof. Building systems will be designed and constructed for Guam's seismic, typhoon and environmental conditions. The unaccompanied housing complex consists of a building tower with attached multipurpose room and detached utility building. An asphalt concrete parking facility for approximately 97 vehicle stalls will support the unaccompanied housing building. The building provides 194 rooms for unaccompanied SNCO/Officer personnel with private baths, laundry and kitchen areas per the standard Marine Corps SNCO/Officer room on UFC 4-721-10N (5-4). The building includes vestibules, public bathrooms, elevators, janitor closets, mechanical and electrical rooms, corridor, breezeways and stair towers.

J-032/036/037/038/039 Bachelor Enlisted Quarters (BEQ) Complex

The BEQ Complex project will construct five six-story facilities with 300 rooms each. The facilities will have approximately 50 rooms per floor with personal bathrooms and kitchenette housing for temporary duty personnel. Project includes spaces equipped for industrial-grade self-service resident laundry, storage areas, receiving entrance, and reception desk. Additionally, there is a dedicated utility building and parking.

J-301 Consolidated Headquarters

The J-301 project constructs a high rise consolidated headquarters facility for the 3rd Marine Expeditionary Brigade (MEB), Combat Logistics Battalion (CLB), 4th Marine Regiment, and two Infantry Battalions at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam consisting of reinforced concrete with all components such as, exterior walls, flooring, foundation, windows, roofing, mechanical, electrical, and informational systems appropriate to Guam earthquake and environmental conditions, and designed to meet applicable Unified Facility Criteria (UFC).

J-318 Public Works Building/Maintenance Shops

The J-318 project constructs a multi-use Public Works (PW) building with maintenance shop, maintenance storage warehouse, administrative offices and ICS monitoring station; an operational hazardous/flammable storage building; and a short-term (less than 90 days) hazardous waste storage building and associated supporting facilities at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam. PW maintenance shops/storage area will include sustainment (maintenance/repair) shops, electrical shop, water shop, wastewater shop, environmental services shop, PW maintenance storage warehouse includes climate-controlled storage, ready-issue store, shop/storage administrative support offices, loading dock/area, restrooms and locker rooms. PWD Administrative Offices includes a lobby, waiting area, open offices, shared conference room and technical library.

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 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): No major transportation roadway networks proposed.

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. The Marine Corps Relocation Program remains consistent to the maximum extent practicable with Guam's enforceable coastal policies.

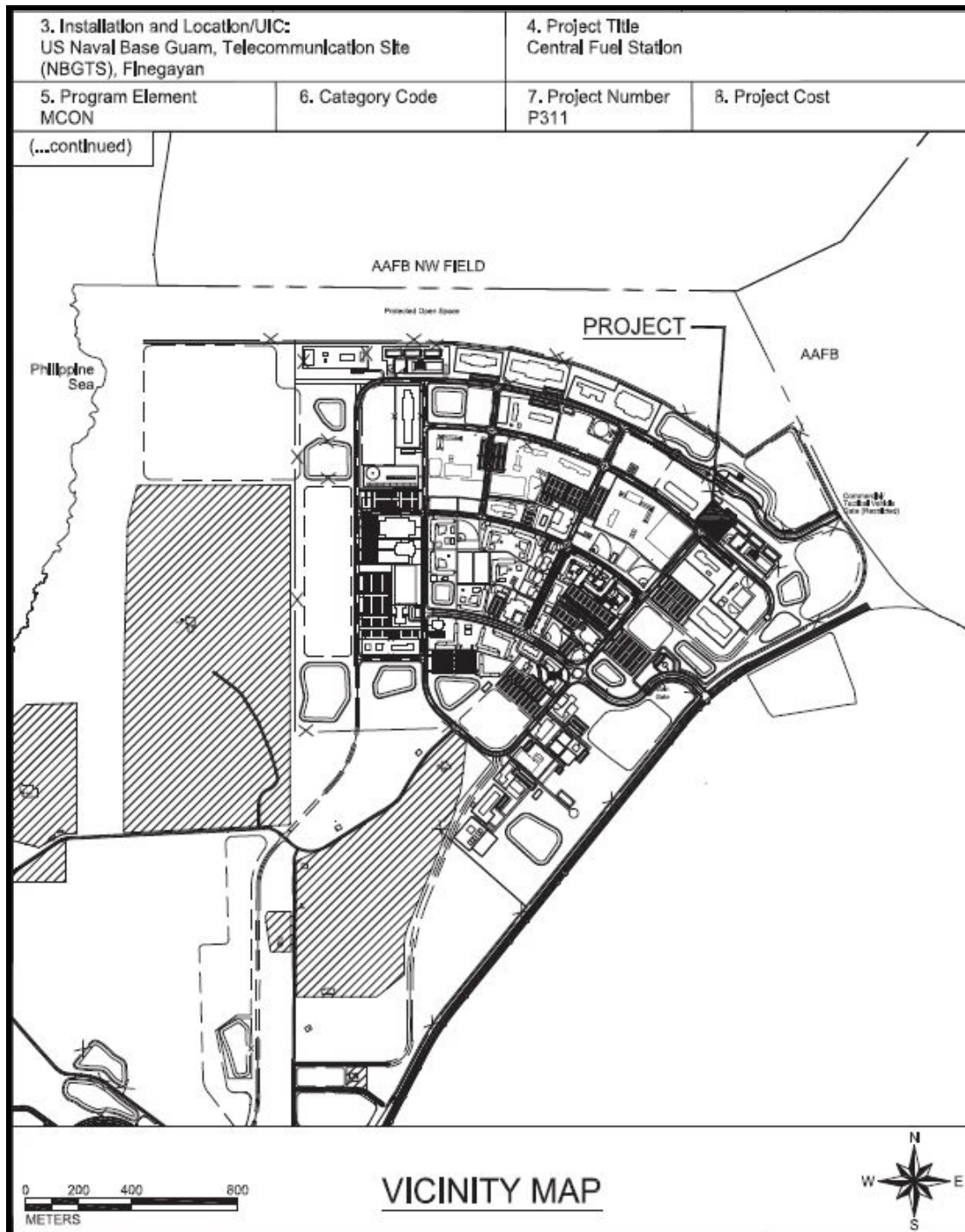
Table 1. USMC Vertical Construction Projects at the Main Cantonment, NBGTS Finegayan.

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.

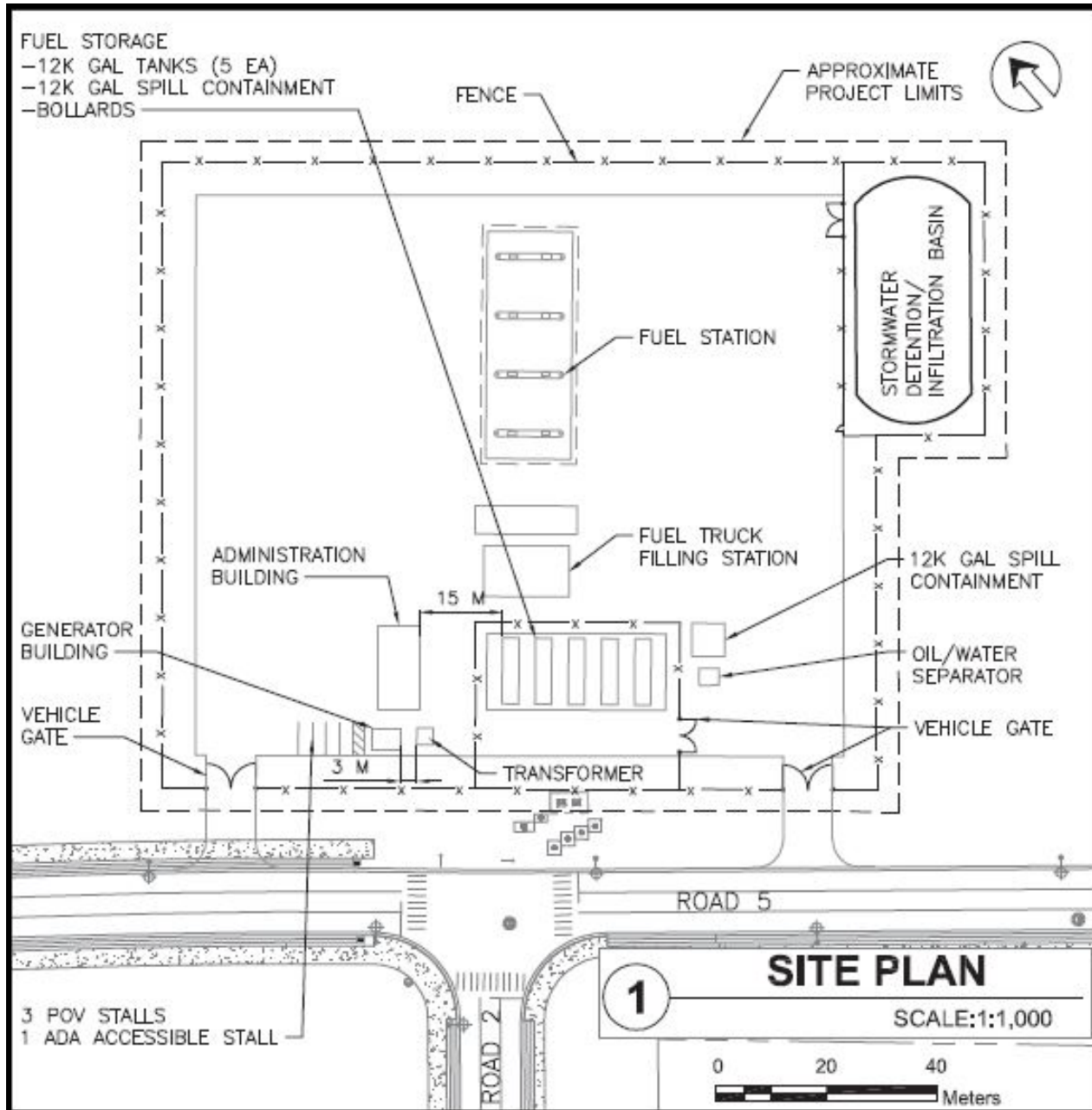
Project No.	Project Title	Status
P-311	Central Fuel Station	Pending Award
P-312	Distribution Warehouse	Pending Award
P-317	Combined EOD Facility	Pending Award
P-802	Base Warehouse	Pending Award
P-803	Individual Combat Skills Training	Pending Award
P-804	Central Issue Facility	Pending Award
J-015	Enlisted Dining Facility	Pending Award
J-018	Security Building/Police Station	Pending Award
J-023	Bachelor Officer Quarters A	Pending Award
J-032	Bachelor Enlisted Quarters E	Pending Award
J-034	Bachelor Officer Quarters B	Pending Award
J-036	Bachelor Enlisted Quarters C	Pending Award
J-037	Bachelor Enlisted Quarters G	Pending Award
J-038	Bachelor Enlisted Quarters J	Pending Award
J-039	Bachelor Enlisted Quarters K	Pending Award
J-301	Consolidated Headquarters	Pending Award
J-318	Public Works Building/Maintenance Shops	Pending Award

Attachment 1. Main Cantonment Vertical Projects Maps

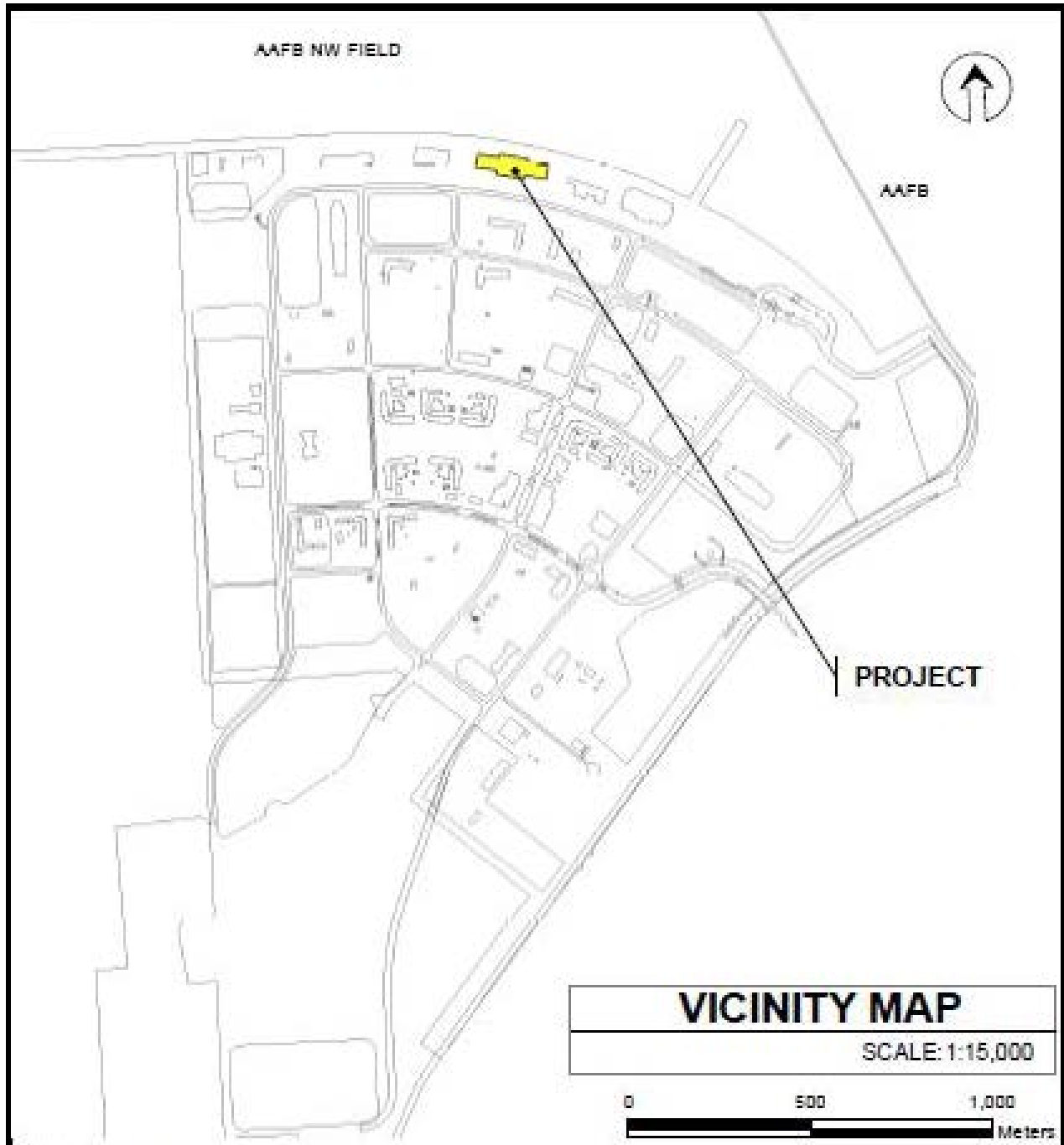
P-311 Central Fuel Station (Location Map)



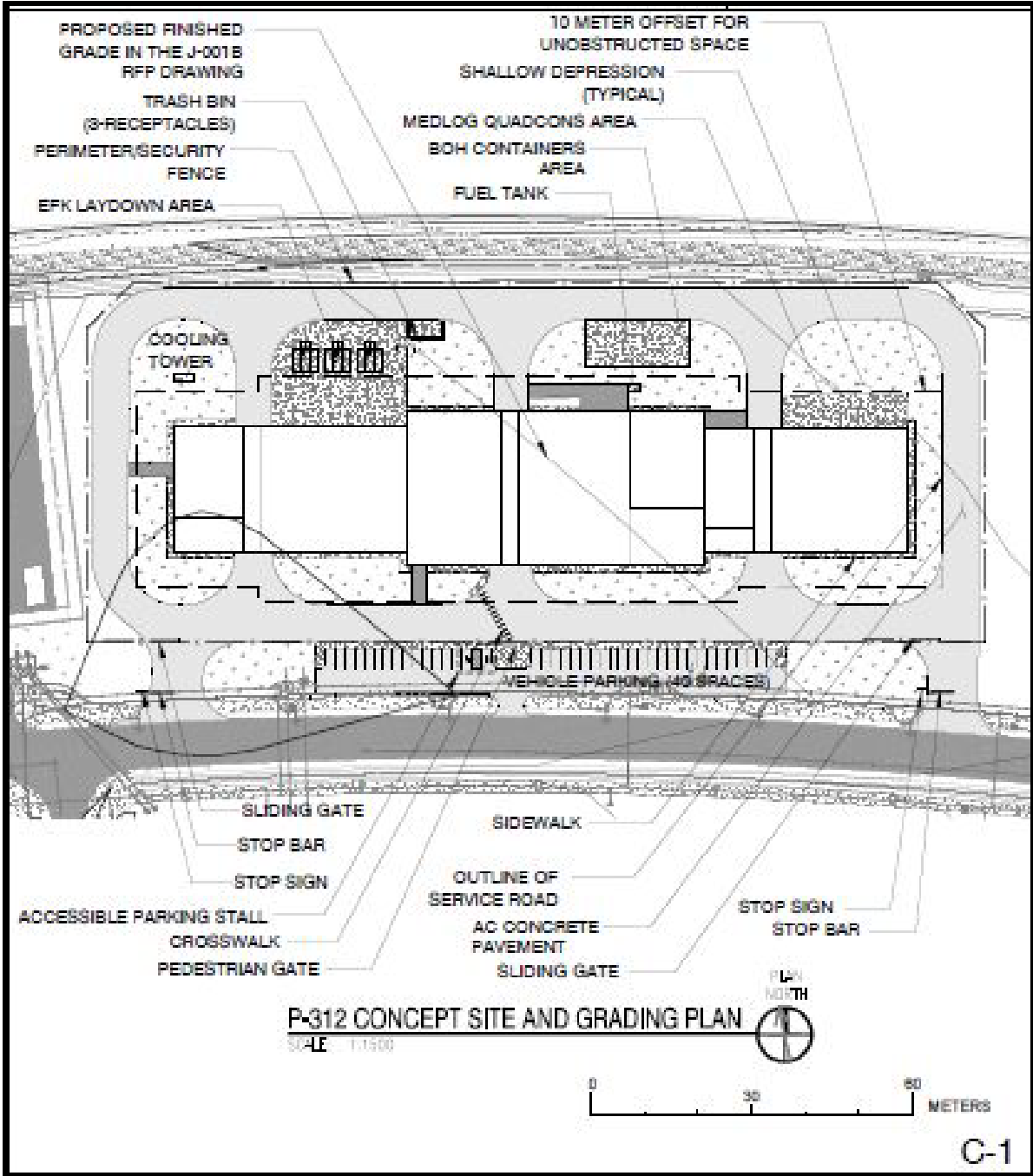
P-311 Central Fuel Station (Main Site Layout)



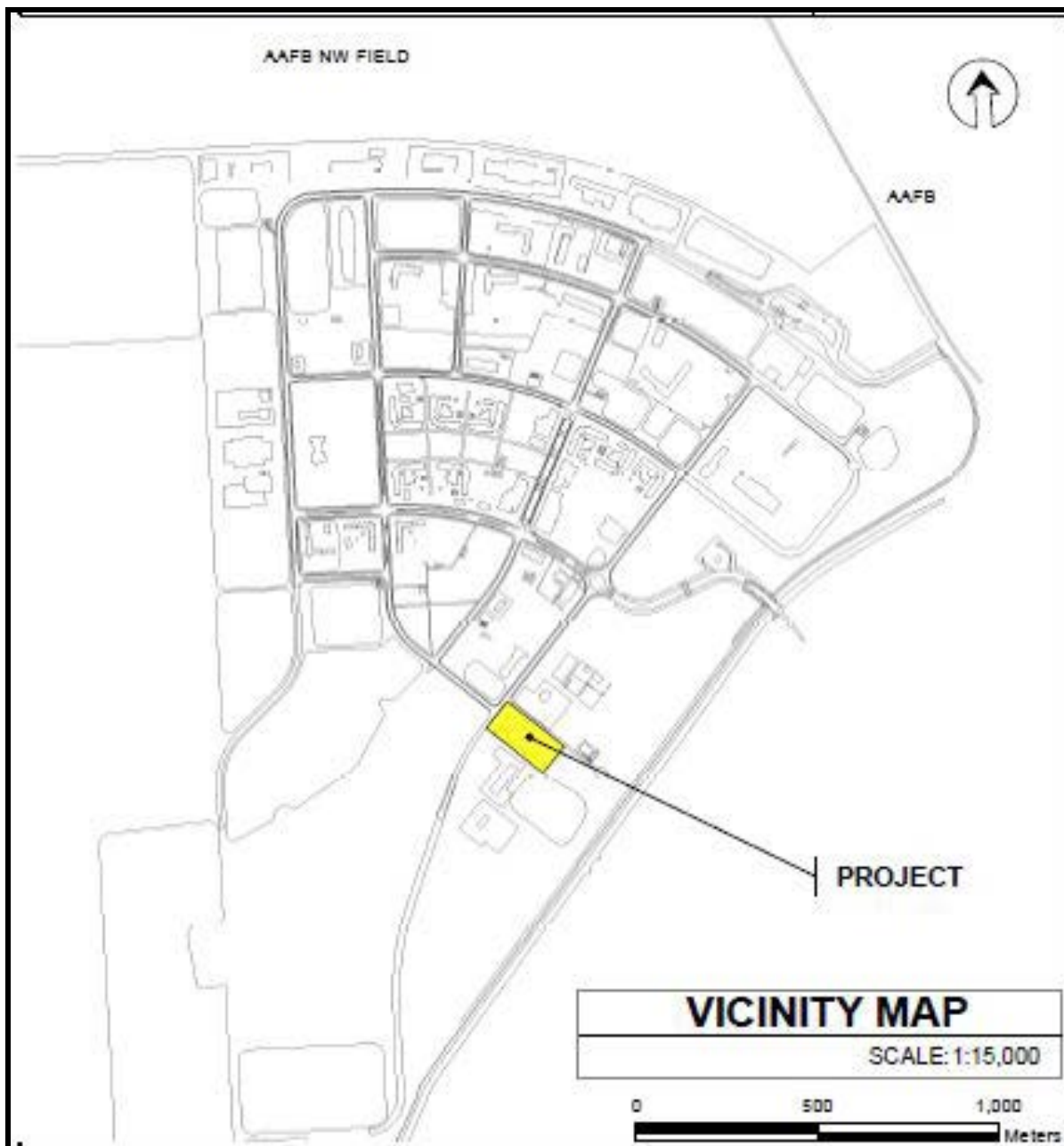
P-312 Distribution Warehouse (Location Map)



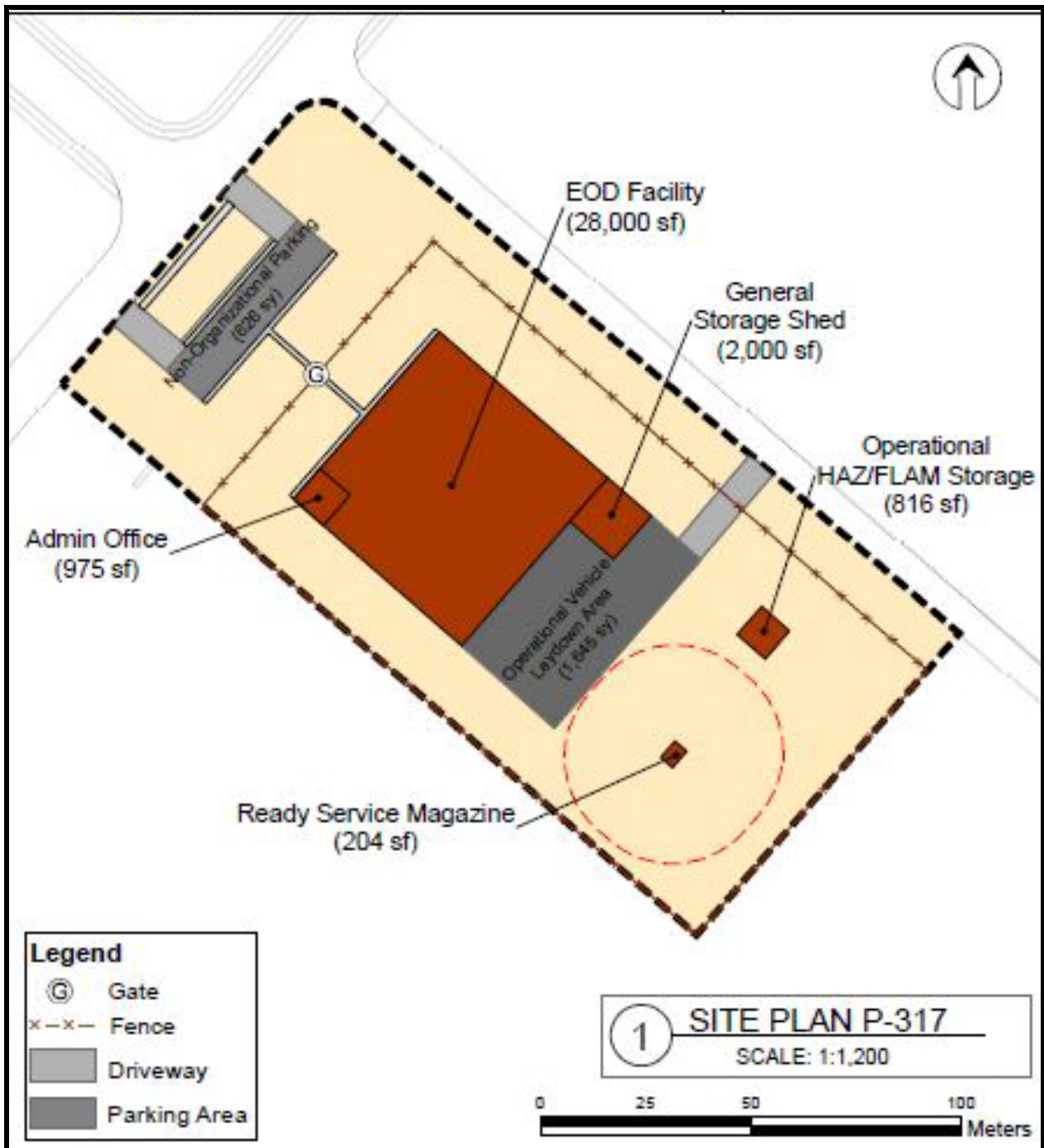
P-312 Distribution Warehouse (Main Site Layout)



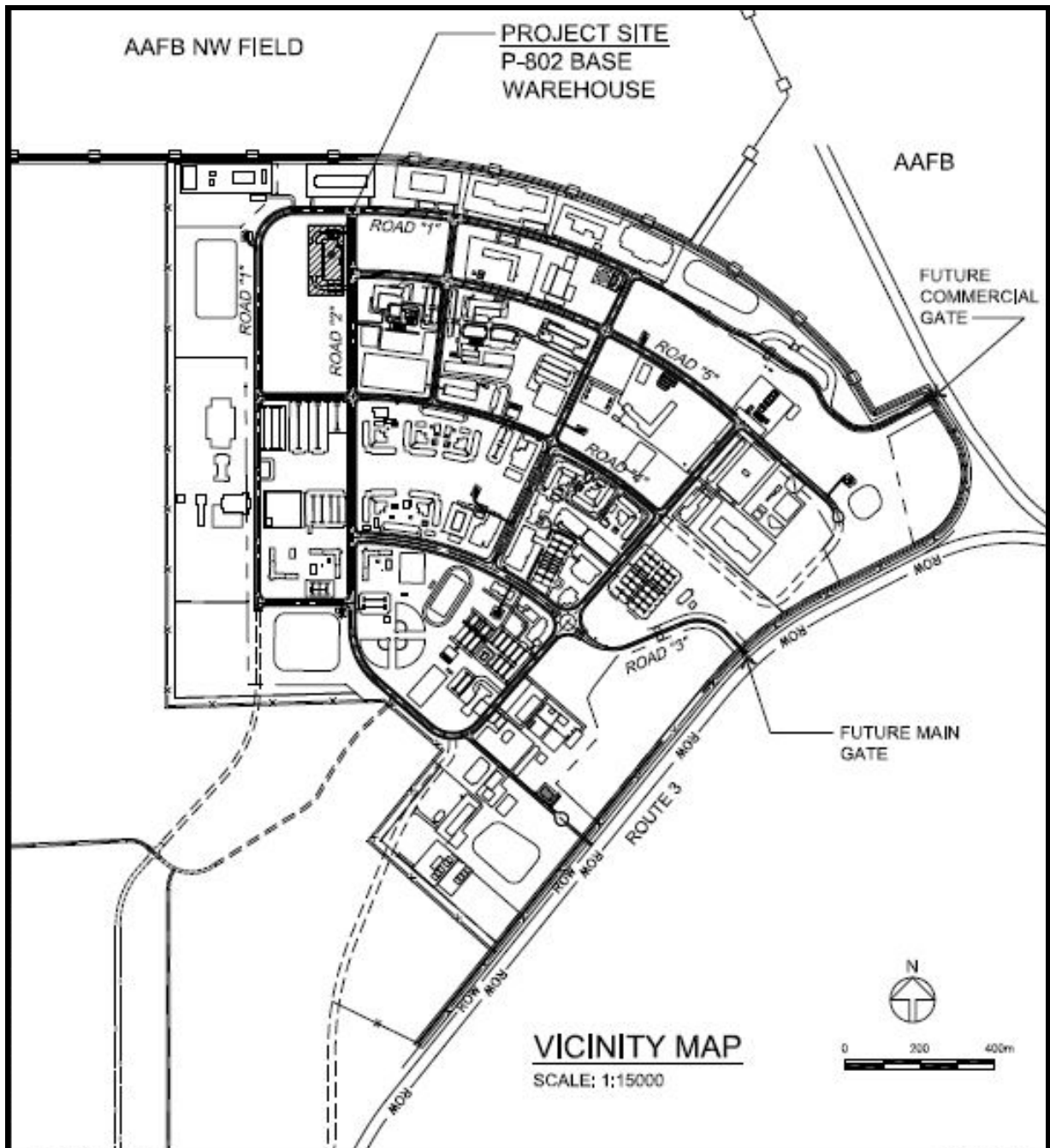
P-317 Combined EOD Facility (Location Map)



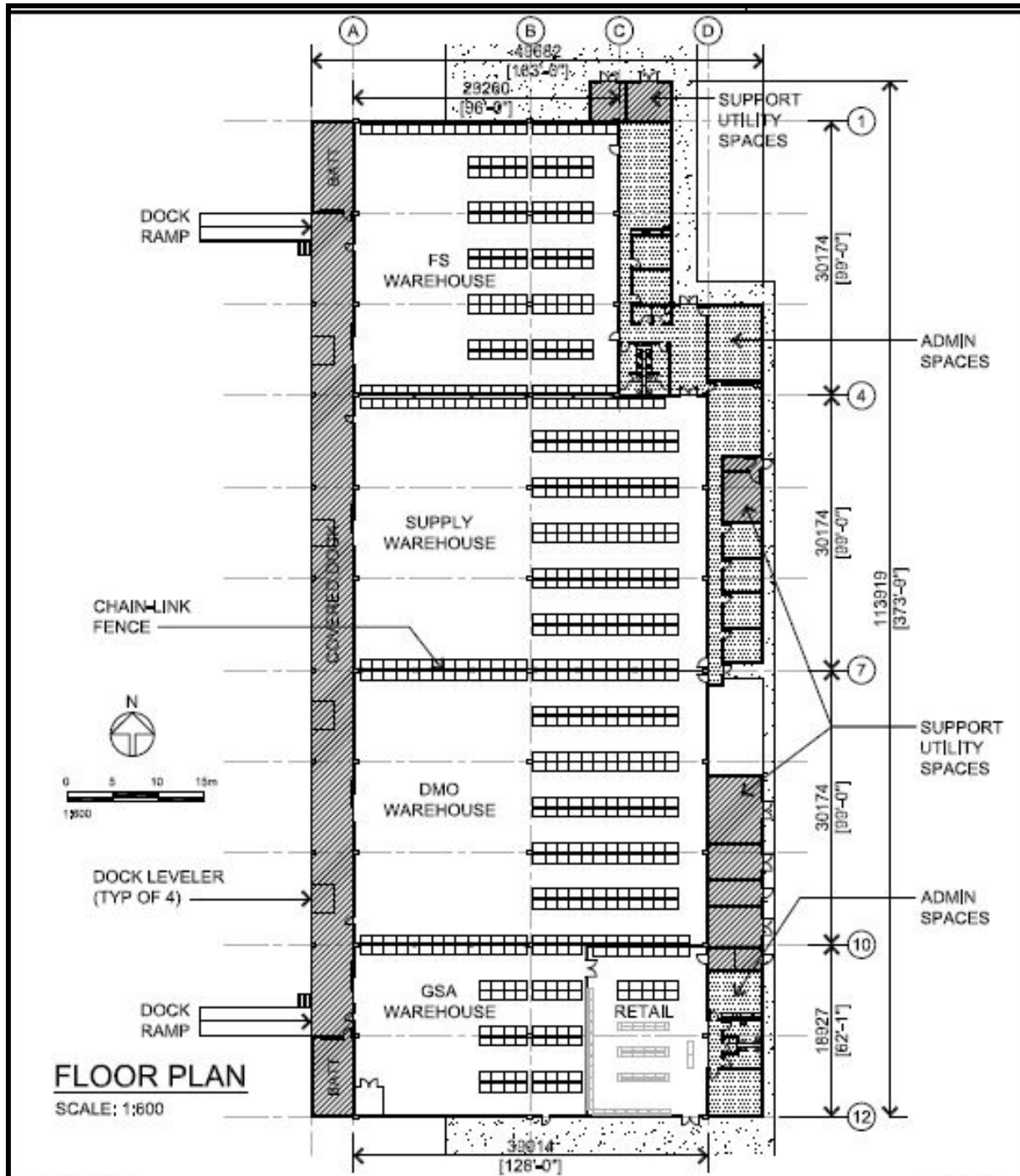
P-317 Combined EOD Facility (Main Site Layout)



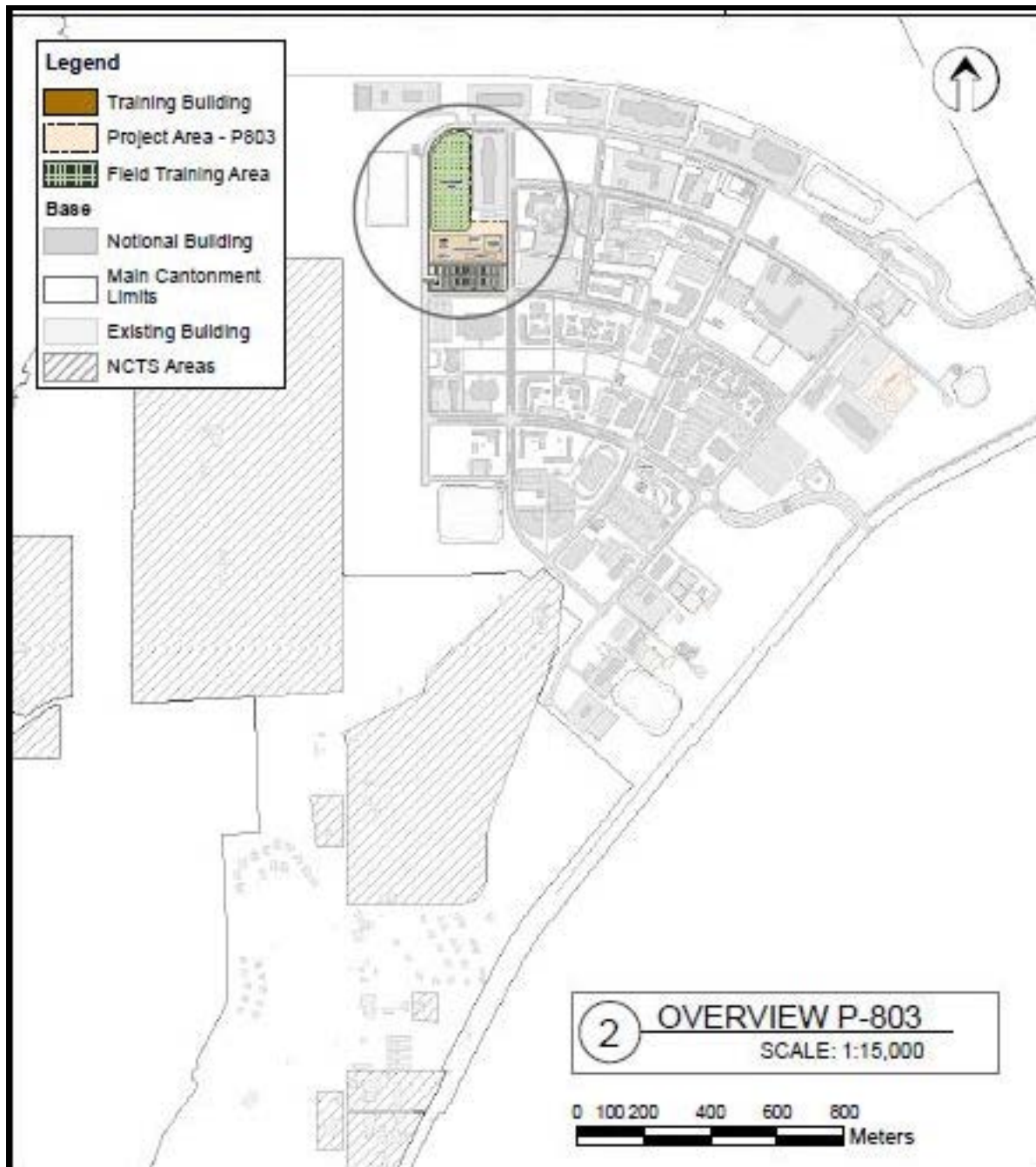
P-802 Base Warehouse (Location Map)



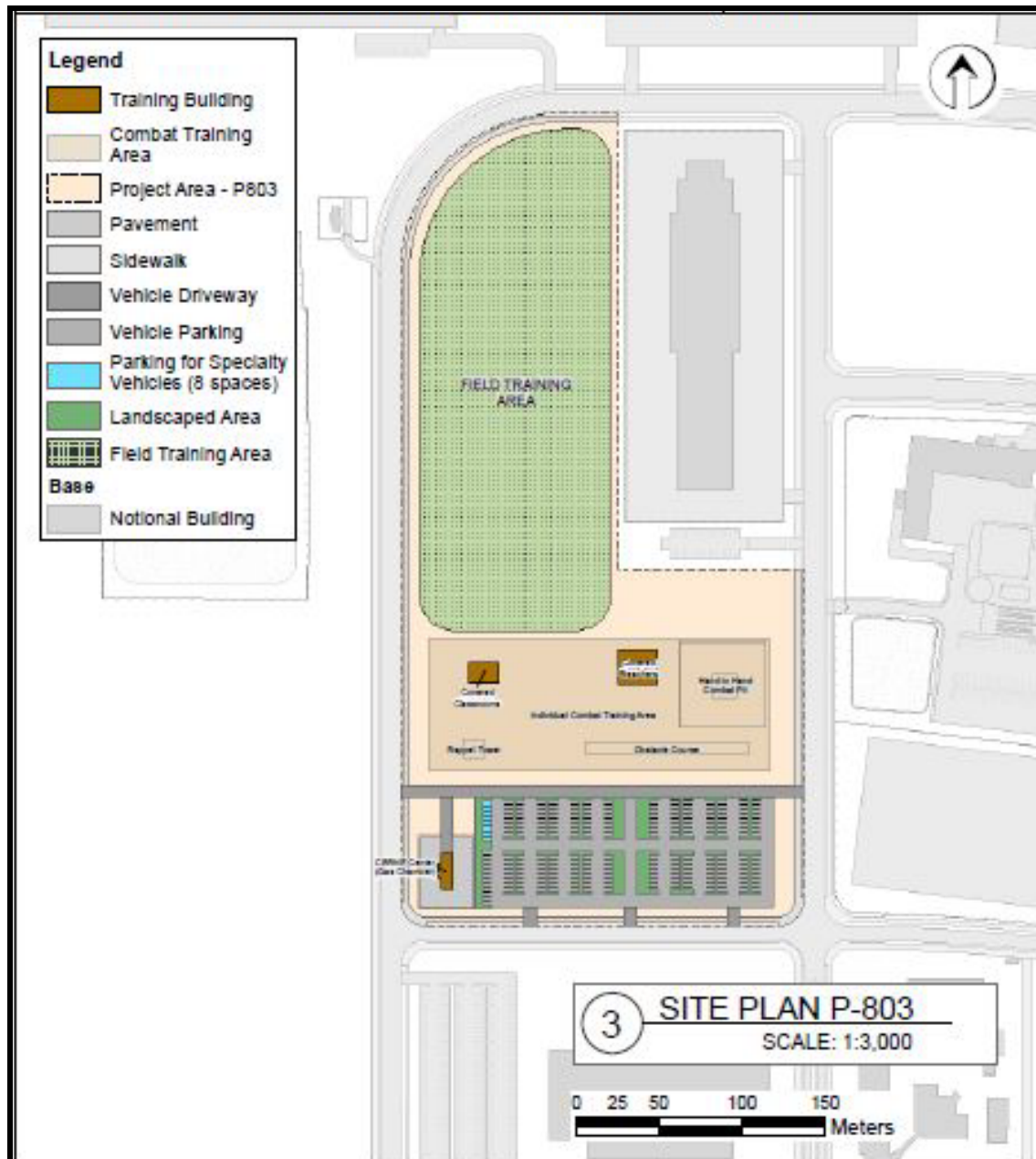
P-802 Base Warehouse (Main Site Layout)



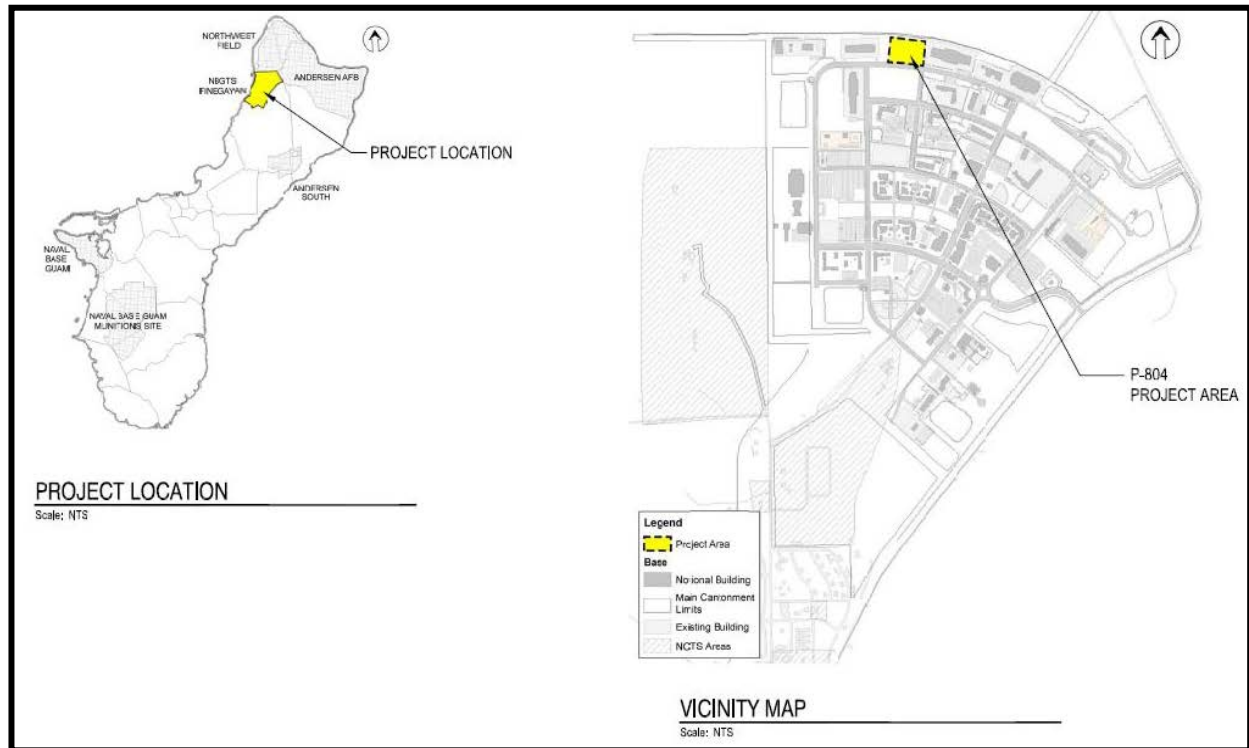
P-803 Individual Combat Skills Training (Location Map)



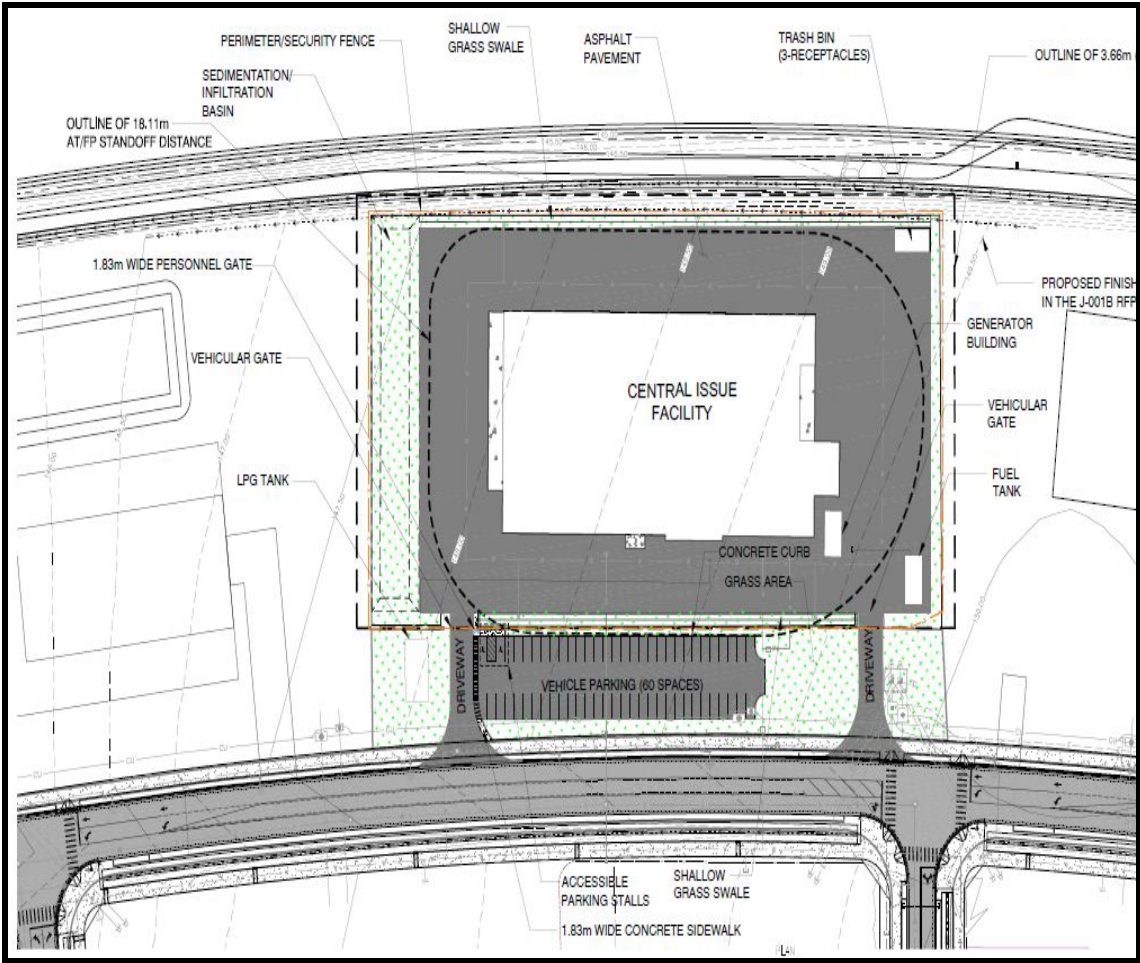
P-803 Individual Combat Skills Training (Main Site Layout)



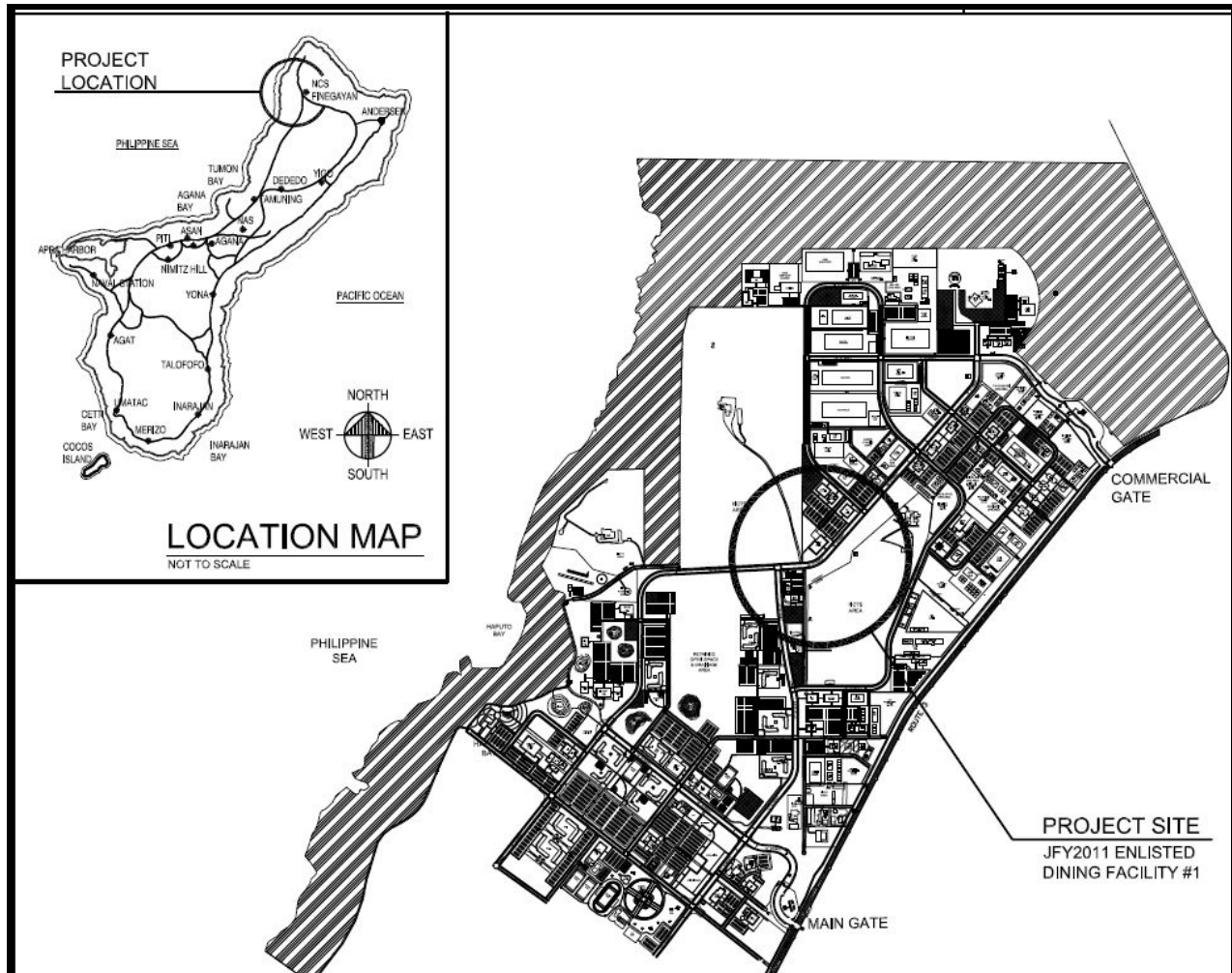
P-804 Central Issue Facility (Location Map)



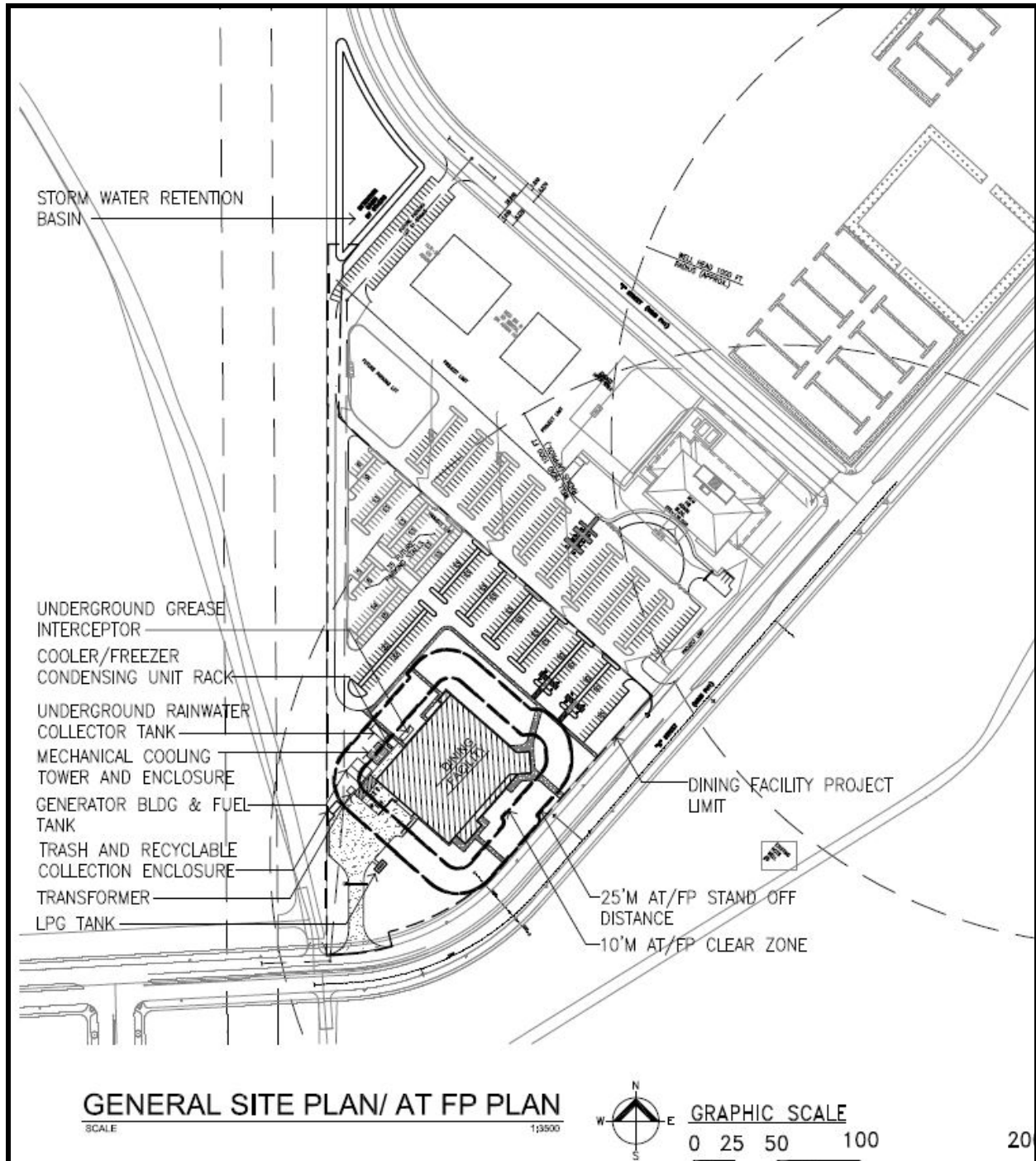
P-804 Central Issue Facility (Main Site Layout)



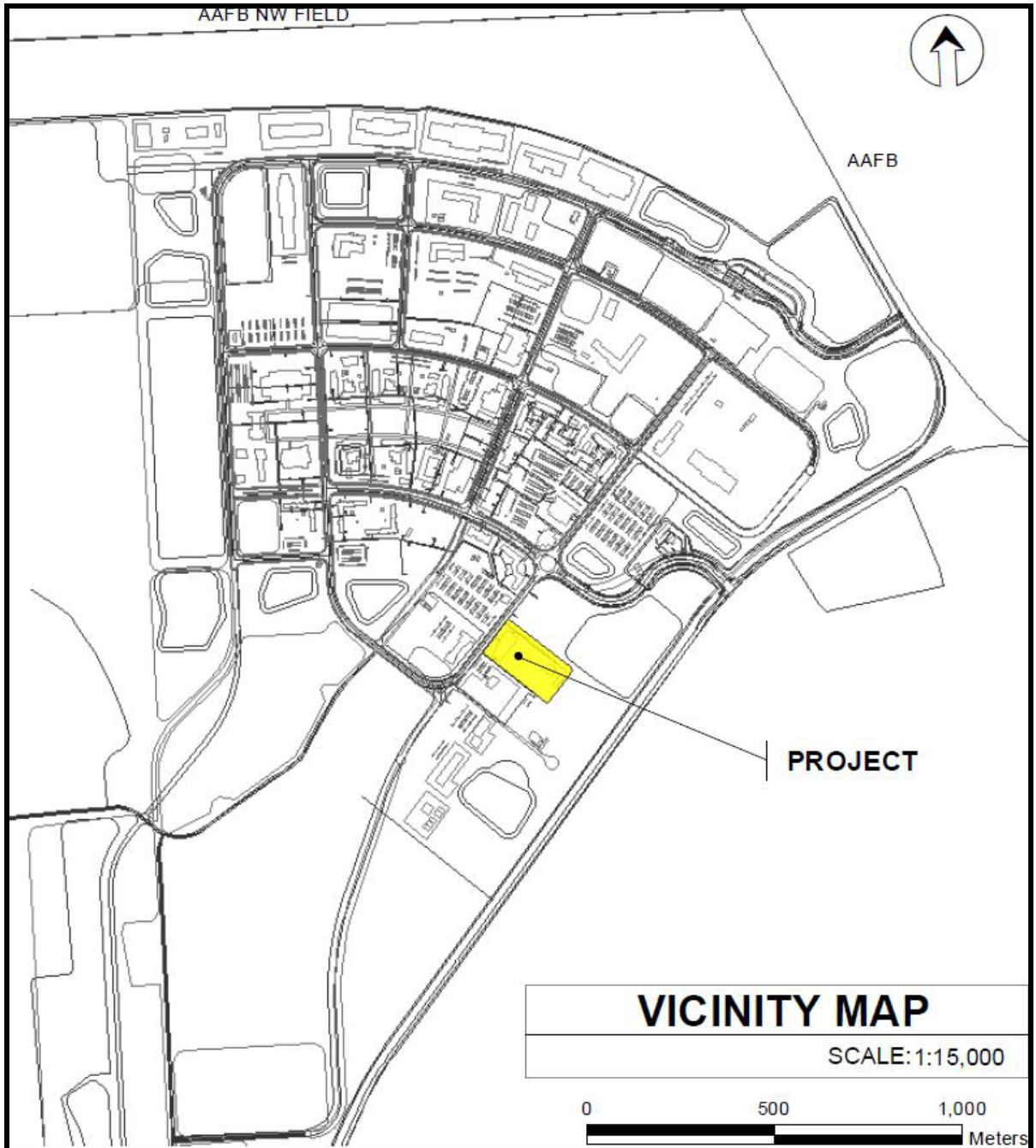
J-015 Enlisted Dining Facility (Location Map)



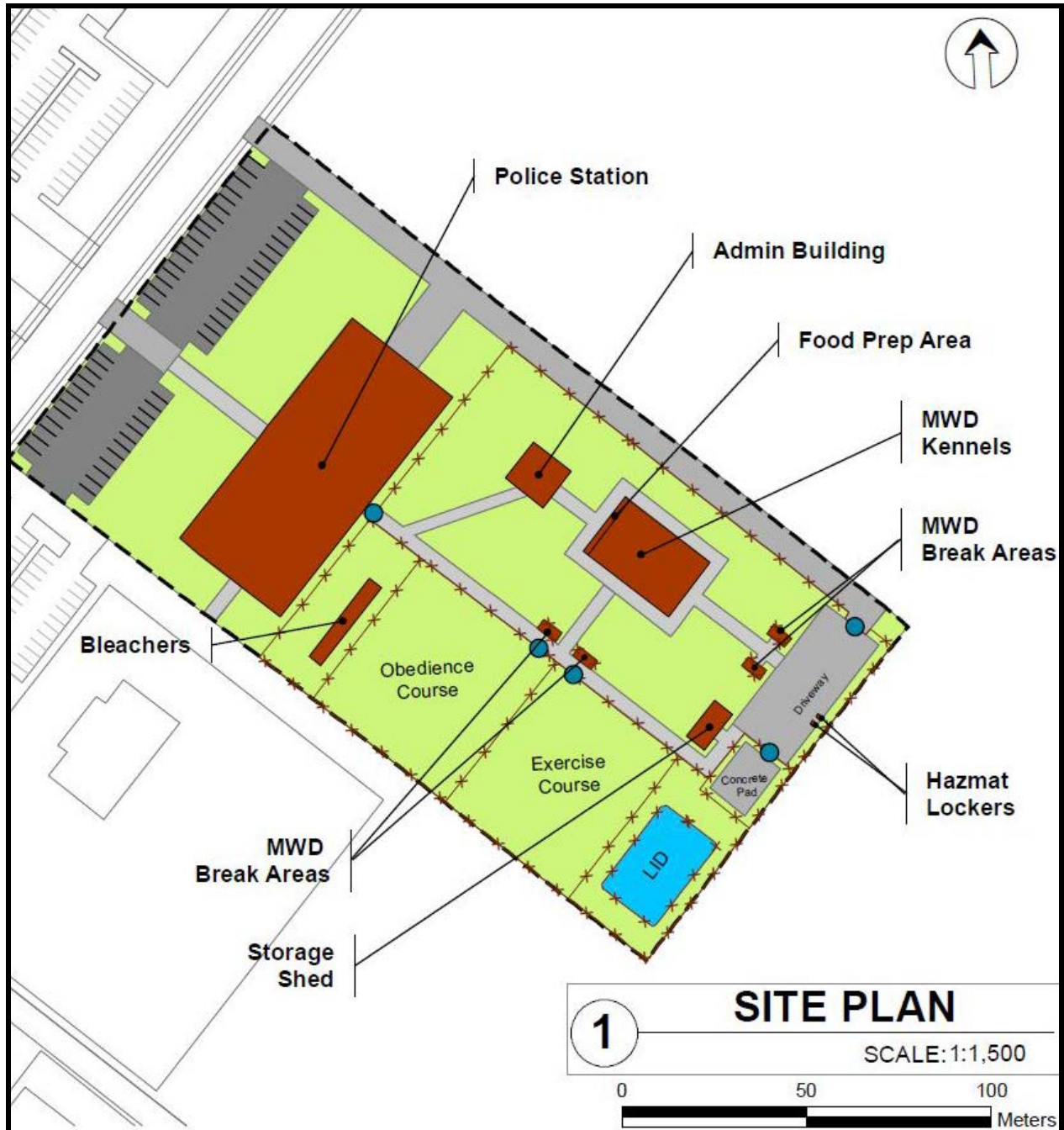
J-015 Enlisted Dining Facility (Main Site Layout)



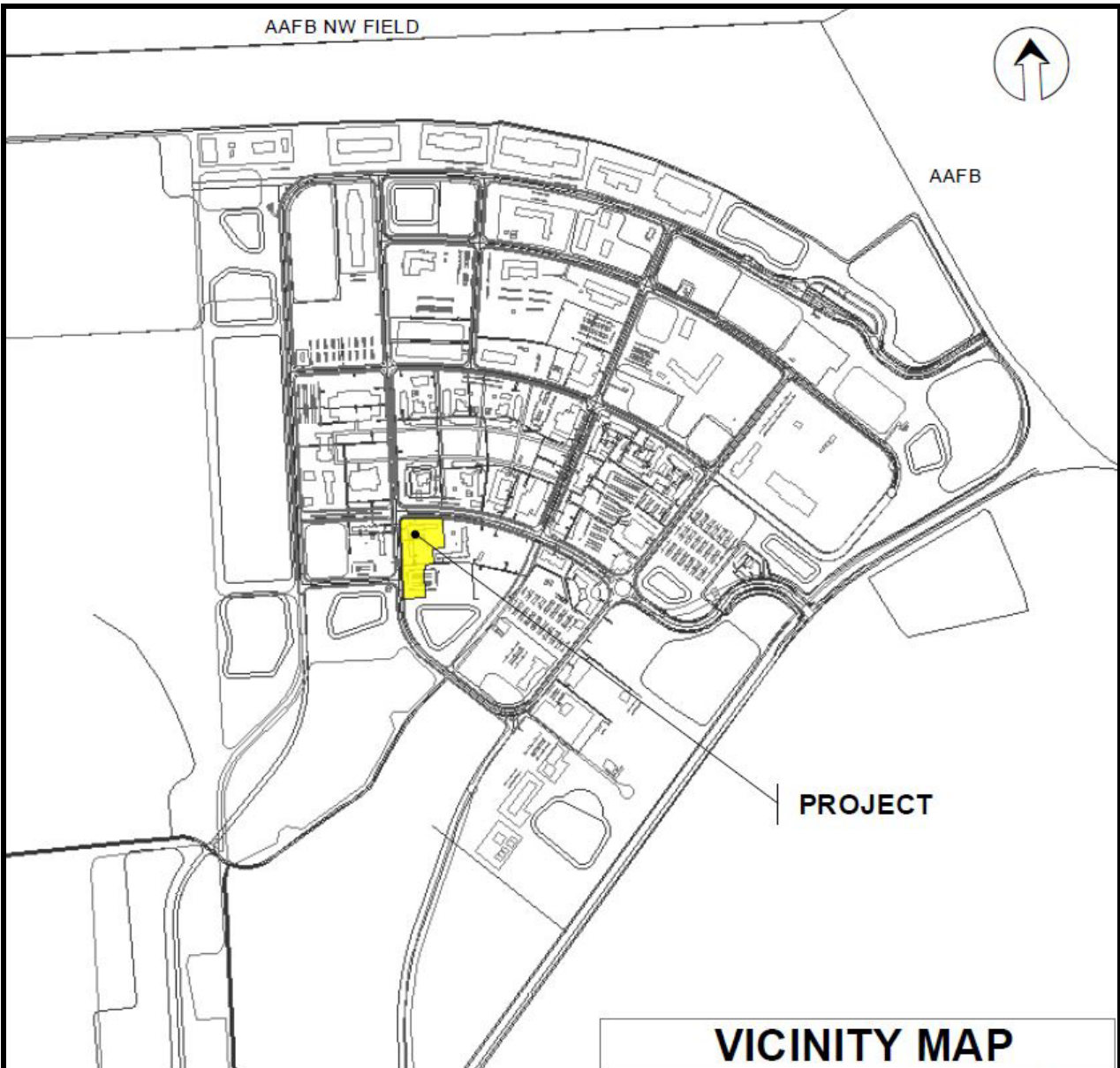
J-018 Security Building/Police Station (Location Map)



J-018 Security Building/Police Station (Main Site Layout)



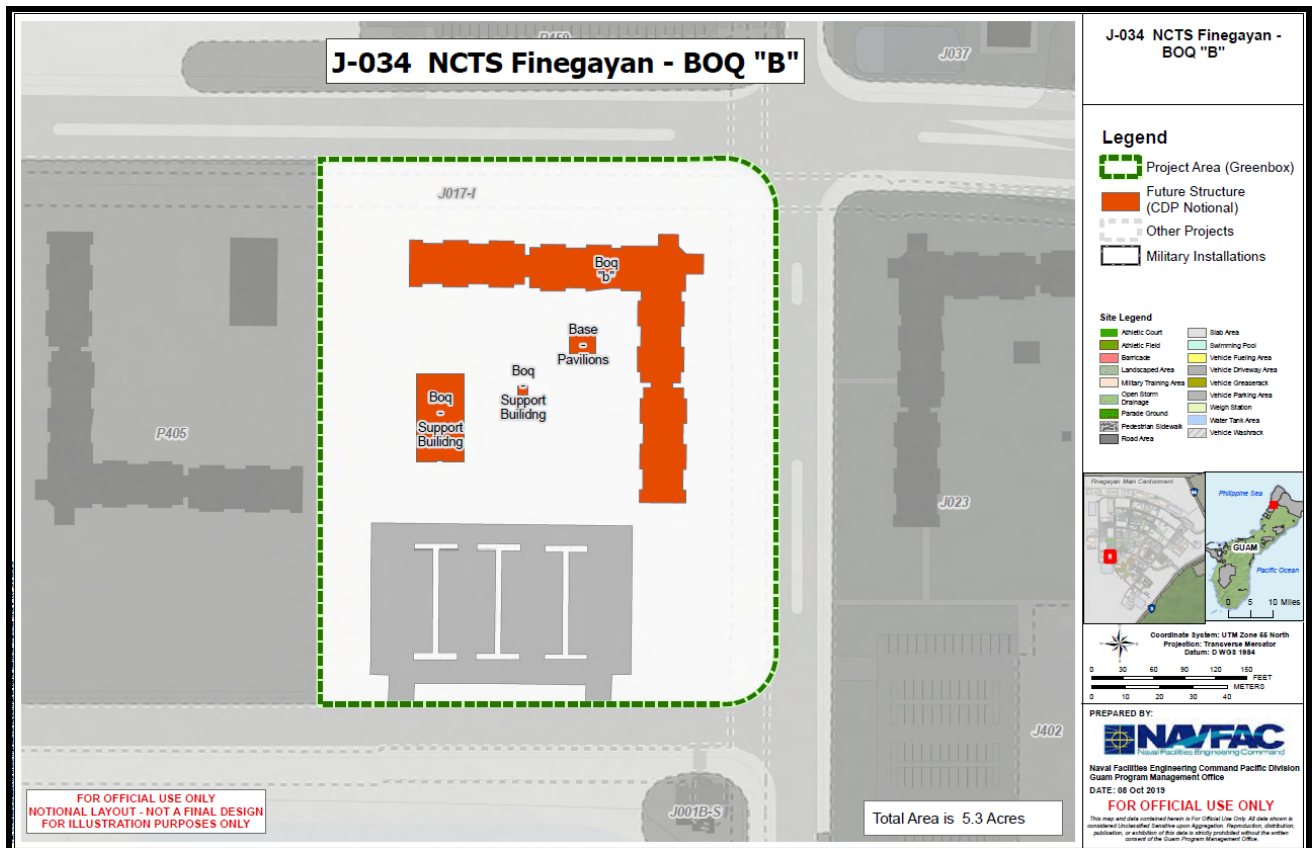
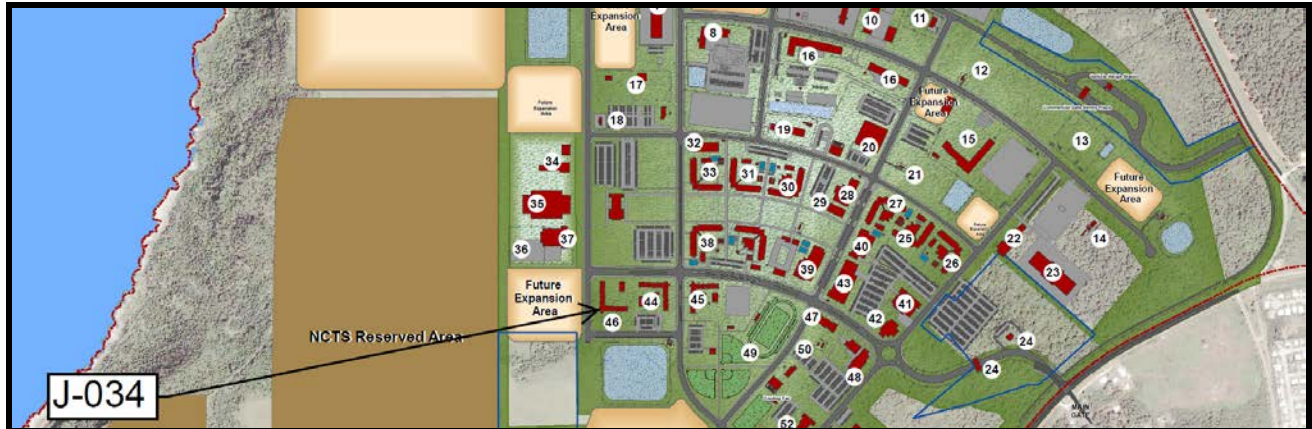
J-023 Bachelor Officer Quarters A (Location Map)



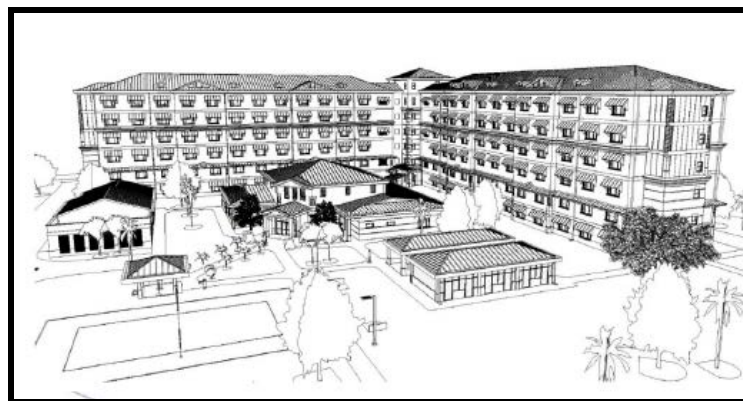
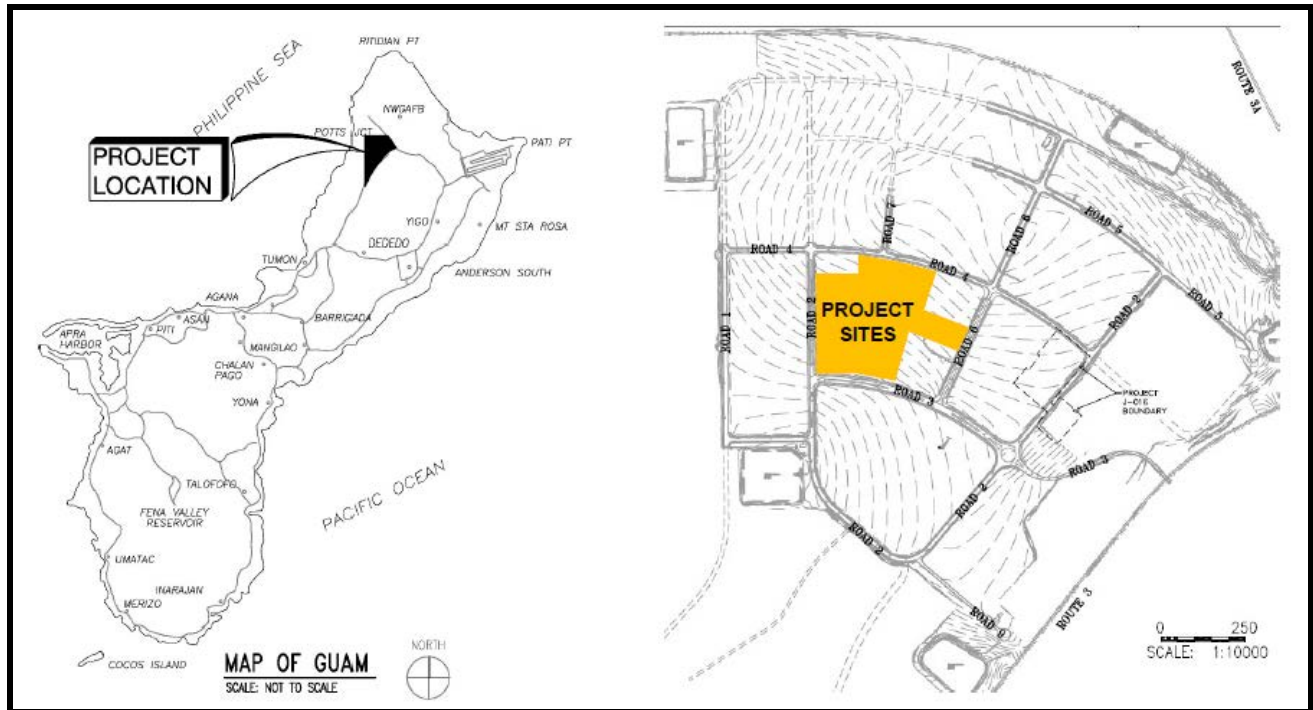
J-023 Bachelor Officer Quarters A (Main Site Layout)



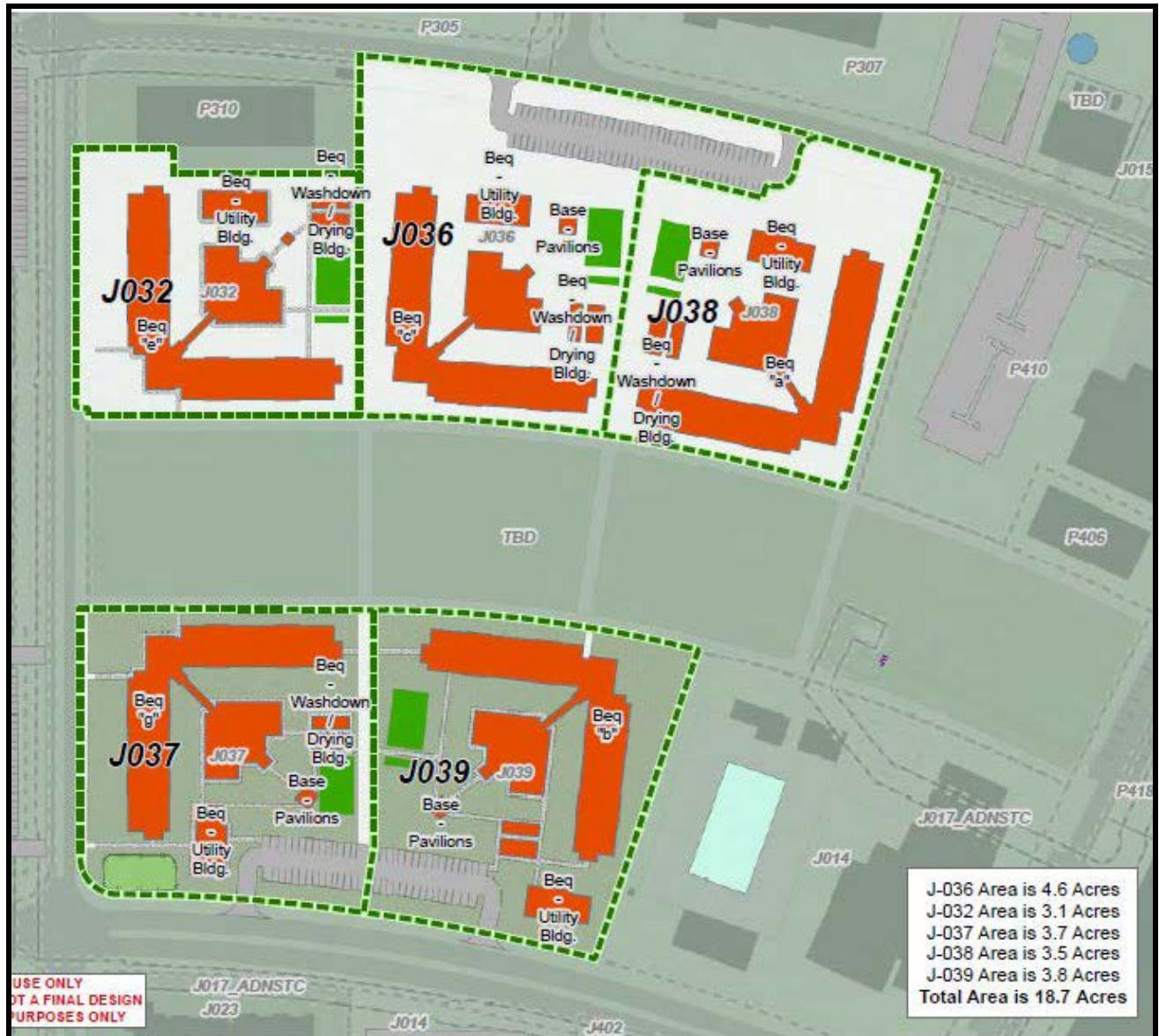
J-034 Bachelor Officers Quarters B (Location and Main Site Map)



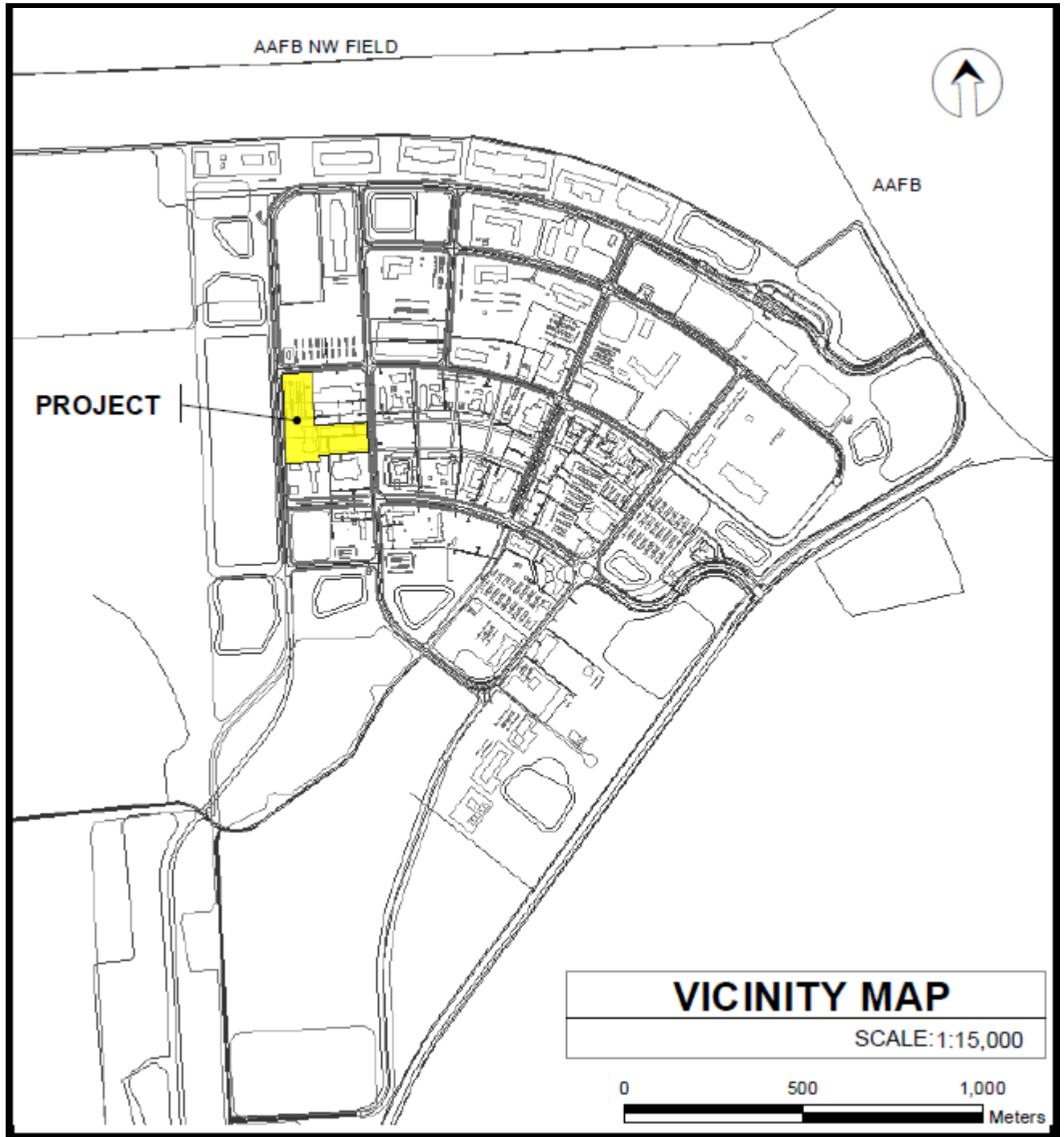
J-032/036/037/038/039 Bachelor Enlisted Quarters (Location Map)



J-032/036/037/038/039 Bachelor Enlisted Quarters (Main Site Map)



J-301 Consolidated Headquarters (Location Map)



J-301 Consolidated Headquarters (Main Site Map)

