DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND MARIANAS
PSC 455, BOX 195
FPO AP 96540-2937

IN REPLY REFER TO:
5090
SER EV-17/725
June 21, 2017

Mr. William C. McDonald
Acting Director
Guam Bureau of Statistics and Plans
P.O. Box 2950
Hagåtña, Guam 96923

Dear Mr. McDonald:

SUBJECT: FEDERAL AGENCY COASTAL DETERMINATIONS FOR FISCAL YEAR 2017 DEVELOPMENTS PROPOSED FOR THE MARINE CORPS RELOCATION ON GUAM

The Department of the Navy requests the Bureau of Statistics and Plan's (BSP) review of our phased coastal determination for Fiscal Year (FY) 2017 projects as part of both the 2010 and 2015 Record of Decision (ROD) for the Guam Military Relocation. This phased determination includes the J-755 Urban Combat Training, the P-102 Power Upgrade-Harmon and the J-007 Waterfront Headquarters Building. BSP's conditional concurrence with the Navy's Programmatic Consistency Determination was formalized on 27 August 2014, which included BSP's renewed support of the phased determination process.

The Navy has assessed any reasonably foreseeable direct and indirect effects on Guam's defined coastal zone, and reviewed relevant management programs (enforceable policies) of the Guam Coastal Management Program (GCMP) in accordance with the Coastal Zone Management Act (CZMA). Based on the analyses, the subject projects would collectively have spillover (indirect and cumulative) impacts to the Guam coastal zone. There would be no direct impact to the coastal zone, as reasonably foreseeable effects are confined to land under federal jurisdiction.

Based on its assessment, the Navy finds that development under J-755, P-102 and J-007 of the Marine Corps relocation to Guam would comply with and would be conducted (or supported) in a manner consistent with the policies of the GCMP to the maximum extent practicable. The Navy will incorporate programmatic requirements as set forth by the BSP as part of the conditional concurrence granted for the Marine Corps Relocation program on Guam. Please see enclosure 1 for project descriptions, vicinity maps, coastal effects determinations and other supporting information. Ground disturbance associated with construction for J-755, P-102 and J-007 is not anticipated to begin until late FY2017.

I appreciate your ongoing support. If you have any questions relating to this submission, please contact Mr. Dana Lujan, JRM Conservation Manager (EV2), by telephone at (671) 333-1185 or by email at dana.lujan@fe.navy.mil.

IN REPLY REFER TO:
5090
SER EV-17/725
June 21, 2017

Sincerely,

John F. Salas, P.E.
By Direction

Enclosures:

1. Effects Test and Consistency Determination for J-755 Urban Combat Training
2. Effects Test and Consistency Determination for P-102 Power Upgrade-Harmon
3. Effects Test and Consistency Determination for J-007 Waterfront Headquarters Building

Copy to: NAVFAC Pacific (Ms. Karen Sumida)

EFFECTS TEST AND DETERMINATION UNDER COASTAL ZONE MANAGEMENT ACT

Project: J-755 Urban Combat Training	**Date:** 16 May 2017
Project Location: Andersen South and utility corridors along Routes 1, 9 and 3	**Prepared By:** MCAG PWD PRF5.1.2

PROJECT DESCRIPTION:

This project constructs multiple training facilities at Andersen South and supporting onsite and offsite information technology/communications (IT/COMM) along Route 1 to Andersen Air Force Base (AAFB), and along Routes 9 and 3 to the Naval Base Guam Telecommunications Site (NBGTS) in Finegayan. A perimeter fence encompassing the entire boundary of Andersen South is also included in this project.

Construction at Andersen South shall be organized into three training areas:

Training Area 1 (TA1) – TA1 will include a Combat Vehicle Operators Course (CVOC) in the west region of Andersen South. Improvements include site clearing, grubbing and grading and the construction of a serpentine road system and multiple obstacles forming the CVOC. A new staging area and bleacher stand is included. No water, sewer, electrical, communications and buildings are planned in this Training Area.

Training Area 2 (TA2) – TA2 includes a Hand Grenade (HG) Range, Live Fire Shoot House, and Breacher Facility in a central region of Andersen South. The HG Range includes a qualification course, throwing lanes, a Grenade Shoot House and ancillary observation and supporting structures. A Shoot House After Action Review (AAR) building supports training review in the Shoot House. Electrical, communications and water utilities for fire hydrants will be provided to support these facilities. Sewer utilities are not planned for these facilities.

Training Area 3 (TA3) – TA3 includes the central and eastern portion of Andersen South, extending from Route 1 to Route 15 and encircles TA2. TA3 is further subdivided into North (TA3N) and South (TA3S) regions. TA3N includes a Range Warehouse, Area Distribution Node and Communication Tower near the Main Entry Control Point off Route 1. Along the southern boundary along Route 15, in TA3S, an existing residential neighborhood will be utilized as a Military Operations on Urbanized Terrain (MOUT) training facility. A MOUT AAR building provides facilities for review and to house training operations facilities. Project includes selective repairs to existing buildings and construction of multiple building typologies (e.g., embassy, hotel, school, etc.). These buildings do not provide any of services of the buildings they simulate and function solely to support training exercises. Electrical, communications, water and sewer utilities will be provided to the occupied buildings within TA3.

Offsite IT/COMM infrastructure (e.g. fiber optic cables, conduits and duct banks) will be installed primarily underground and would follow existing roads and rights-of-way along Routes 1, 9 and 3, connecting communications at Andersen South to Building 25008 inside AAFB, and to Building 112 inside NBGTS.

Project locations and the Andersen South site layout are depicted in **Figures 1-1 and 1-2**.

PROJECT EFFECTS TEST:

Resources of Primary Coastal Concern (note that all could trigger reasonably foreseeable spillover impacts even if activities are confined to lands under federal jurisdiction):

Water Quality
Although the entire J-755 development occurs over the Northern Guam Lens Aquifer, it is not in proximity to and 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 project activities. Through appropriate

implementation of design and construction mitigations and/or best management practices (BMPs) committed to in the 2015 Military Relocation Record of Decision, impacts to the aquifer would be minimized. Such measures include obtaining a Guam Environmental Protection Agency (EPA) Clearing and Grading Permit and coverage under the US EPA Construction General Permit (CGP), which include implementing the an Environmental Protection Plan as well as the CGP-required Stormwater Pollution Prevention Plan. Construction design specifications for all projects also reference the 2006 CNMI and Guam Stormwater Management Manual.

Terrestrial Habitat
Project will remove approximately 242.3 acres of secondary limestone forest at Andersen South, which is potential habitat for federally listed threatened and/or endangered species. Andersen South and utility right-of-way along Route 1 are outside of designated Overlay Refuge; however, portions of the Route 3 and 9 rights-of-way occur within the Overlay Refuge. The relevant consultation with US Fish and Wildlife Service (USFWS) initially concluded with the issuance of their 2015 Final Biological Opinion (BO) for the Guam and CNMI Military Relocation. The 2015 BO details conservation measures that would require minimization and offset of impacts to threatened or endangered species. As part of these conservation measures, all project contractors will receive natural resource awareness training and will implement risk reduction relative to spread of invasive species through measures applied to shipments and cargo (Hazard Analysis and Critical Control Point or HACCP planning). Little Fire Ants established within segments of the project are a known risk and will be accounted for as part of HACCP planning. Also as part of conservation measures, high-value plant species within the project footprint, such as cycads, would be salvaged to the maximum extent practicable during construction activities and translocated to suitable habitat. The ability to salvage the plants would be dependent on the health of the plant and whether or not it would survive translocation. Plants deemed salvageable shall be transplanted into the designated forest enhancement area at North Finegayan.

In accordance with the Endangered Species Act (ESA), the Navy its submitted 2017 Biological Assessment on March 2017 to USFWS covering Marianas species listed in October 2015. ESA consultation must be completed prior to construction disturbance associated with J-755. Appropriate conservation measures and other requirements from the anticipated 2017 Biological Opinion shall be carried out by the Navy and its contractors to comply with ESA, consistent to the maximum extent practicable with Guam's coastal policy related to fragile areas.

Cultural Resources
Consultation for J-755 construction and operation activities under the 2011 Programmatic Agreement (PA) with the Guam State Historic Preservation Office (SHPO) for effects to historical/cultural resources is currently ongoing. PA Memo #1 for J-755 has been submitted and can be found on DoD's website (http://go.usa.gov/kWZG). The Navy has addressed all comments received and it is anticipated that PA Memo #2, which will include a plan for mitigation of adverse effects, shall be submitted to SHPO late-FY2017.

PROJECT COASTAL CONSISTENCY DETERMINATION:

Based on prior programmatic review, the following Coastal Policies are potentially applicable to this project. The following are the project-specific assessments of applicability and consistency:

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): J-755 includes construction on and along existing roadways and rights-of-way that may cross flood-prone areas. As the proposed modifications would be sited within existing

transportation networks, the developments would not require changes to land use, and new infrastructure will be strengthened for security and/or resistance to tropical and seismic conditions. In addition, affected or constructed roadway drainages would conform to the 2010 Guam Transportation Drainage Manual to ensure that stormwater would be adequately managed to control or minimize roadway flooding.
The J-755 development areas would also be sited within or near karst depressions and other potential sinkholes. To be consistent with DP5 to the maximum extent practicable and with Guam EPA oversight, the Navy would avoid direct modification to sinkholes or other surface depressions where feasible, or would modify these features without adverse effect as required by the Guam Soil Erosion and Sediment Control Regulations.

A Controlled Firing Area (CFA) and a Surface Danger Zone (SDZ) has been defined for the proposed HG Range at Andersen South, which are depicted in **Figure 1-3**. CFAs are airspace designated to contain activities that, if not conducted in a controlled environment, could be hazardous to nonparticipating aircraft, and provide a means to accommodate certain hazardous activities that can be immediately suspended if a nonparticipating aircraft were to approach the area. The Controlling Agency for the proposed CFA would be the Federal Aviation Authority Guam. Procedures to ensure the safety of civilian aviation would include, but would not be limited to, posting range regulations with detailed operating procedures, and real-time communications with air traffic control and range clearance personnel.

SDZs identify the areas requiring control of unauthorized access to live-fire training operations, and reflect a maximum potential adverse effect scenario for weapons use, to ensure the safety of on- and off-range personnel and civilians. With implementation of appropriate range safety procedures, no impact on public health and safety is anticipated from the operation of this proposed range.

The proposed HG Range would also generate blast noise; however, as with the SDZ, the noise contours of planning concern do not extend outside the development area located within Andersen South.

DP6 (Housing): No housing development is proposed for the project.

DP7 (Transportation): No major transportation roadway networks proposed.

DP8 (Erosion and Siltation): J-755 will meet requirements of Guam EPA-issued clearing and grading permits and will comply with the 2017 US EPA CGP.

Resource Policy (RP) 1 (Air Quality): The emissions estimates for off-base roadways during construction of island-wide IT/COMM infrastructure predict increases in certain emissions that could result in a potential localized less than significant impact to coastal zone air quality. All emission sources would emit pollutants at levels that would maintain compliance with local ambient air quality standards, would not increase cancer risks above health-based thresholds, and would not contribute to further degradation of Guam's current attainment designations. Best Management Practices to control pollutant emissions, including fugitive dust, would be documented in the construction contractor's Environmental Protection Plan submitted for approval to Guam EPA prior to implementation. No stationary emission sources (e.g. fuel-fired emergency generators, paint booths) are proposed as part of the project that will require a construction and operating permit under 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 this project, although the Navy will still comply with protective regulations mentioned under DP8 for the protection of aquifer water quality. Underground injection wells and conveyances to surface water are not proposed, hence a much-reduced risk for spills to have far-ranging impacts that could result in effects to coastal zone resources. The 2006 CNMI Guam Stormwater Manual has been referenced for the design of stormwater management BMPs.

Several water wells are situated within Andersen South, and each has a mandated 1,000-foot buffer identified as a wellhead protection zone. Within this zone, future activities and development are restricted to avoid contaminants from being introduced in them, and thus protecting the integrity of the aquifer.

Because the aquifer is used as a source of drinking water, prior to the operation of the ranges, both a site inspection and a site assessment, as well as actual munitions loading data, would be provided to the

Marine Corps' Range Environmental Vulnerability Assessment (REVA) and Operational Range Clearance (ORC) programs. Under the REVA Program, site specific data would be used to evaluate the potential for munitions constituents (MCs) to reach potential receptors. This would allow the REVA program to determine whether follow-on actions would be required (e.g., sampling, additional studies) and the frequency of any further evaluations. The REVA assessment would use conservative assumptions and available site specific information to determine if modeling can be performed for lead and/or explosive components. Monitoring of the ranges for MCs migrating off-range would be based on the outcome of the REVA assessment. REVA assessments would begin in the first year of operation and would then be conducted at a minimum every 5 years. The ORC program would not only consider the site-specific and REVA data but also safety and sustainability considerations in its assessment to determine the required frequency of range clearance.

RP3 (Fragile Areas): Impacts of J-755 to wildlife habitat and limestone forest will be mitigated through implementation of conservation measures identified in the 2015 Final BO (to be amended by a forthcoming 2017 BO). The BO details conservation measures that would require minimization and offset of impacts to threatened or endangered species. Impacts of J-755 to historic properties are avoided and mitigated through compliance with the conditions imposed in accordance with applicable PA Memos for the project.

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

RP5 (Visual Quality): Project will not degrade views from scenic overlooks, highways or trails. The new development is not inconsistent with the urban views along Route 1 in Dededo and Yigo. New facilities at Andersen South will mostly be obscured from view from publicly-accessible roads/trails by the proposed perimeter fencing and existing vegetation. There will be two communication towers built within Andersen South that would not be dissimilar to the visual attributes of high-voltage power poles that line Route 1. The completed communication utilities outside Andersen South would not normally be visible after restoration of the disturbed ground to original or better condition as these would be primarily underground.

RP6 (Recreation Areas): No recreational resources created or removed. Current jogging activity at Turner Road off the Yigo Fire Station intersection is not formally established nor regulated.

RP7 (Public Access): There will be new restrictions on public access to federal lands, as areas currently open to jogging activity (i.e. Yigo Fire Station road) will be restricted by construction of new perimeter fencing. JRM's Community Plans Liaison Officer will ensure that adequate and early notification will be provided to the Mayors and residents of the affected jurisdictions and to suggest nearby alternatives.

RP8 (Agricultural Lands): No agricultural lands or activity are within the J-755 development area.

Coastal Determination: <u>Consistent to the Maximum Extent Practicable</u>

Figure 1-1 J-755 Project Locations

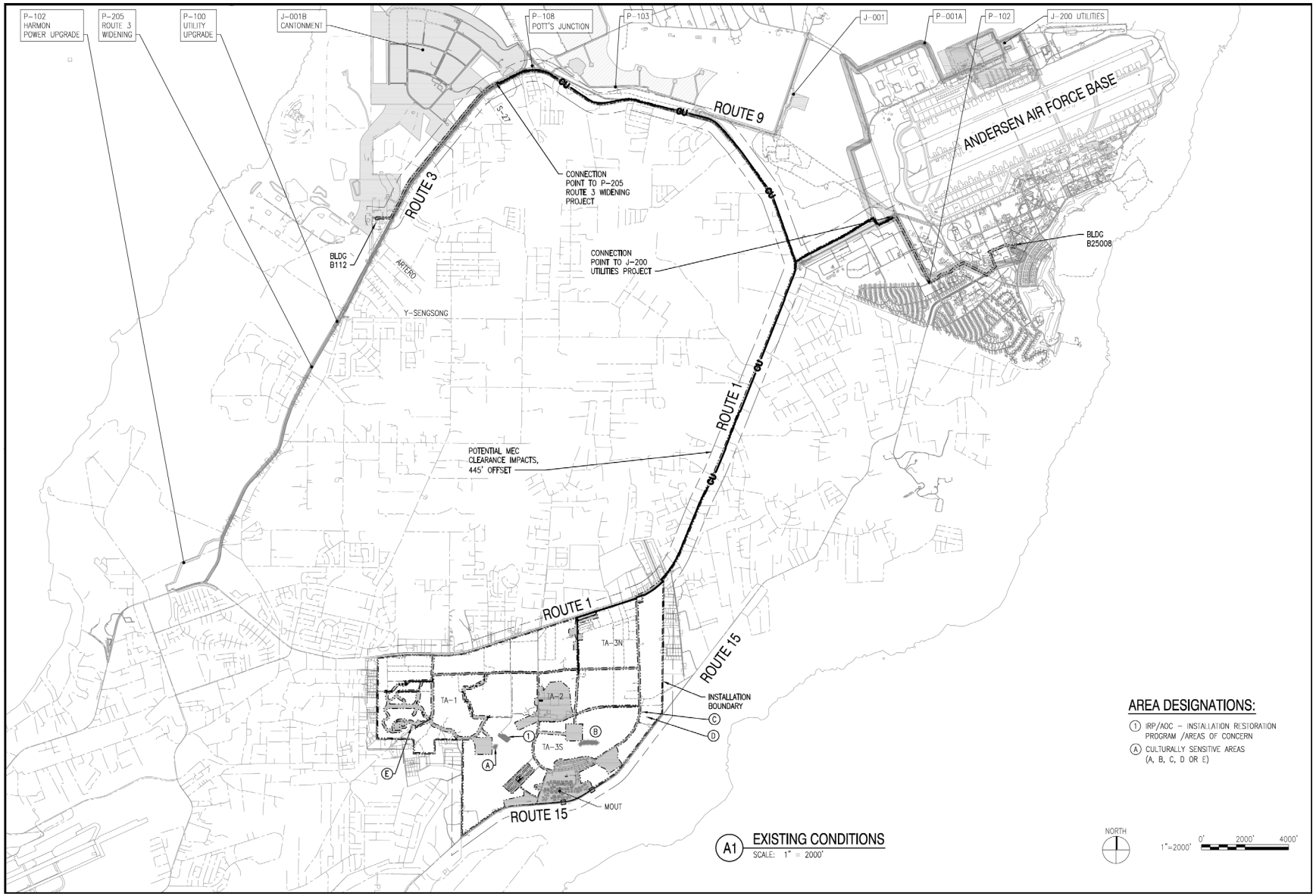


Figure 1-2 J-755 Andersen South Site Layout

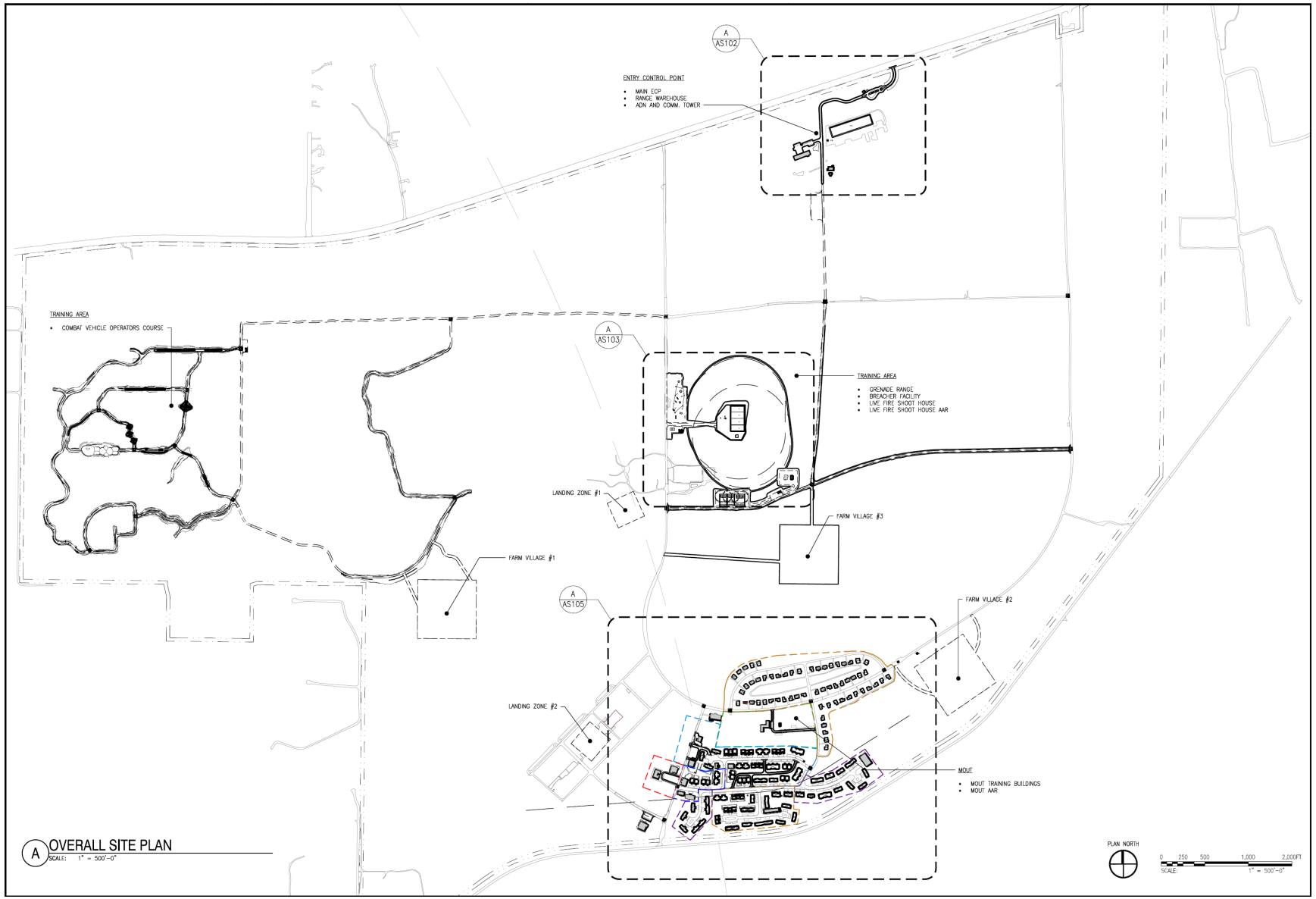
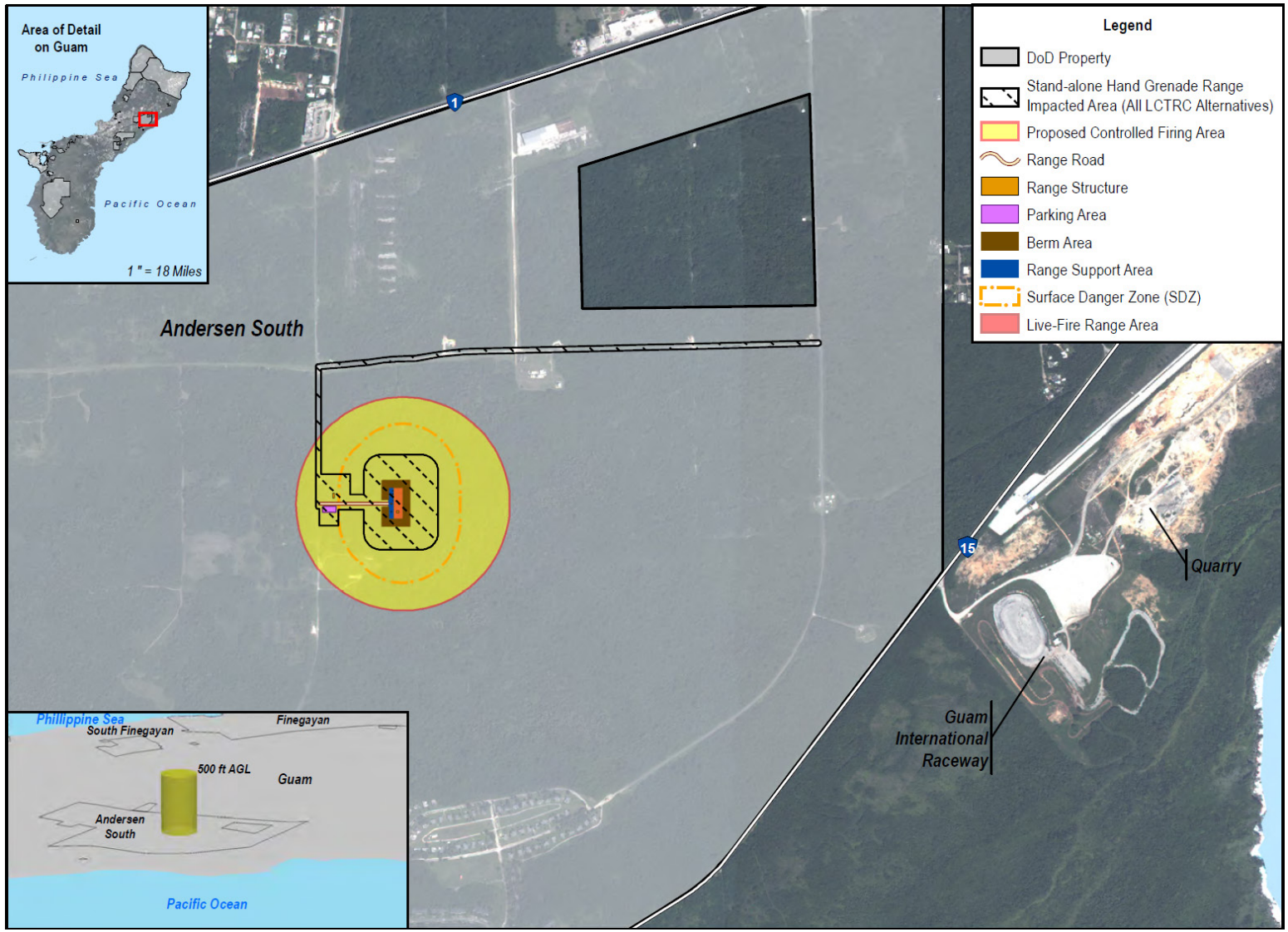


Figure 1-3 J-755 Hand Grenade Range Controlled Firing Area and Surface Danger Zone
(from the 2015 Final Supplemental Environmental Impact Statement for the Guam and CNMI Military Relocation)



EFFECTS TEST AND DETERMINATION UNDER COASTAL ZONE MANAGEMENT ACT

Project: P-102 Power Upgrade-Harmon	**Date:** 16 May 2017
Project Location: Utility corridors from Harmon substation along Route 3 to Finegayan and along Route 9 to Andersen Air Force Base	**Prepared By:** MCAG PWD PRF5.1.2

PROJECT DESCRIPTION:

The proposed action is to install a new 34.5 kV (kilovolt) underground electrical transmission line to increase the capacity and reliability of the existing electrical utility infrastructure. This new electrical line will be routed underground from the existing Harmon Substation to the future Finegayan substation (within the future Marine cantonment at the Naval Base Guam Telecommunications Site) and on to the existing Andersen Air Force Base (AAFB) main substation, and will also include electrical manholes, underground cables, fiber optic communications cable, circuit breakers, protective devices, cable terminations, and splices. Temporary contractor laydown areas and green waste processing sites at South Finegayan and AAFB are also identified for this project.

Project locations and site layouts are depicted in **Figures 2-1**, **2-2** and **2-3**.

PROJECT EFFECTS TEST:

Resources of Primary Coastal Concern (note that all could trigger reasonably foreseeable spillover impacts even if activities are confined to lands under federal jurisdiction):

Water Quality
Although the entire P-102 development occurs over the Northern Guam Lens Aquifer, it is not in proximity to and 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 project activities. Through appropriate implementation of design and construction mitigations and/or best management practices (BMPs) committed to in the 2015 Military Relocation Record of Decision, impacts to the aquifer would be minimized. Such measures include obtaining a Guam Environmental Protection Agency (EPA) Clearing and Grading Permit and coverage under the US EPA Construction General Permit (CGP), which include implementing an Environmental Protection Plan as well as the CGP-required Stormwater Pollution Prevention Plan. Construction design specifications for all projects also reference the 2006 CNMI and Guam Stormwater Management Manual.

Terrestrial Habitat
Project will remove approximately 46 acres of primary and secondary limestone forest which is potential habitat for federally listed threatened and/or endangered species. Work occurs outside of designated Overlay Refuge. The relevant consultation with US Fish and Wildlife Service (USFWS) initially concluded with the issuance of their 2015 Final Biological Opinion (BO) for the Guam and CNMI Military Relocation. The BO details conservation measures that would require minimization and offset of impacts to threatened or endangered species. As part of these conservation measures, all project contractors will receive natural resource awareness training and will implement risk reduction relative to spread of invasive species through measures applied to shipments and cargo (Hazard Analysis and Critical Control Point or HACCP planning). Also as part of conservation measures, high-value plant species within the project footprint, such as cycads, would be salvaged to the maximum extent practicable during construction activities and translocated to suitable habitat. The ability to salvage the plants would be dependent on the health of the plant and whether or not it would survive translocation. Plants deemed salvageable shall be transplanted into the designated forest enhancement area at North Finegayan.

In accordance with the Endangered Species Act (ESA), the Navy its submitted 2017 Biological Assessment on March 2017 to USFWS covering Marianas species listed in October 2015. ESA consultation must be completed prior to construction disturbance associated with P-102. Appropriate conservation measures and other requirements from the anticipated 2017 Biological Opinion shall be carried out by the Navy and its contractors to comply with ESA, consistent to the maximum extent practicable with Guam's coastal policy related to fragile areas.

Cultural Resources
Consultation for P-102 under the 2011 Programmatic Agreement (PA) with the Guam State Historic Preservation Office (SHPO) for effects to historical/cultural resources has concluded with SHPO's concurrence with the Navy's finding of no historic properties affected (Correspondence RC2015-0129). This PA Memo can be found on DoD's website (http://go.usa.gov/kWZG). Procedures for inadvertent discovery of artifacts and other archaeological materials will be implemented in accordance with the PA.

PROJECT COASTAL CONSISTENCY DETERMINATION:

Based on prior programmatic review, the following Coastal Policies are potentially applicable to this project. The following are the project-specific assessments of applicability and consistency:

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): P-102 includes construction on and along existing roadways and rights-of-way that may cross flood-prone areas. As the proposed modifications would be sited within existing transportation networks, the developments would not require changes to land use, and new infrastructure will be strengthened for security and/or resistance to tropical and seismic conditions. In addition, affected or constructed roadway drainages would conform to the 2010 Guam Transportation Drainage Manual to ensure that stormwater would be adequately managed to control or minimize roadway flooding.

The P-102 development areas would also be sited within or near karst depressions and other potential sinkholes. To be consistent with DP5 to the maximum extent practicable and with Guam EPA oversight, the Navy would avoid direct modification to sinkholes or other surface depressions where feasible, or would modify these features without adverse effect as required by the Guam Soil Erosion and Sediment Control Regulations.

DP6 (Housing): No housing development is proposed for the project.

DP7 (Transportation): No major transportation roadway networks proposed.

DP8 (Erosion and Siltation): P-102 will meet requirements of Guam EPA-issued clearing and grading permits and will comply with the 2017 US EPA CGP.

Resource Policy (RP) 1 (Air Quality): The development of off-base utilities (water, sewer and electrical), as a larger action, shares a portion of the potential less than significant impact to air quality along various roadways and intersections. All emission sources would emit pollutants at levels that would maintain compliance with local ambient air quality standards, would not increase cancer risks above health-based thresholds, and would not contribute to further degradation of Guam's current attainment designations. Best Management Practices to control pollutant emissions, including fugitive dust, would be documented in the construction contractor's Environmental Protection Plan submitted for approval to Guam EPA prior to implementation. No stationary emission sources (e.g. fuel-fired emergency generators, paint booths) are proposed as part of the project that will require a construction and operating permit under the Guam

Air Pollution Control Standards and Regulations.

RP2 (Water Quality): Reasonably foreseeable direct and indirect impacts to the coastal zone are not anticipated for this project, although the Navy will still comply with protective regulations mentioned under DP8 for the protection of aquifer water quality. Underground injection wells and conveyances to surface water are not proposed, hence a much-reduced risk for spills to have far-ranging impacts that could result in effects to coastal zone resources. The 2006 CNMI Guam Stormwater Manual has been referenced for the design of stormwater management BMPs.

RP3 (Fragile Areas): Impacts of P-102 to wildlife habitat and limestone forest will be mitigated through implementation of conservation measures identified in the 2015 Final BO (to be amended by a forthcoming 2017 BO). The BO details conservation measures that would require minimization and offset of impacts to threatened or endangered species.

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

RP5 (Visual Quality): Project will not degrade views from scenic overlooks, highways or trails. The completed utilities would not normally be visible after restoration of the disturbed ground to original or better condition as these would be primarily underground.

RP6 (Recreation Areas): No recreational resources created or removed. Construction work for P-102 may temporarily impact public jogging activity at the old FAA road in Finegayan along Route 3, but this activity is not formally established nor regulated.

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

RP8 (Agricultural Lands): No agricultural lands or activity are within the P-102 development area.

Coastal Determination: <u>Consistent to the Maximum Extent Practicable</u>

Figure 2-1 P-102 Project Locations

Figure 2-2 P-102 Site Layout, Harmon-Route 3

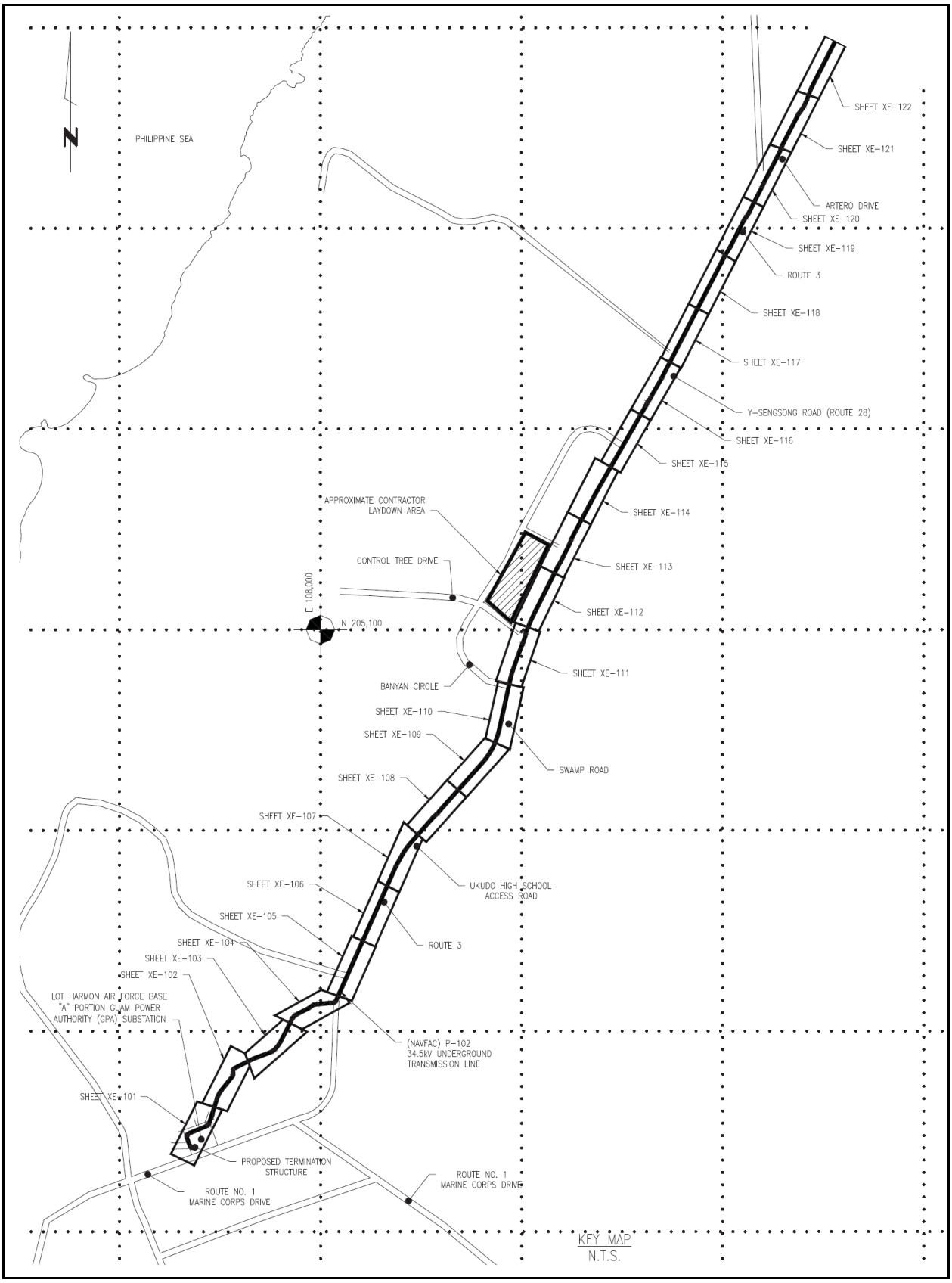
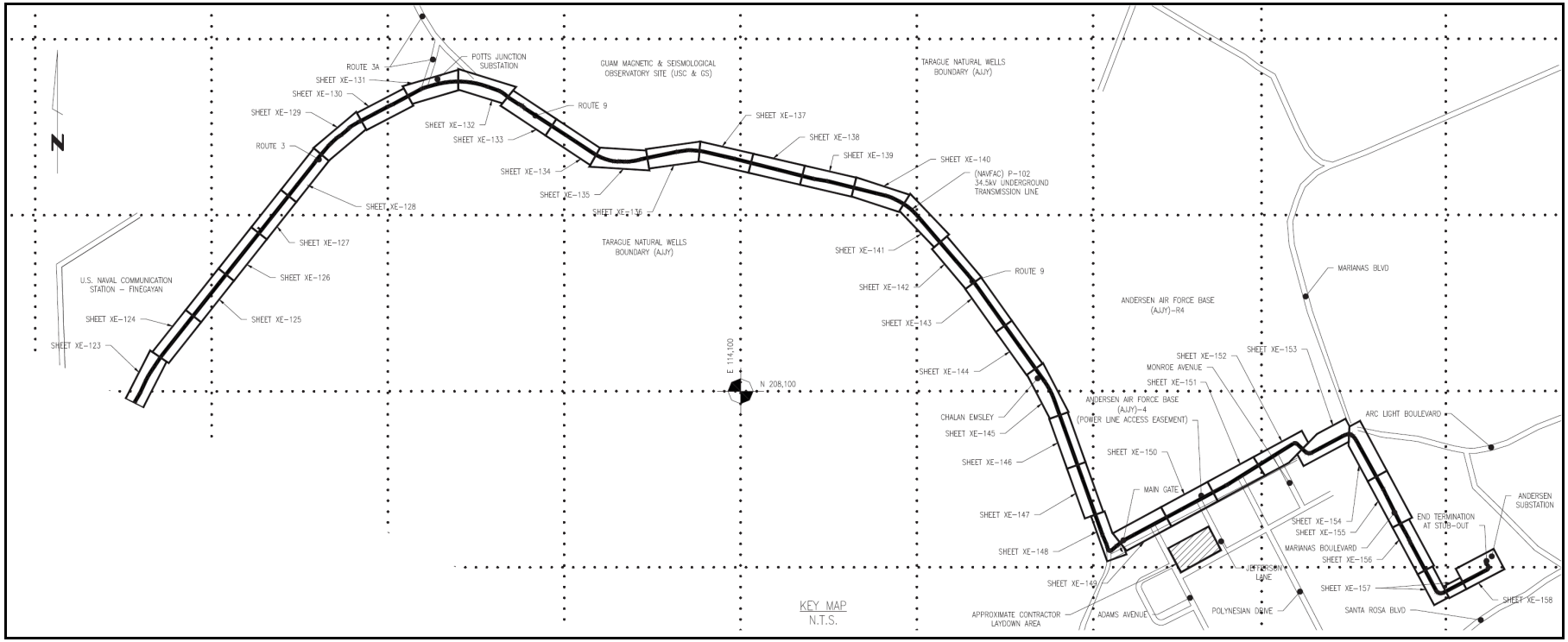


Figure 2-3 P-102 Site Layout, Route 3-Route9-AAFB



EFFECTS TEST AND DETERMINATION UNDER COASTAL ZONE MANAGEMENT ACT

Project: J-007 Waterfront Headquarters Building	**Date:** 16 May 2017
Project Location: Apra Harbor, Naval Base Guam	**Prepared By:** MCAG PWD PRF5.1.2

PROJECT DESCRIPTION:

A new two-level Waterfront Headquarters Building is proposed to be located on Victor Wharf in the Inner Apra Harbor area of Navy Base Guam. This facility is a Third Marine Expedition Force (III MEF) facility to be used by III MEF's Port Operations Group (POG), to support Marine Expeditionary Units (MEU). The primary function of this facility is to support the MEU embarkation and debarkation at Apra Harbor, Navy Base Guam. The three major components of this facility are the POG Administration, Mustering and Screening Area, and the Material and Material Handling Equipment (MHE) Storage.

The facility will be constructed of reinforced concrete with pile foundations, with all components, such as exterior walls, windows, roofing, mechanical and electrical systems, appropriate to Guam earthquake and weather conditions. The facility will be designed to withstand typhoon level winds and sited to include appropriate antiterrorism/force protection (AT/FP) distance setbacks. Spaces include open offices, male and female open bay billeting, multi-purpose/dining room, observation tower, open muster area, and material and MHE storage area. The facility will be protected by a fire sprinkler system and air conditioned. Supporting facilities include building standby generator, heat recovery hot water system, mechanical equipment with enclosures, trash/recycling enclosure, and bicycle racks.

Site preparation includes demolition of concrete slabs, chain link fence, and security entry gate. Other items are site preparation including clearing, grubbing and rough grading of the site and the replacement of materials; site improvements including landscaping, site chain-link fencing, sidewalks with non-slip surfaces, exterior lighting, trash/recycling enclosure, storm drainage, and storm water pollution prevention. Utilities to be provided include new lines and meters for water and electrical, including a new electrical transformer; and new lines for telephone, communications, cable TV, and sanitary sewer. Cathodic protection will be provided should steel underground piping be used; the design does not utilize steel or other ferrous underground piping. The project will also include environmental mitigation; radon gas mitigation, including soil barriers and venting.

The project site has an approximate area of 2.45 acres and is located on the southwest side of Naval Base Guam next to Victor Wharf. The site is bounded by the United States Coast Guard (USCG) to the west, Victor Wharf to the north, and Building 6009 to the east.

Project location and site plan are depicted in **Figures 3-1 and 3-2**.

PROJECT EFFECTS TEST:

Resources of Primary Coastal Concern (note that all could trigger reasonably foreseeable spillover impacts even if activities are confined to lands under federal jurisdiction):

Water Quality
The J-007 development area at Victor Wharf is located in direct proximity to Inner Apra Harbor in accordance with the facility's purpose. However, all construction activities would be conducted in accordance with all applicable stormwater and erosion and sediment control regulations; contractors would ensure that construction debris generated by nearshore construction work would not enter or impact navigable waters. As a result, they are not anticipated to have any impact on nearshore waters.

Contaminated runoff or spills and leaks would have the potential to be transported, or directly released, to nearshore waters during construction activities in and adjacent to Apra Harbor. However, the Oil Protection Act that mandates the implementation of the SPCC Plan would reduce the potential for spills and leaks of petroleum, oil and lubricants, and hazardous materials. All federal, Government of Guam,

and military orders, laws, and regulations, as well as protective measures such as the implementation of BMPs, would be followed, which would also serve to reduce potential impacts to nearshore waters.

Such measures include obtaining a Guam Environmental Protection Agency (EPA) Clearing and Grading Permit and coverage under the US EPA Construction General Permit (CGP), which include implementing the an Environmental Protection Plan as well as the CGP-required Stormwater Pollution Prevention Plan (SWPPP). Construction design specifications for all projects also reference the 2006 CNMI and Guam Stormwater Management Manual.

Terrestrial Habitat
The J-007 project area shall encroach on potential recovery habitat designated by the US Fish and Wildlife Service (USFWS) for the Guam rail (*Gallirallus owstoni*, also known as the ko'ko'). The relevant consultation with USFWS initially concluded with the issuance of their 2015 Final Biological Opinion (BO) for the Guam and CNMI Military Relocation. The BO details conservation measures that would require minimization and offset of impacts to threatened or endangered species. As part of the conservation measures, all project contractors will receive natural resource awareness training and will implement risk reduction relative to spread of invasive species through measures applied to shipments and cargo (Hazard Analysis and Critical Control Point or HACCP planning).

In accordance with the Endangered Species Act (ESA), the Navy its submitted 2017 Biological Assessment on March 2017 to USFWS covering Marianas species listed in October 2015. ESA consultation must be completed prior to construction disturbance associated with J-007. Appropriate conservation measures and other requirements from the anticipated 2017 Biological Opinion shall be carried out by the Navy and its contractors to comply with ESA, consistent to the maximum extent practicable with Guam's coastal policy related to fragile areas.

Marine Biological Resources
J-007 would have less than significant impacts to marine resources from runoff or spills associated with construction- and operation-related activities. While Outer Apra Harbor supports a diverse community of corals, algae, fish and other organisms, Inner Apra Harbor is relatively devoid of marine life. The floor of Inner Apra Harbor is composed predominantly of sticky, fine sand and silty/muddy-type sediment that is easily re-suspended. Marine biota is not abundant; most common are burrowing benthic invertebrates, which are visible only by the mounds they build. No algae, sponges, soft corals, hard corals or gorgonian corals have been observed on the floor of the inner harbor or inner portions of the entrance channel; the closest area to the Inner Apra Harbor where corals occur on the seafloor is in the outer reaches of the entrance channel. Although all of Apra Harbor is considered Essential Fish Habitat (EFH), Inner Apra Harbor is not considered as being significant from an EFH perspective. No marine mammals are expected in Inner Apra Harbor and sea turtles are not expected on a regular basis, and considerably less frequent and in smaller numbers than in Outer Apra Harbor. The Inner Apra Harbor area does not represent a preferred habitat for sea turtles in comparison to the entire Outer Apra Harbor reef complex, and does not contain an abundance of algal or seagrass species that represent a major food source for sea turtles that cannot be found elsewhere in Outer Apra Harbor.

Cultural Resources
Consultation for J-007 under the 2011 Programmatic Agreement (PA) with the Guam State Historic Preservation Office (SHPO) for effects to historical/cultural resources has concluded with the Navy's finding of no historic properties affected. This PA Memo can be found on DoD's website (http://go.usa.gov/kWZG). Procedures for inadvertent discovery of artifacts and other archaeological materials will be implemented in accordance with the PA.

PROJECT COASTAL CONSISTENCY DETERMINATION:

Based on prior programmatic review, the following Coastal Policies are potentially applicable to this project. The following are the project-specific assessments of applicability and consistency:

Development Policy (DP) 1 (Shore Area Development): Development does not affect the Seashore Reserve. Apra Harbor is within Federal submerged lands.

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): A portion of the site and the project building are located within the Federal Emergency Management Agency (FEMA) Flood Zone "A," for which no base flood elevations have been determined (see **Figure 3-2**). No recent flood studies have been done for the area.

To be consistent with DP5 to the maximum extent practicable, increase in runoff due to the proposed project will be collected in eight percolation chambers and French drains placed strategically throughout the site. The chambers provide storage and allow storm water infiltration into the ground. The grading and drainage concept for the project is based on the *Guam Storm Drainage Manual* (September 1980). The drainage areas were analyzed using the 10-year storm (10% exceedance frequency). Percolation chambers were sized using the *Unified Facilities Criteria (UFC) 3-210-10 Low Impact Development* (July 2015), which provided criteria to determine the storm water runoff requirements due to development for the 95th percentile, 24-hour storm event. UFC 3-210-10 LID is more stringent than the 2006 CNMI Guam Stormwater Manual. A project building finish floor elevation of 2.85 meters (9.35 feet) from Mean Sea Level was selected, to be 150mm (6 inches) above an assessed flood elevation of 2.7 meters (8.85 feet) at the project site. The assessed flood elevation is based upon an average ground elevation along the Zone "A" inland boundary at the project site.

DP6 (Housing): No housing development is proposed for the project.

DP7 (Transportation): No major transportation roadway networks proposed.

DP8 (Erosion and Siltation): Effects to Guam's coastal zone under DP8 would not be reasonably foreseeable for J-007. The development proposes relatively small land disturbance, infiltrated groundwater would eventually discharge to federal submerged lands, and would not affect distant coastal zones as there would be no adjacent surface water sources in the affected area that could carry sediment or contamination over long distances.

Resource Policy (RP) 1 (Air Quality): The minor air emission sources to be installed as part of J-007 are not anticipated to result in spillover coastal impacts to air quality. Regardless, all emission sources (e.g. fuel-fired emergency generators) 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 the coastal zone are not anticipated for this project, although the Navy will still comply with aforementioned protective regulations for the protection of nearshore water quality. The 2006 CNMI Guam Stormwater Manual has been referenced for the design of stormwater management BMPs.

RP3 (Fragile Areas): Impacts of J-007 to potential terrestrial recovery habitat will be mitigated through implementation of conservation measures identified in the 2015 Final BO (to be amended by a forthcoming 2017 BO). The BO details conservation measures that would require minimization and offset of impacts to threatened or endangered species.

Although Inner Apra Harbor is relatively devoid of marine life, marine threatened and endangered species dependent on good marine water quality are also additionally protected through regulation of point and non-point discharges under US EPA's National Pollutant Discharge Elimination System (NPDES) Permits, which requires Water Quality Certifications from Guam EPA to ensure compliance with Guam Water Quality Standards. Potential impacts to marine habitat from erosion, stormwater and wastewater would be minimized through the use of BMPs, SWPPPs and other NPDES permitting requirements as previously stated for the protection of coastal water resources.

RP4 (Living Marine Resources): As previously stated, J-007 would have less than significant impacts to marine resources from runoff or spills associated with construction- and operation-related activities.

RP5 (Visual Quality): Project will not degrade views from scenic overlooks, highways or trails. The resulting view shed will be consistent with adjacent facilities at Inner Apra Harbor.

RP6 (Recreation Areas): No recreational resources created or removed.

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

RP8 (Agricultural Lands): No agricultural lands or activity are within the J-007 development area.

Coastal Determination: <u>Consistent to the Maximum Extent Practicable</u>

Figure 3-1 J-007 Project Location

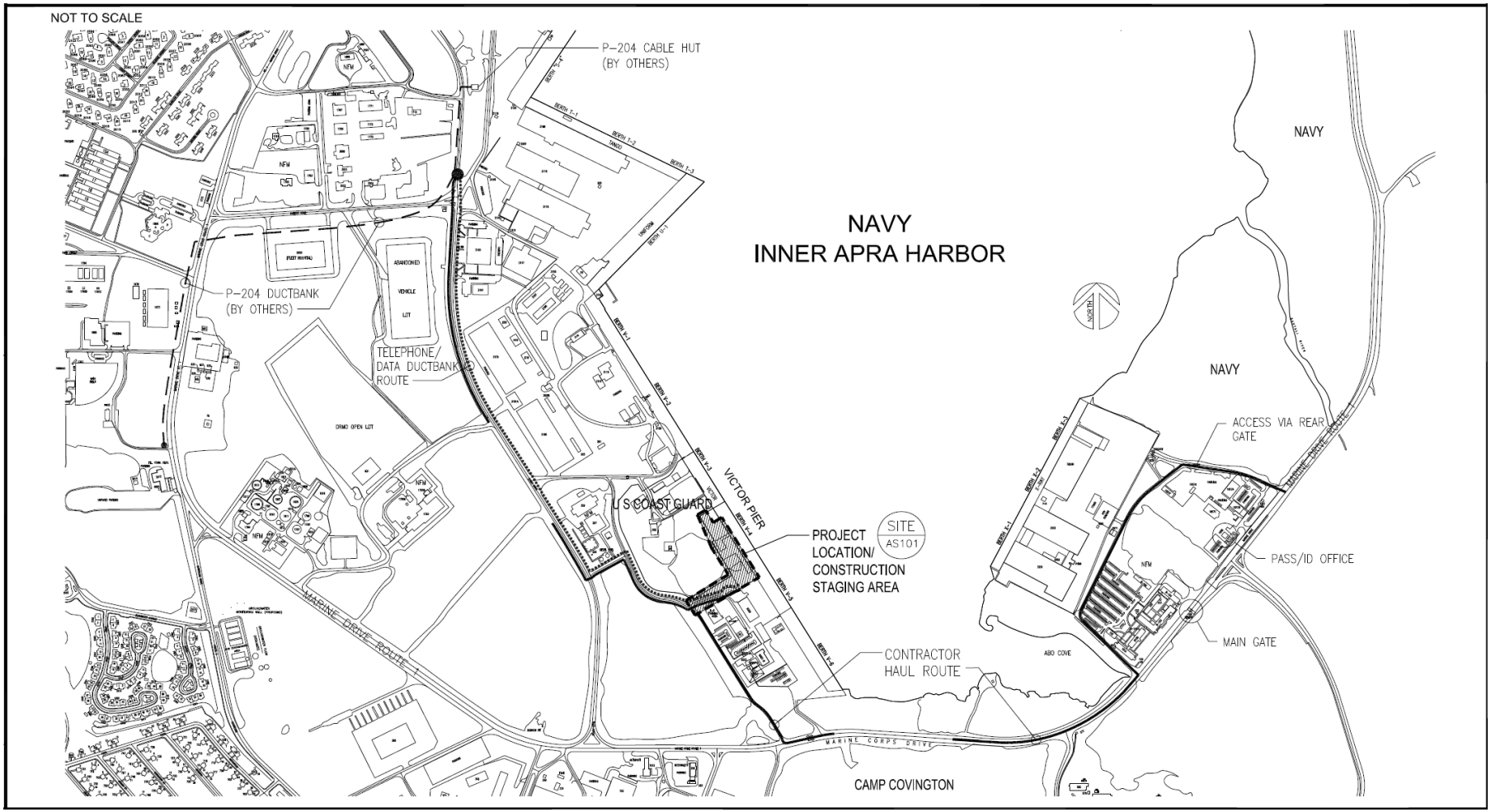


Figure 3-2 J-007 Site Plan

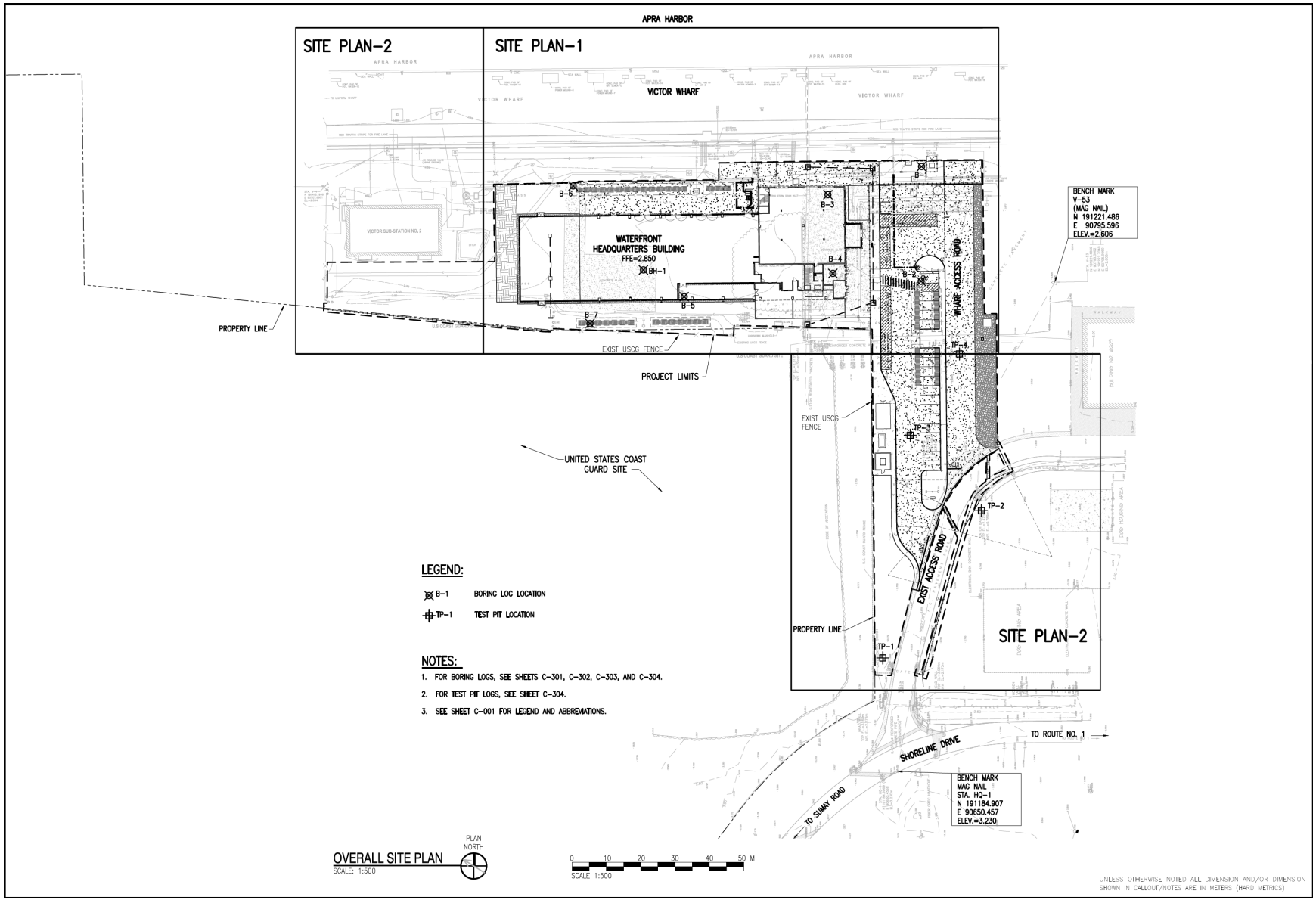


Figure 3-3 J-007 Flood Map