

**COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
NORTHERN MARIANAS HOUSING CORPORATION**

PUBLIC NOTICE

This Notice is paid by NMHC with HUD funds.

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
AND NOTICE OF INTENT TO REQUEST A RELEASE OF FUNDS
06/22/2021**

Government of the Commonwealth of the Northern Mariana Islands
Northern Marianas Housing Corporation
Saipan, MP 96950 Tel: (670) 234-9447/6866

This notice shall satisfy the above-cited two separate but related procedural notification requirements.

REQUEST FOR RELEASE OF FUNDS

On or after July 08, 2021, the Government of the Commonwealth of the Northern Mariana Islands will submit a request to the U.S. Department of Housing and Urban Development, Washington D.C., for the release of Community Development Block Grant Disaster Recovery (CDBG-DR) Supplemental Appropriations for Disaster Relief Act, 2019 P.L. 116-20, enacted on January 27, 2020, announced via Federal Register Notice, to undertake the following activity and purposes in Saipan, Commonwealth of the Northern Mariana Islands:

Project/Activity Type	Purpose	Location	Total Project Cost
Isa Villas II MultiFamily/Apartment Project -Low Income Housing Tax Credit (LIHTC) Gap Financing through the CDBG-DR Housing Program The project consists of new construction of 56 housing units in three separate buildings that are part of the NMHC's LIHTC program. This is the second phase of a two-phase project. Phase 1 was completed in early 2021. The project has a gap funding shortfall of \$6.3 million that is needs to fulfill/committed prior to closing with the equity investor and construction lender.	Affordable Rental Housing	Capitol Hill, Saipan	\$34,669,081.00 CNMI plans to use approximately \$6,300,000.00 from the CDBG-DR Housing Program for Gap Financing. Other funding Sources: Tax Credit Equity: \$27,144,434.00;-Refundable Fees: \$50,250.00;-Deferred Development Fees: \$1,174,397.00

FINDING OF NO SIGNIFICANT IMPACT

The Government of the Commonwealth of the Northern Mariana Islands has determined that the above-listed projects will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) and is ready for public viewing on the Northern Marianas Housing Corporation (NMHC) website at www.nmhcgov.net or www.cnmi-cdbgdr.com; or you may visit the on file at the NMHC Central Office in Garapan, Saipan or NMHC CDBG-DR Office in Beach Road Chalan Laulau, Saipan, examined during regular work hours, Monday through Friday except CNMI Holidays, from 7:30 A.M. to 4:30 P.M.

PUBLIC COMMENTS

Any individual, group or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Northern Marianas Housing Corporation. You may submit comments from the following options: Via mail to P.O. Box 500514, Saipan, MP 96950; Direct delivery to the central office in Garapan, Saipan or drop-box located in front of the building; and Via email at officemanager@nmhcgov.net. All comments received by **July 07, 2021, 4:30 p.m.**, will be considered by the Government of the Commonwealth of the Northern Mariana Islands prior to authorizing submission of a request for release of funds. Commentors should specify which part of this Notice they are addressing.

RELEASE OF FUNDS

The Government of the Commonwealth of the Northern Mariana Islands certifies to the U. S. Department of Housing and Urban Development (HUD), Washington D.C. that the Government of the Commonwealth of the Northern Mariana Islands and Governor Ralph DLG. Torres consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. The U. S. Department of Housing and Urban Development (HUD), Washington D.C. acceptance of the certification satisfies its responsibilities under the National Environmental Policy Act of 1969 and related laws and authorities, and allows the Government of the Northern Mariana Islands to use Program Funds.

OBJECTION TO RELEASE OF FUNDS

The U. S. Department of Housing and Urban Development (HUD) Washington D.C. will accept objections to its release of funds and the Government of the Northern Mariana Islands certification for a period of **fifteen days** following anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Government of the Northern Mariana Islands; (b) the Government of the Northern Mariana Islands has omitted a step or failed to make a decision or finding required by the U. S. Department of Housing and Urban Development regulations at 24 CFR Part 58; (c) the grant recipient has incurred cost not authorized by 24 CFR Part 58 before approval of the release of funds by the U. S. Department of Housing and Urban Development; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures of 24 CFR Part 58 and shall be addressed to Ms. Tennille Smith Parker, DRSI Division Director, HUD, via email at Tennille.S.Parker@hud.gov ; Tel: (202)402-4649. Potential objectors should contact the U.S. Department of Housing and Urban Development to verify the actual last day of the objection period.

/s/

Ralph DLG Torres
Governor, CNMI



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Isa Villa II Multi-Family/Apartment Project

Responsible Entity: Northern Marianas Housing Corporation (NMHC)

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: B-19-DV-69-0001 & B-19-DV-69-0002

Preparer: Wilfred Villagomez, Project Supervisor

Certifying Officer Name and Title: Jesse S. Palacios, Corporate Director

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): None

Direct Comments to: Northern Marianas Housing Corporation, P.O. Box 500514, Saipan, MP 96950; Email: officemanager@nmhcgov.net ; Fax: (670)234-9021

Project Location:

Lot 150 E 30, Anatahan Drive Capitol Hill, Saipan, MP 96950

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project consists of new construction of 56 housing units in three separate buildings that are part of the NMHC's LIHTC program. This is the second phase of a two-phase project. Phase 1 was completed in early 2021. The project has a gap funding shortfall of \$6.3 million that is needed to fulfill/committed prior to closing with the equity investor and construction lender. The project has been designed and the drawings have been submitted for permit approval. The project is ready to begin construction immediately upon closing (closing anticipated in June 2021) and will be completed in 20 months. The tax credit investor AHP, a company affiliated with Berkshire Hathaway. The construction lender is Bank of Guam. All that is needed to move this project forward is the gap funding commitment.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The Northern Marianas Housing Corporation (NMHC) recognizes need for housing for low income to moderate income families struggling from the onset from Super Typhoon Yutu. The CNMI has not been able to recover from this disaster fast enough to meet the needs of housing for the community. This project will enable families a chance to recover with the assistance of LIHTC program.

This proposed project will help satisfy some of the market demands our island is now facing on shortages for housing and beyond that affordable housing. This project's location is in an area not previously served by the existing affordable housing project. This means NMHC is better able to bring the benefits of the LIHTC program to a greater percentage of the population on Saipan.

The ASTM Standard E1537-13 Phase I ESA conducted revealed no REC's according to the scope of services of Phase I ESA.

During the conduct of the Phase I ESA, FOIA/CNMI Open Government Act request were provided to the following agencies:

- CNMI Bureau of Environmental and Coastal Quality (BECQ)
- CNMI Department of Lands and Natural Resources (DLNR)
- CNMI Department of Public Lands (DPL)
- CNMI Homeland Security and Emergency Management (DHS)
- CNMI Division of Historic Preservation Office (HPO)
- CNMI Department of Public Safety, Fire Division (DPS)

The proposed project has a capital shortfall of \$7.4 million, which includes a deferred developer fee amount of \$1.2 million. The CDBG-DR applicant is requesting a gap funding commitment in the amount of \$6.3 million and once obtained they anticipate being able to close financing with the tax credit investor and the construction lender within approximately 30 days.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The existing project in Phase I Multifamily/Apartment currently is a 27-home affordable rental community in Capitol Hill on the island of Saipan. These units are designed to accommodate large families without the burdening them with a high utility cost due to the energy efficient fixtures and appliances and solar-powered water heaters.

The CNMI has been having a shortage in housing for low income to moderate income rental tenants. This is to be anticipate with no new development for ownership or rental housing availability. The impact also from Super Typhoon Yutu created a void in sustainable housing market.

The Phase I ESAs conducted revealed no RECs during the Phase I ESAs conducted.

Funding Information

Grant Number	HUD Program	Funding Amount
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B-19-DV-69-0001 & B-19-DV-69-0002	Community Development Block Grant- Disaster Recovery (CDBG-DR)	\$6,300,000.00

Estimated Total HUD Funded Amount: Approximately \$ 6,300,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

HUD CDBG-DR Funding Request: \$6,300,000.00

Tax Credit Equity: \$27,144,434.00

Refundable Fees: \$50,250.00

Deferred Development Fee Notes: \$1,174,397.00

Total Project Cost: \$34,669,081.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Commonwealth Ports Authority has determined the project site is free from the runway clear zones.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There will be no negative impacts to coastal resources are anticipated since the project aims to downsize from 86 housing units to 74. Cumulative effects of the project are likely to be less than significant even if all units are occupied at 100% capacity.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Department of Public Works has determined that the project is not located in the special flood hazard area.

[42 USC 4001-4128 and 42 USC 5154a]		
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Bureau of Environmental and Coastal Quality (BECQ) has concurred with the determination of the NMHC that there will be no impact on the air quality for the project. *Prior to construction the contractor is required to obtain permits from the BECQ.*
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Coastal Resources Management has determined that the project potential effects to coastal resources are likely to be less than significant. *Contractors shall obtain the necessary permits prior to any construction activities.*
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Bureau of Environmental and Coastal Quality (BECQ) has concurred with the determination of the NMHC that there is no suspected sites contaminated with toxic chemicals or radioactive materials.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Division of Fish and Wildlife (DFW) has determined that there is no record of special status species at the project site.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Bureau of Environmental and Coastal Quality (BECQ) has concurred with the determination of the NMHC that there is no suspected sites contaminated with toxic chemicals or radioactive materials.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Natural Resources Conservation Service (NRCS) has determined that the project site is not located in protected Farmland area.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Department of Public Works has determined that the project is not located in the special flood hazard area.
Historic Preservation	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Historic Preservation Office (HPO) determines that the project pursuant to the National Historic Preservations Act of 1996 with

National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800		concurrence to NMHC's finding of "No Adverse Effect to Historic Properties".
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Bureau of Environmental and Coastal Quality (BECQ) has concurred with the determination of the NMHC that the project will not involve development of noise sensitive uses. The project is not within a major roadway or rail road. *Contractors shall obtain the necessary permits prior to any construction activities.*
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424€ 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no sole source aquifers located at the project site.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Coastal Resources Management (CRM) had determined that the project does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mudflats, or natural ponds per field observation and maps issued by the USDI Fish & Wildlife Service or U.S. Corps of Engineers.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no wild or scenic rivers at the project site and in the CNMI.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project will not result in any adverse effect to the environment or human health.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is

attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Pursuant to the zoning regulations the project activity is acceptable.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil suitability of the proposed project is suitable for the project. The project consist of constructing new apartment units.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project would involve constructing additional apartment units. Contractors obtaining a permit must adhere to the permitting requirements such as construction safety and noise.
Energy Consumption	2	The construction activity may require little to no use of energy besides equipment that requires the use of fossil fuels and electrical generator.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	No Adverse impact are anticipated from the project on employment and income within the project area.
Demographic Character Changes, Displacement	2	There are no character changes or displacement for this project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		

Educational and Cultural Facilities	2	There is no adverse impact on educational and cultural facilities.
Commercial Facilities	2	There is no adverse impact on commercial facilities.
Health Care and Social Services	2	There is no adverse impact on Health Care and Social Services facilities.
Solid Waste Disposal / Recycling	2	There is no adverse impact on Solid Waste Disposal and Recycling facilities.
Waste Water / Sanitary Sewers	2	There is no adverse impact on Waste Water and Sanitary Sewer facilities.
Water Supply	2	There is no adverse impact on Water Supply facilities.
Public Safety - Police, Fire and Emergency Medical	2	There is no adverse impact on Public Safety Services.
Parks, Open Space and Recreation	2	There is no adverse impact on Parks, Open Space and Recreation facilities.
Transportation and Accessibility	2	There is no adverse impact on Transportation and Accessibility services.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	There is no adverse impact on the Unique Natural Features and Water Resources.
Vegetation, Wildlife	2	There is no adverse impact on Vegetation and Wildlife.
Other Factors	2	State laws and regulations requires all construction activities to go through a permit process.

Additional Studies Performed:

A private firm Allied Pacific Environmental Consulting also did an Environmental Site Assessment (ESA) and is attached for reference.

Field Inspection (Date and completed by): **April 28, 2021**

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. Department of Public Works (DPW)
2. Bureau of Environmental and Coastal Quality (BECQ)
3. Historic Preservation Office (HPO)
4. Division of Fish and Wildlife (DFW)
5. USDA
6. Commonwealth Ports Authority (CPA)
7. Zoning Office

List of Permits Obtained:

Selected contractor will be responsible to obtain the permits needed to commence the construction activities of the proposed project.

Public Outreach [24 CFR 50.23 & 58.43]:

The NMHC shall provide publish a notice to the local newspaper outlets, NMHC website and social media outlet to review the completed environmental review and allow the public make comments.

Cumulative Impact Analysis [24 CFR 58.32]:

Per consultation with all environmental permitting agencies there will be no adverse impact in the environment as the construction activities are minimal. The state laws and regulations requires all construction contractors to obtain the necessary permits in order to commence any construction activities.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

None:

No Action Alternative [24 CFR 58.40(e)]:

The NMHC considers a no action alternative because the proposed project site has been developed and has previously passed all the permitting requirements. The current project site has an existing affordable housing rental apartment unit. This project undertaking will add on more affordable apartment rental units to the housing stock market.

Summary of Findings and Conclusions:

The NMHC does not find the project to pose any significant impact to the environment. The project shall be beneficial to the community in the area of providing additional affordable apartment rental units to the housing stock market.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 5/11/2021

Name/Title/Organization: Wilfred Villagomez, CDBG-DR Project Supervisor, NMHC

Reviewed by:  5/11/21
Jacob Muna, Office Manager/Procurement Officer, NMHC

Certifying Officer Signature:  Date: 5/11/21

Name/Title: Jesse S. Palacios, Corporate Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



Commonwealth Ports Authority

Francisco C. Ada/Saipan International Airport

PO BOX 501055 • SAIPAN • MP • 96950

Phone: (670) 237-6500/01

Fax: (670) 234-5962

E-Mail Address: gpa.admin@pticom.com

Website: <https://cnnuports.com>



March 9, 2021

Mr. Jesse S. Palacios
Corporate Director
Northern Marianas Housing Corporation
PO Box 500514
Saipan, MP 96950

Dear Director Palacios:

Subject: Request for Determination of Effect
Lot No. 150 E 30 - Capitol Hill, Saipan
Isa Villa II Multi-Family Apartment Project

This is in reference to your letter dated February 18, 2021 requesting for Determination of Effect for the above-referenced lot number. The proposed project is for Isa Villa Multi-Family Apartment Project in Capitol Hill.

After review of the lot and its location, we found it to be free from the Runway Clear Zones. As such, the determination of effect is hereby given.

Should you have any questions or require additional information, please feel free to contact us.

Sincerely,

CHRISTOPHER S. TENORIO
Executive Director

cc: Airport Manager

Fred, Wil

2/25/21 JP



Commonwealth of the Northern Mariana Islands
Office of the Secretary of Public Works
2nd floor Oleai Joeten Commercial Center
Saipan, MP 95950



February 24, 2021
Serial No. PW21-0198

Jesse S. Palacios
Corporate Director
Northern Marianas Housing Corporation
Saipan, MP 96950

RE: Determination of Special Flood Hazard Area

Dear Director Palacios,

This letter is in response to your request letter, dated February 18, 2021, for the determination of Special Flood Hazard Area of a proposed Isa Villa II Multi-Family/Apartment project on Lot No. 150 E 30 located in Capitol Hill, Saipan.

After a thorough review of the Flood Insurance Rate Map (FIRM Panel No. 6900000055C) and other source materials, this office has determined that the aforementioned lot is **NOT** in the **Special Flood Hazard Area**. See attached map.

Should you have any questions or concerns, please do not hesitate to contact Mr. Edwin Tmarsel, Flood Administrator of our Building Safety Code Division at the telephone numbers 234-2726/2296.

Sincerely,

JAMES A. ADA
Secretary of Public Works

cc: Building Safety Code Division



NMHC- SAIPAN OFFICE

RECEIVED

By: RF - 2021-0072

Date: 2/25/21 - 8:55 a.m.

National Flood Hazard Layer FIRMette

145°45'E 15°13'20"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYER

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, ATX
		With BFE or Depth Zone AE, AQ, AH, VE, AJ
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, A of 1% annual chance flood with avert depth less than one foot or with drain areas of less than one square mile (A)
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone A
		Area with Flood Risk due to Levee (A)
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone A
		Effective LOMRs
		Area of Undetermined Flood Hazard
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chan
		17.2 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approx point selected by the user and does not repr an authoritative property location.



250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map Orthomosaic Data refreshed October, 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/24/2021 at 12:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

RECEIVED
DATE: 2/18/21



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division
P.O. BOX 500514, Saipan, MP 96950-0514
Email: cnmi-cdbg-dr@nmhc.gov.net
Website: <http://www.cnmi-cdbgdr.com>

Tels: (670) 233-9447
233-9448
233-9449
233-9450
Fax: (670) 233-9452

February 18, 2021

Mr. Jonathan I. Arriola
Director
Division of Environmental Quality
Caller Box 501304
Saipan, MP 96950



Dear Mr. Arriola,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.35) for Isa Villa II Multi Family or Apartment Project in Saipan located in Capitol Hill. The Isa Villa II multi family or apartment project site is located on lot number 150 E 30.

The proposed project will be funded by the Department of Housing and Urban Development (HUD) through the Community Development Block Grant-Disaster Recovery Program (CDBG-DR).

Before we commence any **Isa Villa II Multifamily or Apartment Project** activity on this lot, we are required to obtain a certification from your office for the following:

1. **Explosive or Flammable Operations:**

That the project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to "Siting of HUD-Assistance Projects Near Hazardous Facilities" (Appendix F, pp. 51-52), **OR** the project will expose neither people nor building to such hazards.

2. **Toxic/Hazardous/Radioactive, Material, Contamination, Chemical, or Gases:**

That the project does not involve new development for habitation; **OR** the project involves new development for habitation but is not located within one mile of an NPL ("Superfund") site, within ½ mile of a CERCLIS site, nor adjacent to any other known or suspected sited contaminated with toxic chemicals or radioactive source determines it does not pose a health hazard.

3. **Environmental Justice:**

That the project site is suitable for its proposed use and the project won't be adversely affected by existing environmental conditions.



"NMHC is an equal employment and fair housing public agency"

Tinian Field Office
Tel: (670)433-9213
Fax: (670)433-3690

CDBG-DR Office
Tel: (670)233-9447/9448/9449

Rota Field Office
Tel: (670)532-9410
Fax: (670)532-9441



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division
P.O. BOX 500514, Saipan, MP 96950-0514
Email: cnmi-cdbg-dr@nmhcgov.net
Website: <http://www.cnmi-cdbgdr.com>

Tels: (670) 233-9447
233-9448
233-9449
233-9450
Fax: (670) 233-9452

4. **Sole Source Aquifers:**

That the project is not located within an area designed by EPA as being supported by sole source aquifer, **OR** the project need not be referred to EPA for evaluation according to the HUD-EPA (Region IX) Sole Source Aquifer Memorandum of Understanding of 1990.

5. **Air Quality:**

That the project is located within an "attainment" area, **OR** if within a "non-attainment" area, the project conforms with the EPA-approved State Implementation Plan (SIP), per contact with the State Air Quality Management District or Board.

6. **Noise Abatement and Control:**

That the project does not involve the development of noise-sensitive uses, **OR** the project is not within line-of-sight of an arterial roadway or railroad, **OR** ambient noise level is 65 LDN (or CNEL) or less, based upon the HUD Noise Assessment Guidelines (NAG) study for calculating noise levels.

7. **Wild and Scenic Rivers:**

That the project is not located within a mile of a listed Wild and Scenic River or that it will have no effects on the natural, free-flowing, or scenic qualities of a river.

8. **Wetlands Protection:**

That the project does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mudflats, or natural ponds per field observation and maps issued by the USDI Fish & Wildlife Service or U.S. Corps of Engineers.

Should your office determine the presence of explosives, flammable, toxic, hazardous, or radioactive materials on or within a mile of the above lot, please include the appropriate mitigation disclosure and clearance documents.

Thank you for your assistance, and we look forward to receiving your earliest response. Should you have any questions or concerns, please do not hesitate to contact myself or Mr. Wilfred Villagomez at projectsupervisor@nmhcgov.net or at the office at 233-9447.

Sincerely,

Jesse S. Palacios
Corporate Director
Northern Marianas Housing Corporation



"NMHC is an equal employment and fair housing public agency"

Tinian Field Office
Tel: (670)433-9213
Fax: (670)433-3690

CDBG-DR Office
Tel: (670)233-9447/9448/9449

Rota Field Office
Tel: (670)532-9410
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NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division
P.O. BOX 500514, Saipan, MP 96950-0514
Email: cnmi-cdbg-dr@nmhcgov.net
Website: <http://www.cnmi-cdbgdr.com>

Tels: (670) 233-9447
233-9448
233-9449
233-9450
Fax: (670) 233-9452

Division of Environmental Quality Concurrence:

Based on your requests above, the CNMI Division of Environmental Quality does not believe that this project will have a significant impact on the environment as defined by the National Environmental Policy Act. Your project may require permits from DEQ or other local or federal agencies, and your responsibility to obtain them is not obviated by this letter.

A handwritten signature in blue ink, appearing to read "Jonathan I. Arriola", is written over a horizontal line.

03/04/2021

Jonathan I. Arriola, Director
Division of Environmental Quality

Date



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Commonwealth of the Northern Mariana Islands
OFFICE OF THE GOVERNOR
Bureau of Environmental and Coastal Quality
Division of Coastal Resources Management
P.O. Box 50134, Saipan, MP 96950
Tel. (670) 664-8300 Fax (670) 664-8315
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Eli D. Cabrera
Administrator

Janice E. Castro
Director, DCRM

COASTAL PERMIT DECISION
SMS-2017-X-111-A1
REDUCTION OF PHASE II OF THE ISA VILLAS II DE, LLC
MULTI-FAMILY HOUSING DEVELOPMENT
ISA VILLAS PARTNERS, LLC

I. PERMIT DECISION

The Division of Coastal Resources Management (DCRM) Agency Officials have determined that the proposed project as designed and described within the submitted application package, and as conditioned herein, conforms to the Coastal Resources Management Program policies and objectives.

Therefore, the Departments of Commerce (DoC), Public Works (DPW), the Division of Environmental Quality (DEQ), and the Office of Historic Preservation (HPO), jointly approve, with conditions, a Major Siting permit amendment to ISA VILLAS PARTNERS, LLC to downsize the Phase II construction of the multi-family development project from six buildings with eighty-six (86) housing units to four buildings with seventy-four (74) units. In addition, two (2) more entrances/exits will be added to the project. One in front of Anatahan Drive and the other fronting Guguan Drive. The project is located on 19,969 square meters of land identified as Lot No. 150 E 30 in Capitol Hill, Saipan. The name of the project has been changed and is now known as ISA VILLAS II DE, LLC.

ISA VILLAS PARTNERS, LLC shall henceforth be referred to and known as the "Permittee" in this permit.

II. FINDINGS & GENERAL CRITERIA

The Permittee is required to demonstrate by fair preponderance of evidence that the project will not have a significant adverse impact on the coastal environment or its resources (NMIAC § 15-10-301).

Using the general criteria for CRM permits, the technical findings are as follows:

1. Cumulative Impacts

No significant negative impacts to coastal resources are anticipated since the project aims to downsize from 86 housing units to 74. Cumulative effects of the project are likely to be less than significant even if all units are occupied at 100% capacity.

2. Compatibility

This project change is permitted by Zoning (Permit No. 2020-4614) on January 11, 2020 for the proposed use. Project is zoned as "Rural" and does not conflict with any known master plans or any future plans for this site.

3. Alternatives

Previous analysis for Phase I includes alternatives analysis. Page 12 of EIA (Phase I) indicates selected site was best alternative. The proposed downsize was a result of the CNMI's ever changing financial and business uncertainties during the COVID-19 pandemic (*Isa Villas letter to DCRM dated November 25, 2020*) restrictions.

4. Conservation

In the original EIA for Phase II, DFW screening identified no potential impacts to any threatened or endangered species (see EIA pg. 7 and Appendix E). Zoning permit requires landscaping and that healthy trees with a trunk diameter greater than 12 inches not be removed unless necessary (see EIA Appendix C, Zoning Permit No. 2017-3452). Construction activities and operations are not expected to result in significant negative impacts to conservation values.

5. Compliance with Local and Federal Laws

Permittee will apply for One-Start and will continue to comply with applicable local and federal laws.

6. Right to a Clean and Healthful Environment

The project shall comply with conditions of all permits received for the project to mitigate for the anticipated significant adverse impacts.

7. Effects on Existing Public Services

As proposed in the EIA for Phase II, the project will implement a Traffic Safety Plan to mitigate negative impacts associated with construction (see EIA pg. 11). The project will connect to the public water, power, and wastewater management systems (see EIA pg. 10). Recycling will be provided to residents to reduce impacts to solid waste facilities (*see EIA pg. 10 and Revised 2021 submitted Solid Waste Report*).

8. Adequate Public Access - N/A

9. Setbacks

Project's setbacks are in compliant with the Saipan Zoning Code requirements, Zoning Permit No. 2020-4614.

10. Management Measures for Control of Nonpoint Pollution

The Isa Villa Partners, LLC project shall implement measures to control nonpoint pollution in accordance with conditions of this permit, the One-Start permit, and the measures proposed to mitigate for expected adverse impacts as stated in the Environmental Impact Assessment and subsequent meetings and reflected in the conditions herein.

11. Buffers for Environmentally Sensitive Areas – N/A

III. MANDATORY CONDITIONS

Pursuant to Coastal Management Rules and Regulations NMIAC §15-10-610 (a)-(e), all CRM permits shall contain the following mandatory conditions:

1. The DCRM Director or his/her designee shall have the right to make reasonable inspections of the out-of-doors portions of a permitted project site at any reasonable time in order to assess compliance with the CRM permit.
2. The permitted physical development of the project site shall commence at the time of the execution of this permit, and shall expire on **APRIL 1, 2023**. If the project is not completed within the term of this permit, the permit will then be reviewed by the DCRM Director who will do one of the following: (1) extend or amend the permit; or (2) terminate the permit.
3. All conditions attached to the permit shall be of perpetual validity unless action is taken to amend, suspend, revoke or otherwise modify the CRM permit.
4. The DCRM Permit holder, whether it be the Permittee, a successor in interest, or a real party in interest, shall be required to notify the DCRM Director in writing if he/she has knowledge that any information in the CRM permit application was untrue at the time of its submission or if he/she has knowledge of any unforeseen adverse environmental impacts due to the permitted project. A DCRM Permit holder shall further have the duty to inform any successor in interest of this permit and the permit conditions. The successor in interest shall, within five (5) calendar days thereafter, advise the DCRM of his/her interest in writing.
5. CRM permit is valid only if the permitted project is otherwise lawful and in compliance with other necessary governmental permits.
6. The Permittee shall be responsible for preventing discharge of construction site chemicals through the proper use of Best Management Practices as described in the document "Construction Site Chemical and Material Control Handbook of 2015" for the following activities: Material delivery and storage; Material Use, Spill Prevention and Control; Hazardous Waste Management; Concrete Waste Management; Vehicle and Equipment Cleaning, Maintenance and Fueling.

IV. STANDARD CONDITIONS

It is the goal of the Coastal Resources Management Program to avoid direct and significant adverse impacts on the Commonwealth's coastal resources and, whenever possible, to mitigate foreseeable impacts. Thus, this permit is issued with the following conditions:

CONDITION A:

The Permittee is responsible for ensuring that all contractors, subcontractors, and other persons carrying out any work related to this project shall be fully informed of all permit conditions and all other applicable CNMI and Federal Regulatory requirements. The Permittee and its contractor(s) shall be held jointly and severally liable for maintaining project compliance with: (i) all conditions specified in this permit, and (ii) all other applicable CNMI and Federal regulations.

CONDITION B:

1. This permit is valid only if all necessary permits are obtained from applicable regulatory agencies including but not limited to Zoning, DEQ, DPW, DFW, HPO, and where applicable. Copies of all required permits, plans, and documents shall be submitted to DCRM for filing purposes.
2. If the Permittee fails to obtain any necessary permits, plans, or clearances for the project, this permit may become null and void and may be revoked by DCRM.
3. DCRM reserves the right to place further conditions on this permit in the future should there be unforeseeable environmental impacts, cultural impacts, or impacts to the islands' physical infrastructure.
4. All other conditions of the original permit and subsequent amendments issued shall remain in effect and in full force.

JUSTIFICATION A & B:

The DCRM Director and CRM Agency Board shall require compliance with federal and CNMI laws, including, but not limited to, air and water quality standards, land use, federal and CNMI constitutional standards, and applicable permit processes necessary for completion of the proposed project. Projects shall be undertaken and completed so as to maintain and, where appropriate, enhance and protect the Commonwealth's inherent natural beauty and natural resources, so as to ensure the protection of the people's constitutional right to a clean and healthful environment (NMIAC §15-10-305(e) & (f)).

CONDITION C:

1. Construction activities shall be limited to the time period between the hours of 8:00 am to 6:00 pm, Monday to Saturday only. Construction hours may be extended with DCRM written consent as long as construction activities do not generate loud noises that will disturb nearby residents and sensitive receptors. Construction equipment, trucks and other slow moving construction vehicles shall be allowed on the main road only between the hours of 9:30 AM to 3:00 PM. Construction vehicle loads must be covered and secured during transportation.
2. The use of explosives or any blasting will not be permitted without first obtaining written approvals from the Department of Public Safety, CNMI Homeland Security Emergency Management Office, and DCRM. Proper and sufficient notification to all

nearby neighbors is required.

3. Power generators, pumping stations, air conditioning compressor units, and other facilities generating high-level noise shall be located in isolated areas or equipped with noise suppression devices. Exterior noise levels as measured at neighboring residential and business properties shall not exceed a day-night 24-hour average sound level (Ldn) of 55 decibels as recommended by the U.S. Environmental Protection Agency. Interior sound levels as measured at neighboring residential and business properties shall not exceed a Ldn of 45 decibels. The procedures contained in the U.S. Department of Housing & Urban Development (HUD) document HUD-953-CPD, "The Noise Guidebook" (1985) shall be used for the purposes of determining compliance with these noise requirements. Upon request by DCRM, DEQ, DPW, or DPS, Permittee shall perform noise monitoring during operation of facilities generating high-level noise and shall provide noise monitoring reports to the requesting agency within 48 hours of the request.

CONDITION D:

1. The Permittee shall be required to comply with air emissions control standards and obtain an air emissions control permit from DEQ for all dust-generating equipment and operations, as required under the CNMI Air Pollution Control Regulations or any additional regulations governing air quality that may come into effect during the term of this permit. Permittee shall implement best management practices for dust control outlined in permit application and supporting Environmental Impact Assessment except that *no chemical dust suppressants* shall be applied. To the extent that it is not inconsistent with any applicable DEQ air emissions control permit, the Permittee shall control dust at all times including non-work hours, weekends, and holidays. The Permittee and its contractor(s) shall plan and perform all work related to this project and shall maintain the construction site in such a manner as will effectively control and minimize the formation of dust and airborne particulate matter. Haul roads, adjacent properties as applicable, and other areas disturbed by the contractors' operations shall be sprinkled or treated with DEQ-approved dust suppressants as necessary. Using waste oil or petroleum products for dust control is strictly prohibited by the U.S. Environmental Protection Agency (40 C.F.R. Part 279).
2. During construction the Permittee and its general contractors shall ensure that public roadways leading to the project site must be kept free from debris or similar matter during transportation of materials and the like. Haul trucks shall be covered to prevent spillage of material.

JUSTIFICATION C & D:

DCRM and CRM Agency Officials shall determine if the selected management measures are compatible with existing adjacent uses and adequate for the control of non-point source pollution resulting from project construction, operations and maintenance, including intermittent activities such as repairs, routine maintenance, resurfacing, road or bridge repair, cleaning, and grading, landscape maintenance, chemical mixing, and other

non-point sources (NMIAC § 15-10-305 (b) & (j)).

CONDITION E:

1. Permittee agrees to minimize impacts to the Marpi landfill during and after the construction phase of the project. The Permittee and its contractors, subcontractors and any other persons involved in the project shall be responsible for ensuring the following:
 - a. To minimize usage of land/airspace at the Landfill, construction debris (C&Ds) and green waste need to be segregated and chipped or shredded whichever reduces in size of the material. Chipped green wastes can be used by the public for composting and as cover material for gardening. Tree stumps should be cut down in size to three (3) feet or less; and
 - b. Recyclable scrap metals will be brought to the Lower Base transfer station for recycling. Rebar in concrete should be removed/separated before delivery to the Transfer Station, and concrete by itself should be ground in size down to less than four (4) inches and delivered to the Landfill for road reinforcement to prevent waste trucks from sinking on soft grounds. Large metals such as I-beams or sheet metals should be reduced or cut down in size to three (3) feet or less to would allow space for equipment baling and strapping.
2. During and after completion of the project all unused materials and debris (e.g. large rocks and construction waste materials or debris-concrete, hollow blocks, rebar, tin roof, wooden frames, scaffolds, cement and asphalt slabs, pipes, plastic sheets, electrical material, etc.) must immediately be removed from the project site and disposed at the Marpi Landfill. No other disposal site or method of debris disposal is permitted without prior written approval from DEQ and DCRM. Materials shall be recycled and segregated. Permittee agrees to maintain tipping fee receipts upon request by DCRM and DEQ.
3. The Permittee agrees to develop and perpetually implement a recycling and composting program within its facility and premises in order to divert the majority of its recyclable and compostable materials from the Marpi solid waste management facilities, as indicated in the Phase II Solid Waste Management Plan submitted with the permit application (EIA pg. 10-11 and Appendix K) and the 2021 Revised Solid Waste Report.
4. Hazardous substances must be managed in accordance to Mandatory Condition #6 herein. A materials management and spill response plan must be provided to all contractors and any and all spills must be contained and reported to DEQ within 24 hours of the occurrence.
5. The Permittee is required to contract experts in the recovery, storage, transport and disposal of any hazardous or unusual substance or objects (e.g. ordinance, old drums, oils, chemicals, etc.) discovered within the project site.

6. Impacted soil, contaminated soil, or materials containing Asbestos, lead, or other regulated hazardous materials should be managed or handled by a Certified Environmental Consulting Firm and disposed of properly at a DEQ approved transfer or disposal facility.

CONDITION F:

1. Permittee agrees to use Best Management Practices outlined in the 2006 CNMI/Guam Stormwater Management Manual Standards as guidelines for all Stormwater Control plans, Temporary Control plans, and related Engineering Calculations.
2. To prevent adverse impacts to adjacent properties and coastal waters, all stormwater generated from the project site must be collected and treated as necessary.
3. No land clearing and/or earthmoving activities shall be conducted during periods of heavy rainfall or storm events, unless discharge of runoff, sediment, or other pollutants is not possible, and the Permittee receives written permission from DEQ to continue operations in such conditions.
4. Permittee may be required to apply for coverage under the USEPA's NPDES "Construction General Permit" (CGP) for stormwater discharges. The Permittee is responsible for obtaining coverage under this permit, and for submittal of all application documents as required, including the Notice of Intent (NOI) form to USEPA, and the preparation of a Stormwater Pollution Prevention Plan (SWPPP), which must be submitted to and approved by DEQ prior to receiving coverage under the CGP.
5. The Permittee shall apply for and obtain a Pesticide Structural Treatment permit from DEQ prior to conducting applications of any type of pesticide treatment.

JUSTIFICATION E & F:

It is CRM policy to plan for and manage any use or activity with the potential for causing a direct and significant impact on coastal resources. Significant adverse impacts shall be mitigated to the extent practicable (P.L. 3-47, Section 3(4), 2 CMC § 1511 (a)(4)). Projects shall be undertaken and completed so as to maintain and, where appropriate, enhance and protect the Commonwealth's inherent natural beauty and natural resources, so as to ensure the protection of the people's constitutional right to a clean and healthful environment (NMIAC §15-10-305(f)). It is CRM policy to maintain or improve coastal water quality through control of erosion, sedimentation, runoff, siltation, sewage, and other discharges (2 CMC § 1511 (a)(10)).

It is unlawful for any person to litter upon property owned by another or upon the public property of the Commonwealth, or in any waters of the Commonwealth (P.L. 6-37, Section 5).

CONDITION G:

1. The Permittee agrees to connect with CUC's water supply at the outset of the project

for safety, dust control needs, and other requirements. At the conclusion of construction, the Permittee will transition to a standard meter suitable for delivery of the appropriate amount of water for the project operating at full capacity.

2. The master meter for water for the completed project will be located in a ground-level chamber in the public right of way or an easement providing right of access that can be safely approached without danger to CUC employees. The Permittee may choose to meter individual buildings at their sole discretion but those meters will be considered private and not the responsibility of CUC to maintain or repair.
3. The Permittee shall connect to CUC's wastewater collection system in Saipan. For any new developments in the Islands of Rota and Tinian, the permittee shall apply for and connect to the system when such services are available. An easement providing right of access to maintain or repair any portion of a public sewer on the above referenced property will be provided by the Permittee:
 - a. In case of an existing interceptor sewer on Permittee's property, an easement through the Permittee's private property will be provided by the Permittee providing free access for CUC to maintain any collector interceptor main that may capture wastewater flows from the surrounding drainage area and passes through their property. These easements will be kept clear of permanent structures that may restrict access to maintain these piping systems; and
 - b. The Permittee has the option of relocating existing interceptor mains crossing their property at their sole expense to meet site conditions of the planned development. Any such changes shall be approved by CUC prior to implementation.
4. The Permittee shall connect to CUC's wastewater collection system located in the roadway. An easement providing right of access to maintain or repair any portion of a public sewer on the above referenced property will be provided by the Permittee:
 - a. In case of an existing interceptor sewer on Permittee property, an easement through the Permittee's private property will be provided by the Permittee providing free access for CUC to maintain any collector interceptor main that may capture wastewater flows from the surrounding drainage area and passes through their property. These easements will be kept clear of permanent structures that may restrict access to maintain these piping systems; and
 - b. The Permittee has the option of relocating existing interceptor mains crossing their property at their sole expense to meet site conditions of the planned development. Any such changes shall be approved by CUC prior to implementation.
5. The Permittee agrees to provide an easement through their property for any water transport main that connects with smaller distribution mains. These easements will be kept clear of permanent structures that may restrict access to maintain these piping systems-
 - a. The Permittee has the option of relocating existing water transport mains crossing

their property at their sole expense to meet side conditions of the planned development.

6. The Permittee shall provide Engineering and Design calculations, plans and documents, approved and stamped by a CNMI registered Professional Engineer (P.E.) for CUC review prior to approval for final design acceptance of the project.
7. The Permittee shall be required to have received CUC's approval for connection to CUC water facilities prior to issuance of a construction permit.
8. At no time shall sanitary manholes be located in low lying conditions, swales, ponds, ditches, and such that would allow standing water to exist over them.
9. In-ground cisterns used for capturing rainwater are recommended for irrigation of on-site landscaping and to reduce the reliance on the public water system.
10. To establish CUC power connection, Permittee agrees:
 - a. To provide all necessary information as per CUC application form including but not limited to the load calculations and certified one-line diagram, as per the CUC application form;
 - b. Permittee shall install Primary Metering; Potential Transformer(s) (P.T.)/ Current Transfer(s) C.T.s at their own expense. CUC will witness the termination of the service;
 - c. Proper grounding and installation of power connections per CUC rules and other application codes and regulations shall be ensured;
 - d. Permittee shall ensure that proper access and clearance for CUC utility vehicles such as bucket trucks will be provided on-site to ensure proper installation; and
 - e. A back-up / standby generator is recommended in all critical commercial installations.
11. This permit does not supersede any and all requirements of the Commonwealth Utilities Corporation. The issuance of this Permit Decision, and the permit granted herein, does not act as a waiver of other CNMI agency permit requirements. The language contained herein shall not be construed as an express or implied waiver of the need of Permittee to obtain other permits which may be needed and required to obtain connections to water, sewer and electrical power under CNMI law and/or CUC Rules and Regulations, or to obtain other permits which may be needed and required by law, rule or regulation from any other CNMI governmental entities.
12. Any upgrade or improvement of the infrastructure for connection to the Permittee is sole responsibility of the Permittee. Permittee is encouraged to submit their utility services applications to CUC early to avoid project delays.

JUSTIFICATION G:

DCRM and CRM Agency Officials shall require compliance with federal and CNMI laws and projects shall be undertaken and completed so as to maintain and, where appropriate, enhance and protect the Commonwealth's inherent natural beauty and natural resources, so as to ensure the protection of the people's constitutional right to a clean and healthful environment (NMIAC § 15-10-305(f)). It is DCRM policy to maintain or improve coastal water quality through control of erosion, sedimentation, runoff, siltation, sewage, and other discharges (2 CMC 1511 (a) (10)).

CONDITION H:

At least thirty (30) days prior to commencing construction activities, the Permittee or his designee shall submit to DPW one copy of 100% architectural and engineering plans certified by CNMI licensed professionals in accordance with Public Law 4-53, P.L. 5-41, and P.L. 6-45. Low impact development and energy efficient designs are encouraged.

All construction plans, specifications and engineering computations must be in compliance with practical construction techniques and must be in conformance with the following construction codes and design standards, as applicable:

- a) International Building Code (IBC) 2018
- b) International Fire Code (IFC) 2012
- c) National Electric Code (NEC) 2008
- d) International Plumbing Code (IPC) 2009
- e) International Mechanical Code (IMC) 2009
- f) ADA Guidelines (ADAG) 2010
- g) American Society of Civil Engineers (ASCE) 7 – 10
- h) American Concrete Institute (ACI) 318
- i) CNMI Flood Damage Prevention (NFIP), P.L. 6-45
- j) NFPA 13, Installation of Fire Sprinkler Systems
- k) NFPA 72, Automatic Fire Alarm Systems
- l) CNMI Tropical Energy Code (Revised) 2014
- m) Road Cutting, Trenching and Design Rules and Regulations, P.L. 5-41
- n) Manual on Uniform Traffic Control Devices (MUTCD) 2009 Revision 2
- o) Roadside Design Guide (AASHTO) 2011

This condition includes the latest building and fire codes for the above-items a) and b). As a result, this condition supersedes the previous condition stipulated in the original permit and all other subsequent amendments issued prior to this amendment.

JUSTIFICATION H:

Copies of construction plans and specifications must be signed and sealed by a CNMI licensed architect and engineer in their respective discipline and is required contingent to the issuance of a CRM Major Siting permit (NMIAC §15-10-205(h) (21) (i)-(ii)). The DCRM Director and CRM Agency Board shall require compliance with federal and CNMI laws, including, but not limited to, air and water quality standards, land use, Federal and CNMI

Constitutional standards, and applicable permit processes necessary for completion of the proposed project (NMIAC §15-10-305(e)).

V. SPECIAL CONDITIONS

CONDITION I:

Permittee shall continue to coordinate and consult with Historic Preservation Office (HPO) to ensure that the project is in compliance with all of HPO's permit conditions stipulated in the original permit issued, including all subsequent amendments, and as conditioned herein.

JUSTIFICATION I:

It is the Coastal Resources Management policy of the Commonwealth to recognize and respect locations and properties of historical significance throughout the Commonwealth, to alter or destroy these is subject to Commonwealth and any applicable federal laws and regulations (2 CMC § 1511 (11) and P.L. 3-39, the Historic Preservation Act).

CONDITION J:

Permittee agrees to continue to coordinate and consult with DLNR to ensure that the project is in compliance with DLNR's regulations and requirements.

CONDITION K:

Permittee agrees to continue to comply with the Department of Commerce's requirement of meeting the minimum 30% local hire rate.

JUSTIFICATION J & K:

Projects shall be undertaken and completed so as to maintain and, where appropriate, enhance and protect the Commonwealth's inherent natural beauty and natural resources, so as to ensure the protection of the people's constitutional right to a clean and healthful environment (NMIAC § 15-10-305 (f)).

The DCRM Officials considers socio-economic impacts of a proposal when assessing direct and cumulative impacts. Additional types, numbers, and/or quality of plans may also be required prior to permit issuance or as a condition of the permit at the discretion of the DCRM Director or the CRM Agency Officials (NMIAC § 15-10-305(h)).

VI. PERMIT LIMITATIONS

1. This permit does not relieve its recipient of obligations imposed by other Commonwealth or Federal laws, either statutory or otherwise, and is granted pending compliance with applicable air and water quality standards and permitting processes.
2. Work must be performed in the precise manner and at the precise locations indicated in the subject application as conditioned by this permit.
3. The project is subject to review for compliance with the terms of this permit as provided for in part 800 & 900 of the DCRM Rules and Regulations.

4. Substantial violation of any term or condition shall be grounds for revocation or suspension of the permit.
5. Should circumstances having direct and significant impacts on coastal resources arise in the future which were unforeseen at the time of this decision, the DCRM Program may require that corrective action be taken to mitigate the impact of those circumstances.
6. The conditions contained in this permit are binding upon and enforceable against all successors in interest to the land and project proposed, including heirs, donees, grantees, assignees, or any successors in interest whatsoever.
7. DCRM must be informed when the project will begin prior to starting the project.
8. Amendments to this permit or to the application may be initiated by contacting the DCRM.

VII. TRANSFER OF INTEREST

If a property interest in the project is transferred, DCMR shall issue a new permit in the name of the successors in interest within 30 days of receiving notice of the transfer. A permit issued under this section shall be identical in respect to the terms and conditions of the permit issued to the predecessor in interest.

VIII. RIGHT OF APPEAL

If you are aggrieved by this official decision or by the above conditions, you may appeal such a decision on the basis of material evidence to the CRM Appeals Board. A notice of appeal must be filed in writing, stating the disputed issue(s), and delivered to DCRM within thirty (30) days of the date of the receipt of this permit. Failure to exercise the right of appeal may extinguish any rights for judicial review.

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IX. AUTHORIZATION

Executed on Saipan, CNMI, pursuant to the DCRM Regulations and the Standards and Use Priorities provided therein, and the "Commonwealth Policies" for coastal resources management established by Public Law 3-47, 2 CMC §§ 1500 et seq.

A. CRM Agency Officials



JAMES A. ADA
SECRETARY
DEPARTMENT OF PUBLIC WORKS



DATE



EDWARD M. DELEON GUERRERO
ACTING SECRETARY
DEPARTMENT OF COMMERCE



DATE



RITA C. CHONO-DELACRUZ
STATE HISTORIC PRESERVATION OFFICER
DIVISION OF HISTORIC PRESERVATION



DATE



JONATHAN I. ARRIOLA
DIRECTOR
DIVISION OF ENVIRONMENTAL QUALITY



DATE

B. The Division of Coastal Resources Management

I hereby certify that the decision on Coastal Permit No. SMS-2017-X-111-A1 has been reviewed by the Division of Coastal Resources Management and is found to be in substantial compliance with the Public Law 3-47, 2 CMC §§ 1500 et seq., and all applicable rules and regulations of the Commonwealth Coastal Resources Management Program.



JANICE E. CASTRO
DIRECTOR

4/14/21

DATE



Commonwealth of the Northern Mariana Islands

*Division of Historic Preservation
Department of Community & Cultural Affairs*

Bldgs. A-15 & A-16
Caller Box 10007
Saipan, MP 96950



TEL. 664-2120-25

05/11/21
mt

April 25, 2021

x

Mr. Jesse S. Palacios
Corporate Director
Northern Marianas Housing Corporation
P.O. Box 500514
Saipan, MP 96950

Subject: National Historic Preservation Act Section 106 Consultation and Concurrence with Determination of Effect: "No Effect to Historic Properties" for Isa Villas Phase II Project.

Dear Mr. Palacios,

Historic Preservation Office has reviewed your determination of effect for the above mentioned undertaking pursuant to the National Historic Preservation Action of 1966, as amended.

This is to serve as our concurrence to your determination of effect of ***"No effect to Historic Properties"***.

If you should have any questions please contact John Palacios or myself at (670) 664-2120 or at jdpalacios.cnmihp@gmail.com.

Best Regards,

Rita Chong-Dela Cruz
State Historic Preservation Officer



Commonwealth of the Northern Mariana Islands

Division of Fish & Wildlife

Department of Lands and Natural Resources

Lower Base, P.O. Box 10007

Saipan, MP 96950



Telephone: 670-664-6000

Fax: 670-664-6060

March 3, 2021

Jesse S. Palacios
Corporate Director, NMHC
PO Box 500514
Saipan, MP 96950-0514

Subject: Information Request (#IR-21-011), NMHC Request for Determination of Effects for Special Status Species

Dear Mr. Palacios:

We have reviewed the Northern Marianas Housing Corporation's request for information from the Division of Fish and Wildlife regarding potential environmental impacts from several new construction projects on Saipan. We did not conduct on-the-ground inspections of the sites. Our response is based solely on the information you provided, our current knowledge, and professional experience. Our comments are as follows:

- 1) **Isa Villa II Multi Family or Apartment Project**, Lot No. 150 E 30, Capitol Hill, Saipan
The lot is entirely vegetated and has habitat for special status species based on the satellite imagery and a Nightingale Reed-warbler (*Acrocephalus hiwae*) was detected approximately 80 meters from this property. Vegetation removal is in the scope of work for the project; therefore, the project activities will likely impact Nightingale Reed-warblers if they are within 50 meters of the site.
- 2) Commonwealth Utility Corporation's (CUC) Power Plant I Hardening Project, Lot No. 205 E 01, Lower Base, Saipan
The scope of work for this project primarily involves improvements to an existing structure. There does not appear to be habitat for special status species on the project site based on satellite imagery. DFW has no record of special status species on this or the immediately adjacent lots; therefore, the project activities are unlikely to affect special status species.
- 3) Public School System's San Vicente Elementary School Project, 018 J 01, San Vicente, Saipan.
The scope of work includes repairs to the campus from damage sustained during Typhoon Yutu. The satellite imagery shows some habitat for special status species; however, vegetation removal is not in the scope of work. Additionally, DFW has no record of special status species on this or the immediately adjacent lots; therefore, the project is unlikely to affect special status species.

This letter is not a permit or approval of the proposed projects. Instead, the information that we provide may assist you in project planning, including information required to comply with the preparation of an Environmental Assessment Statutory Checklist.

If you have any questions, or I can be of further assistance, please don't hesitate to contact me at 664-6032.

Sincerely,



Emilie Kohler
Wildlife Biologist, DFW

Cc: Anthony T. Benavente, Secretary, DLNR
Manny M. Pangelinan, Director, DFW

FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request 02/24/2021				
Name of Project Isa Villa II Phase I Lot 150 E 30		Federal Agency Involved NMHC				
Proposed Land Use Multi-Family or Apartment Project		County and State Capitol Hill, Saipan				
PART II (To be completed by NRCS)		Date Request Received By NRCS 02/24/2021		Person Completing Form: Pam M. Sablan		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Acres Irrigated	Average Farm Size	
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres: %	Amount of Farmland As Defined in FPPA Acres: %				
Name of Land Evaluation System Used	Name of State or Local Site Assessment System	Date Land Evaluation Returned by NRCS				
PART III (To be completed by Federal Agency)		Alternative Site Rating				
		Site A	Site B	Site C	Site D	
A. Total Acres To Be Converted Directly		NA				
B. Total Acres To Be Converted Indirectly		NA				
C. Total Acres In Site		NA				
PART IV (To be completed by NRCS) Land Evaluation Information		NA				
A. Total Acres Prime And Unique Farmland		NA				
B. Total Acres Statewide Important or Local Important Farmland		NA				
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted		NA				
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value		NA				
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)		NA				
PART VI (To be completed by Federal Agency) Site Assessment Criteria <i>Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)</i>		Maximum Points	Site A	Site B	Site C	Site D
1. Area In Non-urban Use		(15)	NA			
2. Perimeter In Non-urban Use		(10)	NA			
3. Percent Of Site Being Farmed		(20)	NA			
4. Protection Provided By State and Local Government		(20)	NA			
5. Distance From Urban Built-up Area		(15)	NA			
6. Distance To Urban Support Services		(15)	NA			
7. Size Of Present Farm Unit Compared To Average		(10)	NA			
8. Creation Of Non-farmable Farmland		(10)	NA			
9. Availability Of Farm Support Services		(5)	NA			
10. On-Farm Investments		(20)	NA			
11. Effects Of Conversion On Farm Support Services		(10)	NA			
12. Compatibility With Existing Agricultural Use		(10)	NA			
TOTAL SITE ASSESSMENT POINTS		160	0	0	0	0
PART VII (To be completed by Federal Agency)						
Relative Value Of Farmland (From Part V)		100	0	0	0	0
Total Site Assessment (From Part VI above or local site assessment)		160	0	0	0	0
TOTAL POINTS (Total of above 2 lines)		260	0	0	0	0
Site Selected:	Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>				
Reason For Selection:						
Name of Federal agency representative completing this form: PAMELA SABLAN (See Instructions on reverse side)			District Conservationist		Date: 24 Feb. 2021	

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website: <http://fppa.nrcs.usda.gov/lesa/>
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll?on_public_USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.)
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM (For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

Prime and Unique Farmlands Map

USDA-NRCS

Map Prepared by Pamela M. Sablan, District Conservationist - 02/24/2021

Response to Categorically Excluded Statutory Checklist

"Isa Villa II - Phase I - Multi-Family/Apt. Project - Lot 150 E 30 - Capitol Hill, Saipan"



Isa Villa II - Phase I
Lot 150 E 30
Capitol Hill, Saipan

Legend

 Project Location

Prepared with assistance from USDA-Natural Resources Conservation Service

0 750 1,500 3,000
Feet





Commonwealth Ports Authority

Francisco C. Ada/Saipan International Airport
PO BOX 501055 • SAIPAN • MP • 96950
Phone: (670) 237-6500/01 Fax: (670) 234-5962
E-Mail Address: cpa.admin@pticom.com Website: <https://cnnuports.com>



March 9, 2021

Mr. Jesse S. Palacios
Corporate Director
Northern Marianas Housing Corporation
PO Box 500514
Saipan, MP 96950

Dear Director Palacios:

Subject: Request for Determination of Effect
Lot No. 150 E 30 - Capitol Hill, Saipan
Isa Villa II Multi-Family Apartment Project

This is in reference to your letter dated February 18, 2021 requesting for Determination of Effect for the above-referenced lot number. The proposed project is for Isa Villa Multi-Family Apartment Project in Capitol Hill.

After review of the lot and its location, we found it to be free from the Runway Clear Zones. As such, the determination of effect is hereby given.

Should you have any questions or require additional information, please feel free to contact us.

Sincerely,

CHRISTOPHER S. TENORIO
Executive Director

cc: Airport Manager



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division
P.O. BOX 500514, Saipan, MP 96950-0514
Email: cnmi-cdbg-dr@nmhcgov.net
Website: <http://www.cnmi-cdbgdr.com>

Tels: (670) 233-9447
233-9448
233-9449
233-9450
Fax: (670) 233-9452

February 18, 2021

Ms. GERALYN C. DELACRUZ
Zoning Administrator
Zoning Board
Caller Box 10007
Saipan, MP 96950

RECEIVED
DATE: 2/24/2021
Vernita Barzola
VERNITA BARZOLA

Re: Request for a Zoning Certification

RECEIVED 3/8/21
LOH

Dear Ms. Delacruz,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.35) for **Isa Villa II Multi Family or Apartment Project** in Saipan located in Capitol Hill. The Isa Villa II multi family or apartment project site is located on lot number 150 E 30.

The proposed project will be funded by the Department of Housing and Urban Development (HUD) through the Community Development Block Grant-Disaster Recovery Program (CDBG-DR).

NMHC is kindly requesting for your concurrence in certifying that the project is acceptable based on the Zoning Law. This concurrence will not constitute as approval for a permit.

If you have any questions or require additional information, please contact myself or Mr. Wilfred Villagomez at projectsupervisor@nmhcgov.net or at the office at 233-9447.

Sincerely,

Jesse S. Palacios
Corporate Director
Northern Marianas Housing Corporation



“NMHC is an equal employment and fair housing public agency”

Tinian Field Office
Tel: (670)433-9213
Fax: (670)433-3690

CDBG-DR Office
Tel: (670)233-9447/9448/9449

Rota Field Office
Tel: (670)532-9410
Fax: (670)532-9441



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division
P.O. BOX 500514, Saipan, MP 96950-0514
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Website: <http://www.cnmi-cdbgdr.com>


Tels: (670) 233-9447
233-9448
233-9449
233-9450
Fax: (670) 233-9452

(Zoning Use)

This certification is granted to the Northern Marianas Housing Corporation (NMHC) to proceed with their project based on section 404 (table 1) & 406(f) (citation) of the Saipan Zoning Law.

This certification will not constitute as an approval for a permit. The NMHC and/or Contractor must apply for a permit prior to any construction work. If the NMHC and/or Contractor fails to apply for a Zoning permit, the Zoning Office will issue a violation notice and impose fines for failure to abide by the Zoning Law.

Certified & Concurred by:



Geralyn Delacruz, Zoning Administrator

2/25/2021

Date



“NMHC is an equal employment and fair housing public agency”

Tinian Field Office
Tel: (670)433-9213
Fax: (670)433-3690

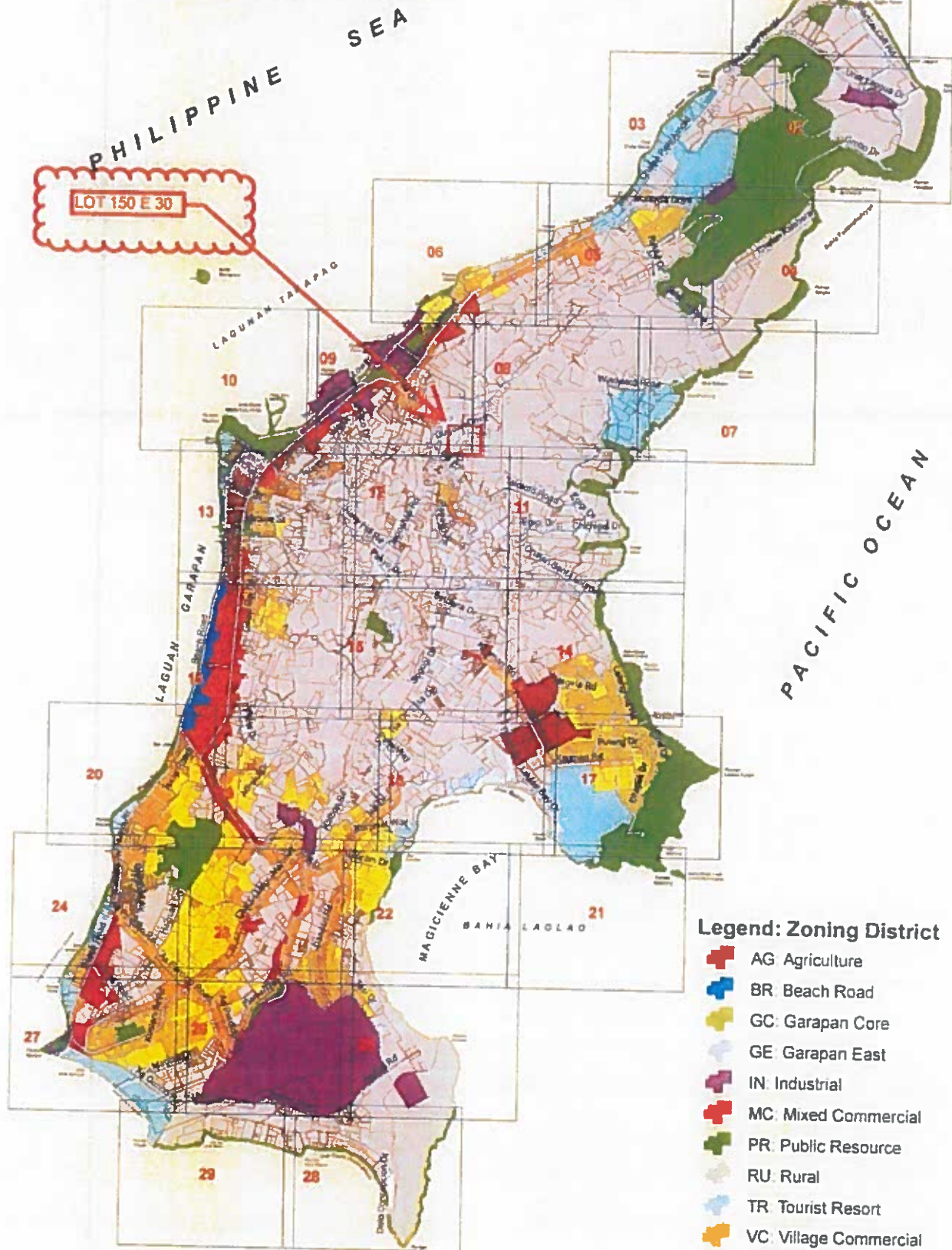
CDBG-DR Office
Tel: (670)233-9447 9448 9449

Rota Field Office
Tel: (670)532-9410
Fax: (670)532-9441

Saipan Zoning Districts Commonwealth of the Northern Mariana Islands

Updated: July 15, 2013
Village Commercial, Mixed Commercial,
and Industrial Zones

*This is not the official zoning map. For the
official Saipan Zoning Map, contact the
CNMI Zoning Office at (670) 234-9662 or view it
online at www.zoning.gov.mp*



Legend: Zoning District

- + AG Agriculture
- + BR Beach Road
- + GC Garapan Core
- + GE Garapan East
- + IN Industrial
- + MC Mixed Commercial
- + PR Public Resource
- + RU Rural
- + TR Tourist Resort
- + VC Village Commercial
- + VR Village Residential

0 4,100 8,200 16,400 24,600 32,800 41,000 49,200



Zoning Office
Commonwealth of the Northern Mariana Islands
Caller Box 10007, Saipan, MP 96950
Tel. 670-234-9661
Fax. 670-234-9666
E-mail staff@zoning.gov.mp
Web www.zoning.gov.mp

Major Site Plan Permit No. 2017-3452
Related to File No. 2017-2342

Name of Project	Isa Villas Partners, LLC
Proposed Use(s)	Multifamily or Apartment
Name of Applicant	Joshua Sasamoto
Owner or Lessee	Cho, Hyung Lac – Assignor
Lot Number(s)	150 E 30
Total Lot Area	19,969 sq. m.
Village	Capitol Hill
Street Name	Anatahan Drive
Zoning District	Rural
Date Application Received	August 10, 2017
Date Application Filed as Complete	August 10, 2017
Attachments Listed	Major Site Plan Application, Authorization Letter, Site Development Plan, Ground Lease Agreement and Payment Receipt.

- A. **Findings.** Based on the above information and a review of this project by the Zoning Office, the Zoning Administrator hereby makes the following findings of fact:
1. The applicant proposes to construct a 2 three-story block building for its *Multifamily or Apartment*, consisting of a total of 27 units.
 2. Building "1A" measures 152'.8" (L) x 45'.6" (W) x 37'.5" (H) consisting of 9 (nine) three-bedroom units to include 2 toilet/baths, 1 kitchen/dining, 1 living room, 1 patio, 1 laundry room and 6 (six) four-bedroom units consisting of 2 toilet/bath, 1 kitchen/dining room, 1 living room, 1 patio, 1 laundry room, 1 pantry room, and 1 FCU(utility) room. Building "1A" consists a total of 15 Units.
 3. Building "1B" measures 126'.6" (L) x 45'.6" (W) x 37'.6" (H) consisting of 6 (six) three-bedroom units to include 2 toilet/baths, 1 kitchen/dining, 1 living room, 1 laundry room, 1 patio and 6 (six) four-bedroom units consisting of 2 toilet/bath, 1 kitchen/dining,

1 living room, 1 laundry room, 1 FCU(utility) room, 1 patio, and 1 pantry room. Building "1B" consists a total of 12 Units.

4. The applicant proposes to construct 3 (three) pre fabricated "BBQ Kiosk" measuring 16' (L) x 16' (W) x 10' (H) with total floor space of 256 sq. ft each.
 5. The applicant proposes to construct an opened "Community Center Pavilion" measuring 52' (L) x 36' (W) x 15'.6" (H).
 6. The applicant proposes to construct a "Kitchen Restroom" with the community center measuring 27' (L) x 28'.8" (W) x 12' (H) with total floor space of 777.6 sq. ft.
 7. The applicant proposes a total of 85 parking stalls, to include 6 ADA parking spaces. Total parking required is 54 parking stalls. The driving aisles are measured at 24' ft. The applicant has met the parking requirement of the Saipan Zoning Law of 2013
 8. The applicant proposes a total of 12 light posts: 8 within the parking areas, and 4 along the first entrance/exit on Anatahan Drive.
 9. The applicant proposes to construct a 6' ft. wide sidewalk along the north and the west side of its property fronting Guguan Drive and Anatahan Drive. The applicant also proposes to construct a 5' and 4' ft. wide sidewalk in its property around the 3 BBQ Kiosk Pavilions and the Community Center
 10. The applicant proposes 3 (three) entrance/exit on its property: First entrance/exit is on Anatahan Drive and the other two entrances/exits are on Guguan Drive.
 11. The proposed use is permitted in the Rural Zoning District.
 12. The application meets the requirements for Multifamily and Apartment use on the bulk and dimension, landscaping & sidewalk building parking standards.
- B. Conditions.** Therefore, the Zoning Administrator hereby approves this project strictly in accordance with the application and plans submitted therewith, under the following conditions:
1. **Standard Conditions**
 - a. The applicant shall notify the Zoning Administrator no less than 5 days before starting the development.
 - b. Any work associated with this zoning permit conducted within the existing road and public right-of-way shall be approved by the Department of Public Works prior to issuance of an occupancy certificate for the development.
 - c. The development shall comply with the applicable requirements of the Americans with Disabilities Act (ADA)
 - d. Compliance with these conditions is subject to confirmation by the Zoning Administrator pursuant to an agreed inspection of right under the Saipan Zoning Law, Section 310(b).


2. Special Conditions

- a. Applicant shall ensure that healthy trees with a trunk diameter greater than 12 inches shall not be removed unless necessary. A plan identifying such trees and showing which to retain or be removed shall be submitted to the Zoning Office within 20 days after approval of this permit.
 - b. Applicant shall employ 3 ft wide landscaping along its premise fronting Anatahan Drive and Guguan Drive.
 - c. Applicant shall install entrance/exits signs for safe traffic movement.
 - d. Applicant shall ensure its construction activities and operations do not generate unreasonable level of noise, odor, light or dust that will affect the neighborhood.
 - e. Applicant shall comply with DEQ requirements for storm water management, and the requirements of other regulatory agencies having jurisdiction over its project.
 - f. Applicant shall submit an approval letter from The Department of Public Works for the construction of sidewalks along its property fronting Anatahan Drive and Guguan Drive within 30 days after approval of this permit.
 - g. Applicant shall keep its premise and immediate surrounding areas clean and free from trash, waste, or debris, and shall screen any trash bins from public view.
 - h. Applicant shall employ reasonable measures such as permeable materials for pavement in its parking lots and driveways to avoid flooding.
 - i. Applicant shall apply for a temporary fence to screen project site and shall be painted and improved on the side facing public streets or view.
 - j. Applicant shall comply with sign and lighting requirements set forth in article 10, SZL of 2013.
 - k. Applicant may only develop the site in accordance with the plans submitted to and approved by the Zoning Office. Changes to the development require the applicant to obtain an amended permit.
- C. This permit shall expire, and all rights granted under this permit shall be null and void at the end of 365 days (one year) if: Physical improvements consistent with this permit have not commenced within 1 year of the date of this permit.

D. Appeal and Violations

1. Violation of this permit shall be grounds for suspension or revocation (Saipan Zoning Law Section 1312).
2. Violation of this permit is subject to penalties of up to \$1,000 per day (Zoning Code, 2 CMC Section 7254).
3. This permit may be appealed but not after 35 days of the date below (Saipan Zoning Law Section 1406 (a) (2)).


Approved By:


Therese T. Ogumoro
Zoning Administrator

9/19/17
Date

My application for this certification was, and still is, true and correct. I have reviewed this certification and understand the contents of this certification and the deadlines.

Signed under the penalties of perjury.


Applicant

9/19/17
Date

ISA VILLAS

PHASE 1



PROJECT SUMMARY

Executive Summary & Project Description

Isa Villas I is a proposed 27-home affordable housing community located within the overall Isa Villas development in Capitol Hill, Saipan. Isa Villas II will add 71-homes to Isa Villas I in completing a premier affordable housing community for the residents of Saipan.



The strength of this proposed development lies in 5 primary areas which we wish to highlight:

1. Readiness to proceed
2. Proven track record of the Development Team
3. Project Location and Market Demand
4. Overall affordability for the residents
5. Ability to offer great flexibility to NMHC in utilizing the remaining tax credit pool to achieve the highest priority issues as NMHC chooses.

Readiness to Proceed

The zoning approval for the site was received on September 19, 2017 and construction has progressed to a point where we are ready to move residents into the building upon closing with our investment partner. We have completed a number of development activities for this proposed project in concert with the work being done on Phase II of Isa Villas. These items include, environmental clearances, soils testing, surveying, financing commitments and construction pricing.

Proven Track Record

The Isa Villas I development team includes experience on more than 110 LIHTC projects throughout the U.S. (including CNMI and Guam), a construction firm with years of experience managing large and small projects around the globe and design partners with more affordable housing and site development experience in the region than any other firms. In addition to this experience, our investor partner is among the largest investors and real estate owners in the US and has been investing in affordable housing communities since the inception of the LIHTC program.

Project Location & Market Demand

Isa Villas I is particularly well-located when it comes to market demand. The residents of Isa Villas will enjoy access to employment centers, shopping, recreation and community support within walking distance or very short drives of the site. In addition, the project's location in an area not previously served by the existing affordable housing projects means NMHC is better able to bring the benefits of the LIHTC program to a greater percentage of the population on Saipan. As stated in the Market Study:

"Proximity to the government offices for both employment and access to services for the residents is among the strongest aspects of the development plan."

Location

ISLAND MAP



Isa Villas I is located near the top of Capitol Hill at the intersection of Guguan Drive and Anatahan Drive. The corner lot is immediately adjacent to the official residence of the Governor of the CNMI and less than a mile from most of the commonwealth's government office buildings, including:

- Governor & Lt. Governor's Administrative offices
- Legislature building
- CNMI Retirement Fund
- Department of Finance
- Department of Treasury
- Department of Finance & Accounting
- Territorial Post Office
- Arts & Culture Council
- Public School System offices
- CNMI Workforce Investment Agency
- Department of Community & Cultural Affairs

Overall Affordability for Our Residents

Isa Villas I has been planned to provide the highest quality of homes for the lowest possible monthly cost to our residents. In addition to having lower rents than any comparable property in the market, we have designed the project to include an extensive number of utility cost saving features in every home. Features such as solar-powered water heaters, LED lighting, water-saving plumbing features, energy-efficient appliances and high-efficiency air conditioning systems all lower the monthly cost of housing for our tenants without increasing their rents.

ENERGY-EFFICIENT FEATURES OF EVERY HOME

- Solar-powered water heaters
- Energy Efficient lighting fixtures
- Energy Efficient Appliances
- Energy Efficient Air Conditioning Systems
- Water-conserving plumbing systems

We recognize that the cost of housing is not limited to the monthly rent and, therefore, we have designed the project to lower the overall cost of housing on a monthly basis for each and every resident at Isa Villas I.

CONCLUSION

We have married the important elements of affordability, livability and financial responsibility in finalizing the development plan for Isa Villas I. Our tenants will enjoy lower rents, lower utility costs, a safe, allied community and amenities and close proximity to community events, employment, recreation, shopping, healthcare.

E. PROJECT DESCRIPTION – Project Narrative Information

Please provide a brief narrative summary of the proposed project. Please include location in the community, project type (new v. rehab), target population, any unique project characteristics, etc.

Isa Villas I is a 27-home affordable rental community being built in Capitol Hill on the island of Saipan as Phase I for a total project that will include a total of 101 apartment units. Phase I of the project (27 units) is currently under construction and will be complete with construction in 2019. The proposed Phase I project consists of 2, 3-story buildings with fifteen 3-bedroom units, and twelve 4-bedroom units. The spacious units feature tile flooring, solid-surface counter tops, hardwood cabinetry, energy-efficient fixtures and appliances, solar-powered water heaters and market-leading storage and closet space. The units are designed to accommodate large families without burdening them with high utility costs. The combination of open floor plans and energy efficient design and systems will have a significant positive impact on the families that live here. In addition to the spacious units and high level of finishes, the community will feature a community center for programs and services, multiple recreational areas which include ample open space for shared green space in the community.

The project is located within walking distance to most of the Commonwealth's government offices, recreational amenities (such as the Capitol Hill softball fields), multiple grocery stores and numerous employers. In addition, this project is located in an area characterized by high housing costs and proximity to major employment centers such as the Port of Saipan, Garapan tourist district and many government offices.

E. PROJECT DESCRIPTION – Project Narrative Information

Please provide a brief narrative summary of the proposed project. Please include location in the community, project type (new v. rehab), target population, any unique project characteristics, etc.

Isa Villas II is a 66-home affordable rental community being built in Capitol Hill on the island of Saipan as Phase II for a total project that will include a total of 93 apartment units. Phase I of the project (27 units) was completed and fully leased in 2020. The proposed project will consist of three, 3-story buildings with twelve 1-bedroom units, thirty 2-bedroom units, twelve 3-bedroom units and twelve 4-bedroom units. The spacious units will feature tile flooring, solid-surface counter tops, hardwood cabinetry, energy-efficient fixtures and appliances, solar-powered water heaters and market-leading storage and closet space. The units are designed to accommodate large families without burdening them with high utility costs.

The combination of open floor plans and energy efficient design and systems will have a significant positive impact on the families that live here. In addition to the spacious units and high level of finishes, the community will feature a community center for programs and services, multiple recreational areas which include playground equipment and ample open space for shared green space in the community. The development plan includes 5% of the units designated for households having at least one individual with disabilities (visual, hearing, mobility).

The project is located within walking distance to most of the Commonwealth's government offices, recreational amenities (such as the Capitol Hill softball fields), multiple grocery stores and numerous employers. In addition, this project is located in an area characterized by high housing costs and proximity to major employment centers such as the Port of Saipan, Garapan tourist district and many government offices.

PHAS



- 2) **ABSTRACTING, INDEXING AND/OR REPRODUCING**
- 3) **ADAPTING OR MODIFYING TO NEW DATA**
- 4) **ANALYSING OR SYNTHESIZING THE DATA**
- 5) **COMPARING OR CONTRASTING THE DATA**
- 6) **PRE-PROCESSING OR DATA SET PRE-ANALYSIS**

- [illegible]

- [illegible]

NP

PHASE 2 ARCHITECTURAL SITE DEVELOPMENT PLAN

**60% DESIGN
SUBMITTAL**

NO	DESCRIPTION	DATE
001	201/02/01	
002	201/02/01	
003	201/02/01	
004	201/02/01	
005	201/02/01	
006	201/02/01	
007	201/02/01	
008	201/02/01	
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035	201/02/01	
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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE SECOND PHASE OF CONSTRUCTION OF ISA VILLAS**

**Lot 150 E 30,
CAPITOL HILL, SAIPAN, CNMI**

January, 2021



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TABLE OF CONTENTS

ACRONYMS	iv
1.0 SUMMARY	1
1.1 Phase I Environmental Site Assessment Process	1
1.2 Findings	1
1.2.1 Recognized Environmental Conditions (REC)	1
1.2.2 Opinions and Conclusions	3
2.0 INTRODUCTION	3
2.1 Property Location and Legal Description	3
2.1.1 Purpose of this Phase I Environmental Site Assessment	4
2.2 Detailed Scope of Services	4
2.3 Significant Assumptions	5
2.4 Limiting Conditions	5
2.5 Special Terms and Conditions	5
3.0 USER PROVIDED INFORMATION	5
3.1 Information provided by the Property Owner's Phase I ESA Questionnaire	5
3.1.1 Title Records	5
3.1.2 Environmental Liens or Activity and Use Limitation	5
3.1.3 Specialized Knowledge	5
3.1.4 Commonly Known or Reasonably Ascertainable Knowledge	6
3.1.5 Valuation Reduction for Environmental Issues	6
3.1.6 Owner, Property Manager, and Occupant Information	6
4.0 RECORDS REVIEW	6
4.1 Standard Environmental Record Sources	6
4.1.1 National Priorities List (NPL) and Superfund Sites	6
4.1.2 Comprehensive Environmental Response, Compensation & Liability Act Information System (CERCLIS)	6
4.1.3 Resource Conservation and Recovery Act Corrective Action Treatment Storage and Disposal Sites (RCRA CORRACTS TSD)	7
4.1.4 RCRA Generators List	7
4.1.5 National Response Center (NRC) List	7
4.1.6 Formerly Used Defense Sites (FUDS)	7
4.2 Additional Environmental Record Sources	7
4.2.1 Civil Defense	7
4.2.2 CNMI Department of Public Lands	8
4.2.3 CNMI Bureau of Environmental and Coastal Quality	8
4.2.4 Department of Lands and Natural Resources	8
4.2.5 CNMI Dept. of Community and Cultural Affairs, Historical Preservation Office, Saipan Branch	8
4.2.6 CNMI Dept. of Public Safety (DPS) Fire Division	8
4.2.7 Existing Environmental Reports	9
4.3 Physical Setting Sources	9
4.4 Historical Use Information on the Property	10
4.5 Historical Use Information on Adjoining properties	10
5.0 SITE RECONNAISSANCE	10
5.1 Methodology and Limiting Conditions	10
5.2 General Site Setting	10
5.2.1 Regional Geology	11
5.2.2 Site Geology	11

5.2.2.1	Stratigraphy	11
5.2.2.2	Faults	11
5.2.3	Regional Hydrogeology	11
5.2.4	Site Hydrogeology	12
5.2.5	Site Soil Conditions	12
5.3	Current Use of the Property	12
5.4	Exterior Observations	12
5.4.1	Description of Structures, Roads, and Other Improvements on the Site	12
5.4.2	Recognized Environmental Conditions	14
5.5	Interior Observations	14
5.5.1	Recognized Environmental Conditions	14
5.6	Historical Use Information on Adjoining Properties	14
5.7	Current Uses of the Adjoining Properties	14
6.0	INTERVIEWS	14
6.1	Interview with Owner(s)	14
6.1.1	Interview with Current Owner	14
6.1.2	Interview with Previous Owner(s)	14
6.1.3	Interview with Occupants	14
6.2	Interview with Local Government Officials	14
6.3	Interview with Others	15
6.4	Summary of Interview Results	15
7.0	EVALUATION	16
7.1	Findings	16
7.2	Additional investigations	16
7.3	Data Gaps	16
7.4	Deletions	16
7.5	Qualified Environmental Professional	17
7.5.1	Signature of Environmental Professional	17
8.0	NON-SCOPE SERVICES	17
8.1	Recommendations	17
8.2	Additional services not part of the ASTM E1527-13 Standard	17
8.3	Non-Scope Considerations	17

APPENDICES

APPENDIX A Maps

- Figure A-01: USGS Topographic Map of Saipan with Project Site Location and 1 Mile Radius
- Figure A-02: USGS Topographic Map of Project Site Vicinity
- Figure A-03: Site Plan with Site Reconnaissance Informant on
- Figure A-04: FUDS, Superfunds Sites, USTs and ASTs Near Project Site
- Figure A-05: Surface Water Resources Near Project Site
- Figure A-06: USGS Geology Map of Saipan and Project Site Location
- Figure A-07: USGS Geology Map Key
- Figure A-08: Current and Future Site Plans for ISA VILLAS

APPENDIX B Aerial Photographs

- Figure B-01: Satellite Image of the Island of Saipan with Site Location And One Mile Radius (2019 Google Earth)
- Figure B-02: Satellite Image of the Site Location (2017 ERIS)
- Figure B-03: Satellite Image of the Site Location (2016 ERIS)
- Figure B-04: Satellite Image of the Site Location (2013 ERIS)
- Figure B-05: Satellite Image of the Site Location (2011 ERIS)
- Figure B-06: Aerial Image of the Site Location (1987 CNMI DCRM)

- Figure B-07:** Aerial Image of the Site Location (1979 ERIS)
- Figure B-08:** Aerial Image of the Site Location (1971 ERIS)
- Figure B-09:** Aerial Image of the Site Location (1968 ERIS)
- Figure B-10:** Aerial Image of the Site Location (1949 ERIS)

APPENDIX C Site Photographs

- Figure C-01:** Site Photographs
- Figure C-02:** Site Photographs
- Figure C-03:** Site Photographs

APPENDIX D Qualifications of Environmental Professional

APPENDIX E Federal Database Research Results

APPENDIX F Environmental Site Assessment Questionnaire

APPENDIX G Businesses within a One-mile Radius

APPENDIX H Title Records.

LIST OF ACRONYMS

APEC	Allied Pacific Environmental Consulting	EMO	CNMI Emergency Management Office
amsl	above mean sea level	EPCRA	Emergency Planning and Community Right-to-Know Act
AST	above ground storage tank	ESA	Environmental Site Assessment
ASTM	American Society of Testing and Materials	FOIA	Freedom of Information Act
BECQ	CNMI Division of Environmental Quality	ft	feet
bgs	below ground surface	FUDS	Formerly Used Defense Sites
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act	HPO	CNMI DCCA Historic Preservation Office
CERCLIS	CERCLA Information System	IVP	Isa Villa Partners LLC
DCCA	Department of Community and Cultural Affairs	MSL	mean sea level
DLNR	CNMI Department of Lands and Natural Resources	NPL	National Priorities List
DOD	Department of Defense	PRG	Pacific Rim Group
DHS	Department of Homeland Security	RCRA	Resource Conservation and Recovery Act
DPL	CNMI Department of Public Lands	TTPI	Trust Territory of the Pacific Islands
		USEPA	United States Environmental Protection Agency
		UST	underground storage tank

1.0 SUMMARY

Pacific Rim Group has retained Allied Pacific Environmental Consulting (APEC), to conduct a Phase I Environmental Site Assessment (ESA) at Lot 150 E 30 on Capitol Hill, Saipan, CNMI. This Phase I ESA was conducted in preparation for the second phase of construction for the Isa Villas housing development. This investigation was conducted in general accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Standard E 1527-13*. Work carried out during this ESA included reconnaissance of the subject and adjoining properties, interviews and review of historical records and regulatory databases in an effort to identify evidence of environmental conditions which may include, but are not limited to, the presence of hazardous materials, petroleum products or soil vapor impacts that may affect the environmental quality of the property.

The project site is owned by A.K. Atalig. According to title search it was leased by Cho Huyung Lae, on April 22, 2014 for a period ending on April 22, 2069 and is now leased by Pacific Rim Group. The site is located approximately 1.2 miles from the western coast and approximately 1.5 miles from the east coast of Saipan and 2.23 miles northeast of Mt Tapachao on Capitol Hill, Saipan, CNMI. The size of the lot is approximately 4.93 acres. At this time, Pacific Rim Group is preparing the second construction phase of the Isa Villas housing development, Saipan. The first phase was concluded in April 2020. The current development includes two three-story apartment blocks, and a community center building, landscaping and parking facilities. The second phase of construction, set to commence in early 2020, will include three additional apartment blocks which are of the same design as the current two completed apartment blocks. The upcoming construction site occupying the property has several 40-foot containers as storage for the construction crew along with several pieces of equipment such as excavators and back hoes and vehicles.

1.1 Phase I Environmental Site Assessment Process

The purpose of The American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Standard E 1527-13* is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"); that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

Controlled substances are not included within the scope of this standard. Persons conducting an ESA as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the assessment investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice (ASTM, 2013).

1.2 Findings

1.2.1 Recognized Environmental Conditions (REC)

According to the *ASTM E1527-13 Standard for Environmental Site Assessments: Phase I Environmental Site Assessment Process*: a recognized Environmental Condition (REC) is defined as:

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future

release to the environment. De minimis conditions are not recognized environmental conditions.

Non-scope considerations do include other conditions that are worth noting. These include, but are not limited to:

- Asbestos-Containing Building Materials,
- Biological agents,
- Unexploded Ordnance (UXO)/Munitions and Explosives of Concern (MEC),
- Cultural and historic resources,
- Ecological resources,
- Endangered species,
- Health and safety,
- Indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment,
- Industrial hygiene,
- Lead-Based Paint,
- Lead in Drinking Water,
- Mold,
- Radon,
- Regulatory compliance, and
- Wetlands.

At the time of the production of this Phase I ESA report, APEC found no REC's as defined by the ASTM standard. However, the site was within one-mile of other sites with RECs listed in government databases.

1.2.1 Recognized Environmental Conditions (RECs)

In the process of conducting this ASTM E1527-13 Standard for Environmental Site Assessment, none were noted on the site. Noted are the absence of the following conditions:

- The presence of wetlands on the property.
- The presence of asbestos containing materials, lead or other potentially hazardous building materials.
- The presence of mold or other biological hazards infectious agents and pathogens.
- Identification of contaminant plumes (liquid or gaseous) above or below the subject surface originating from remote or unknown sources.
- Identification of contaminants or conditions that do not violate current regulatory standards, but may violate future standards.
- Sampling and analysis of soil, groundwater, or other materials on the subject property for potential contaminants of concern.
- Unexploded Ordnance (UXO)/ Munitions and Explosives of Concern (MEC)
- The presence of endangered species.

Furthermore, during the site reconnaissance activities none of the following conditions were observed:

- Leaking containers of oil, or any other substances, including transformers which may contain PCBs.
- Odors.
- Stains or corrosion in the soils or paved surfaces.
- Stressed vegetation.
- Solid waste.
- Wells

As noted in previous Phase I ESA's conducted for this property, it is within a one-mile radius of a total of three (3) properties listed in government records, which have RECs associated with them, the subject property is up-gradient from these sites and is a significant distance away from these sites that any migration of harmful substances (surface or sub surface) is highly unlikely. Nor is it likely that any of these sites will impact the subject property in any way. These sites are:

1. Proximity within one mile to FUDS Sites

Tanapag Fuel Farm (FUDS Inventory H09CN398) is located approximately 5,000 feet in the West-Southwest direction from the property.

2. Proximity within one mile to Brownfields Sites

There are two Brownfields sites within a one-mile radius of the project, site.

- a. The Edoni Site: Parcel ID 27-12, which has been contaminated by "Hazardous Substances" with a response status of "Complete".
- b. Western Equipment Shop, Parcel ID 004 E 01, contaminated with petroleum. Status of this site is "Phase I complete".

3. Proximity within one mile to RCRA Hazardous Waste Generator

NMI Settlement Fund EPA ID MPR000129122, which listed as a large quantity generator. Approximately ½ mile from subject property.

No "orphan sites" were noted in the database searches or are known to exist on the island of Saipan.

Non-Scope Considerations

During previous Phase I ESAs, a derelict septic tank was noted to be on the subject property. This tank, as noted in previous ESAs, is located on the site, but is empty and has not been in use in decades. Based on the historical use of the land and vicinity it had been determined that this tank was once in use for a residential structure that has been demolished decades ago. The tank is empty and shows no signs of any impact on the subject property. The tank is scheduled to be removed prior to the end of construction activities.

1.2.2 Opinions and Conclusions

As in the previous Phase I ESA's conducted for this site, any environmental conditions or possible contaminations are thought to be present in *de minimus* quantities and are not expected to negatively impact the value of the property. The site is within one-mile of sites with RECs listed in government databases, including FUDS sites, Superfunds sites, and RCRA generators are well down-gradient from the project site, and any possible contamination from these sites is extremely unlikely, due to distance and gravity, to have any effect on the environmental conditions of the site.

2.0 INTRODUCTION

2.1 Property Location and Legal Description

Lot 150 E 30, the property site, is located on Capitol Hill, Saipan on the eastward slope of the axial highlands of the island of Saipan, approximately 2.25 miles north of Mt. Tpaychao just north of the CNMI Governor's Office and Legislature and borders Anatahan Dr. to the west and is flanked on the north by Guban Dr. (see Figures A-01, A-02, A-03, B-01 and B-02). Elevation of the site is between 625-660 ft amsl with slopes of approximately 15-30%. The site has an area of approximately 4.93 acres or 214,944 square feet. The majority of the site is undeveloped and overgrown with tangantangan and other native flora.

The property is bordered by privately owned lots to the south and east, with public lands, which contain numerous CNMI government owned buildings to the north and west (see Figure A-03). Section 5 of this report has a more detailed property description and list of adjacent properties.

2.1.1 Purpose of this Phase I Environmental Site Assessment

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify evidence of environmental conditions that may have an adverse impact on the subject property.

2.2 Detailed Scope of Services

Activities conducted during the performance of this assessment include:

- **Survey of user provided information:** Section 3 of this Phase I ESA includes user provided information such as; title records, environmental liens or activity use limitation, property owner and occupant information derived from interviews and other commonly known, or reasonably ascertainable knowledge of the site.
- **Records Review:** Section 4 of this Phase I ESA provides a summary of records review including; local, territory and federal government agency provided documents through Freedom of Information (FOIA) requested data, public databases, such as NPL, CERCLIS, RCRA, NRC, USACE, FUDS and other federal databases; Historical records review and use of current and historical maps, satellite and aerial images, photographs and other published data.
- **Site Reconnaissance:** Section 5 of this Phase I ESA provides a summary of site reconnaissance activities conducted by APEC, which includes; field observations, digital photography of the site (including aerial photography where possible) and interviews with the property occupant(s) where possible/applicable of the site as well as the adjacent properties and vicinity within one mile.
- **Interviews:** Section 6 of this Phase I ESA provides a summary of interviews conducted by APEC of State (CNMI) and local (municipality of Saipan) government level agency representatives. These include appropriate personnel from the following agencies; Department of Public Safety (DPS) and Fire Department (DFEMS), CNMI Bureau of Environmental and Coastal Quality (BECQ), CNMI Department of Lands and Natural Resources (DLNR), CNMI Department of Public Lands (DPL), CNMI Office of Homeland Security and Emergency Management, Emergency Management Office (CNMI DHS, EMO) and the CNMI Historic Preservation Office (HPO). Other interviews include; current and prior owners/occupants of the property (where practical) and the owners/occupants of neighboring properties.

All interviews were conducted with survey questionnaire forms derived from the *User Questionnaire* provided in the ASTM 1527-13 Phase I ESA Standard. Questionnaires were hand delivered to and/or submitted via email to the aforementioned government agencies and property owners where practical. Telephone or in person interviews, utilizing the aforementioned questionnaire were also conducted in certain instances, in lieu of the written format where applicable. Interview methodologies are noted in the summary of interviews in section 6. Returned questionnaires and/or interview notes are included in Appendix F.

- **Findings:** Section 7 of this Phase I ESA, provides APEC's recommendations based on the revealed RECs through the conduct of this assessment. Furthermore, additional services provided not specified in the ASTM 1527-13 standard are described along with non-scope considerations, that may be of concern including the following conditions observed on the property during the conduct of this site assessment, including but not limited to:
 - The presence of wetlands on the property.
 - The presence of asbestos containing materials, lead or other potentially hazardous building materials.
 - The presence of mold or other biological hazards infectious agents and pathogens.

- Identification of contaminant plumes (liquid or gaseous) above or below the subject surface originating from remote or unknown sources.
- Identification of contaminants or conditions that do not violate current regulatory standards, but may violate future standards.
- Sampling and analysis of soil, groundwater, or other materials on the subject property for potential contaminants of concern.
- Unexploded Ordnance (UXO)/ Munitions and Explosives of Concern (MEC)
- The presence of endangered species.

2.3 Significant Assumptions

Information provided by landowners, interviewees, government agencies, and other parties is assumed to be correct and truthful.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property, and this practice recognizes reasonable limits of time and cost.

2.4 Limiting Conditions

Data gaps within this Phase I ESA include a lack of response to FOIA requests and questionnaires, along with incomplete records due to a fire that occurred at the Historic Preservation Office in 1990 may have a limiting factor in the completion of this Phase I ESA.

2.5 Special Terms and Conditions

There are no special terms or Conditions in this Phase I ESA.

3.0 USER PROVIDED INFORMATION

3.1 Information provided by the Property Owner's Phase I ESA Questionnaire

On December 22, 2020, APEC received the Phase I ESA questionnaire from David Nicolosi, managing member of Isa Villas Partners, LLC (IVP). This questionnaire revealed that the site is currently the site of a housing development, which includes two apartment buildings, with fifteen units in one, and twelve in the other, along with a community center/office building. A second phase of construction to include a further three apartment buildings is scheduled to commence in early 2020. None of the property owner's information from the previous Phase I ESAs provided in 2017, and 2020 have changed.

3.1.1 Title Records

Current title records, dated January 11, 2019, indicate that the current lessor of the property is Isa Villas De, LLC. The lease was dated November 30, 2017. The property lease is for a term of fifty-five (55) years, beginning on December 1, 2019, and ending on November 30, 2072. Please see Appendix H for title records.

3.1.2 Environmental Liens or Activity and Use Limitation

At the time of publishing this report, there were no known liens on activity and use limitations.

3.1.3 Specialized Knowledge

Individuals familiar with the subject site, who have chosen to remain anonymous, have provided the 'commonly known or reasonably ascertainable knowledge' part of this Phase I report below. These individuals have shared that for at least the past 30 years, the subject site was either utilized as a ranch land for private family use, or has remained undeveloped and unutilized.

3.1.4 Commonly Known or Reasonably Ascertainable Knowledge

The subject property is in close proximity to public lands, which have been utilized for government housing and offices since the Trust Territory (TT) and US Navy administration period of the island's history (c. 1947-1986). Since the signing of the CNMI Covenant and the status of the CNMI as a Commonwealth in political union with the United States, many of these structures on lands adjacent to the subject property have been utilized by the CNMI government for a variety of administrative purposes. CNMI government offices located in the vicinity of the subject property include: The CNMI Governor's Office, Legislature, Department of Homeland Security, Department of Finance, among others. The property is currently under development.

3.1.5 Valuation Reduction for Environmental Issues

At the time of the writing of this report, there is no known valuation reduction for environmental issues on the subject property.

3.1.6 Owner, Property Manager, and Occupant Information

The owner of the Property according to the current lesser/occupant is A.K Atalig. The lesser/intended occupant is Isa Villas Partners, LLC, part of the Pacific Rim Group.

4.0 RECORDS REVIEW

This section presents a review of physical setting sources, standard and additional environmental records sources, and historical use information on the property and the surrounding area. For environmental records review purposes, the approximate minimum search distance is a 1-mile (1.6 km) radius from the site (see Figure A-01). Figure A-04 indicates the locations of facilities within a one-mile radius of the project site, which appear in the following federal databases. The following resources and databases were accessed via the internet for pertinent information or via email, phone calls, or formal letter of request. Documentation of the internet searches is included in Appendix D and is summarized below. Follow-up interviews and requests for information were made, as necessary. These are documented in Appendix E and in the sections below.

4.1 Standard Environmental Record Sources

4.1.1 National Priorities List (NPL) and Superfund Sites

This list includes the contaminated hazardous waste sites deemed most threatening for specific jurisdictions. The USEPA NPL online database (USEPA 2021) was utilized to search for NPL and Superfund sites located on Saipan. This site was last updated on January 6, 2021. While no longer listed on the US EPA NPL site, on the CNMI BECQ GIS permitting site, there two Brownfields sites within a one-mile radius of the project site.

The Edoni Site: Parcel ID 27-12, which has been contaminated by "Hazardous Substances" with a response status of "Complete". The other site within a one-mile radius of the project site is the Western Equipment Shop, Parcel ID 004 E 01, contaminated with petroleum. Status of this site is "Phase I complete". Both sites are on the edge of the one-mile radius (see Figure A-04). Neither site is listed by US EPA at this time.

4.1.2 Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS)

The CERCLIS database includes all superfund sites from the most hazardous (NPL sites) to those sites that are in the earliest stages of investigation with the United States Environmental Protection Agency (USEPA 2021). This site was last updated on January 6, 2021. There are no sites on Saipan within a one-mile Radius of the project site listed.

4.1.3 Resource Conservation and Recovery Act Corrective Action Treatment Storage and Disposal Sites (RCRA CORRACTS TSD)

Sites in this database are on the US EPA's list of treatment, storage, or disposal facilities subject to corrective action under the Resource Conservation and Recovery Act (RCRA). This site was last updated January 3, 2020. There are no sites on Saipan within a one-mile Radius of the project site listed. in the RCRA Envirofacts database (USEPA 2020, Appendix D).

4.1.4 RCRA Generators List

The Resource Conservation and Recovery Act Information (RCRAInfo) database (USEPA 2020) is used by the US Environmental Protection Agency (USEPA) to track entities regulated under RCRAInfo subtitle C (hazardous waste handlers). RCRAInfo includes data on general handler information, permit or closure status, compliance with federal and state regulations, and cleanup activities. The database does not include specific information about the types and quantities of hazardous waste handled by the facilities.

The database was searched through a query of the island of Saipan. In addition, the USEPA Envirofacts Data Warehouse was searched for all facilities in the same region that are EPA-regulated (USEPA 2020).

The RCRAInfo website produced a list of 31 facilities for the 96950 Zip Code. Of these, one was within the one-mile search radius (USEPA 2019 & c; Appendix D). This site is the NMI Settlement Fund EPA ID MPR000129122, which listed as a large quantity generator. This facility has had a diesel fuel release in 2015 into the facility's AST containment berm, but did not migrate off site. This facility is approximately 1,600 feet to the southwest of the subject property.

4.1.5 National Response Center (NRC) List

The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. The NRC database includes all information that was part of the Emergency Response Notification System (ERNS). The NRC database was searched for the island of Saipan (Appendix D). There were zero (0) incidents listed in the general vicinity of the prescribed 1-mile search radius.

4.1.6 Formerly Used Defense Site (FUDS)

The Department of Defense (DOD) is responsible for cleaning up properties that were formerly owned, leased, possessed, or operated by DOD. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the program and the US Army Corps of Engineers (USACE) is the organization that manages and executes the program. A FUDS inventory database is available online through the USACE.

One FUDS site is located within a one-mile radius of the subject property. This is the Tanapag Fuel Farm. The property is located in the village of Tanapag, alongside Chalan Pale Arnold Road, just under one-mile northwest and down-gradient of the project site. Records show that the property consists of a 4.8-acre site near Puerto Rico and 96-acres near Tanapag. The tank farm was built in 1944 by the US Navy and has been in disuse since the end of World War Two. The site is currently not active and is undeveloped.

4.2 Additional Environmental Record Sources

4.2.1 Civil Defense

CNMI Department of Homeland Security (DHS) Emergency Management Office (EMO) is responsible for providing emergency incident response coordination and management for the Commonwealth. On December 10, 2020, APEC submitted a Freedom of Information Act (FOIA) request to EMO requesting access to records of violations, releases, UST and AST

compliance issues, liens, spills, storage, waste generators and other environmental issues related to hazardous materials and petroleum products within a one-mile radius of the subject property.

No response from CNMI EMO had been received at the time of the production of this report.

4.2.2 CNMI Department of Public Lands

CNMI DPL is the agency responsible for oversight and management of all public properties for the Commonwealth. On December 10, 2020 APEC submitted a FOIA request to DPL requesting access to records of violations, releases, UST and AST compliance issues, liens, spills, storage, waste generators and other environmental issues related to hazardous materials and petroleum products within a one-mile radius of the subject property.

At the time of the writing of this report, no responses from CNMI DPL to the FOIA request or Questionnaire have been received by APEC.

4.2.3 CNMI Bureau of Environmental and Coastal Quality

The CNMI BECQ is the local environmental regulatory authority. On December 10, 2020, APEC submitted a FOIA request to BECQ requesting access to records of violations, releases, UST and AST compliance issues, liens, spills, storage, waste generators and other environmental issues related to hazardous materials and petroleum products within a one-mile radius of the subject property.

On December 22, 2020, Johnathan Arriola, Director DEQ of BECQ, responded by telephone to the APEC regarding the FOIA and questionnaire by letter. The response indicated that BECQ has no record of the following on the subject property:

1. Storage, spill or release of hazardous materials or petroleum products.
2. Compliance issues involving USTs or ASTs.
3. Environmental violations or liens.
4. Evidence of soil or groundwater contamination.

BECQ stated that since it's last request for information on the site in January 2020, there have been no changes to their knowledge of any RECs on the subject property.

4.2.4 Department of Lands and Natural Resources

The DLNR is responsible for the preservation, protection, conservation, and enhancement of the Commonwealth's natural resources. On December 10, 2020, APEC submitted a FOIA request to DLNR requesting access to records of violations, releases, UST and AST compliance issues, liens, spills, storage, waste generators and other environmental issues related to hazardous materials and petroleum products within a one-mile radius of the subject property.

No response from CNMI DLNR had been received at the time of the production of this report.

4.2.5 CNMI Dept. of Community and Cultural Affairs (DCCA), Historical Preservation Office (HPO), Saipan Branch

Saipan HPO is responsible for the preservation, protection, conservation, and enhancement of the Commonwealth's historical sites and artifacts. On December 10, 2020, APEC submitted a FOIA request to Saipan HPO requesting access to records pertaining to the site and within a one-mile radius of the subject property. The office was closed each time APEC attempted to deliver the FOIA request.

No response from CNMI HPO had been received at the time of the production of this report.

4.2.6 CNMI Dept. of Public Safety (DPS) Fire Division.

CNMI DPS operates both the fire department and police department in the CNMI. On December 10, 2020 APEC submitted a FOIA request to DPS requesting access to records of

violations, releases, UST and AST compliance issues, liens, spills, storage, waste generators and other environmental issues related to hazardous materials and petroleum products within a one-mile radius of the subject property.

On December 21, 2020, Ms. Vanessa Diaz of DPS Fire Division responded via email with a completed Phase I ESA questionnaire, which stated that the that DPS Fire Division has no record of any violations, releases, UST and AST compliance issues, liens, spills, storage, waste generators and other environmental issues related to hazardous materials and petroleum products within a one-mile radius of the subject property, or any other pertinent information about the site.

4.2.7 Existing Environmental Reports

In September 2017, Allied Pacific Environmental Consulting, produced an ASTM Practice E1527-13 Phase I ESA of this property Lot 150 E 30, Capitol Hill Saipan Include the following conditions:

1. Proximity within one mile to FUDS Sites

Tanapag Fuel Farm (FUDS Inventory H09CN398)

2. Proximity within one mile to Superfunds Sites

There are two Brownfields sites within a one-mile radius of the project, site.

- a. The Edoni Site: Parcel ID 27-12, which has been contaminated by "Hazardous Substances" with a response status of "Complete".
- b. Western Equipment Shop, Parcel ID 004 E 01, contaminated with petroleum. Status of this site is "Phase I complete".

3. Proximity within one mile to RCRA Hazardous Waste Generator.

NMI Settlement Fund EPA ID MPR000129122, which listed as a large quantity generator.

Two follow-up ASTM Practice E1527-13 Phase I ESAs in September of 2019 and January of 2020, were conducted by APEC as well, neither report uncovered any further conditions.

4.3 Physical Setting Sources

Physical setting sources reviewed include the current USGS 7.5 minute Topographic Map (presented as Figure A-01 in Appendix A), recent and historical aerial photographs as well as site photographs, as well as the following resources regarding the hydrology, geology and history of Saipan:

- Carruth, Robert L. (2003) *Ground-Water Resources of Saipan, CNMI.*, US Geological Survey report 03-4178.
- Davis, Dan A., McCracken, Ralph J., Zarza, Ray E., Cloud, Preston E. Jr., Schmidt, Robert G. and Burke, Harold W. (1958) *Military Geology of Saipan, Mariana Islands Vol. I, II and III*, US Army Corps of Engineers.
- Rottman, Gordon L and Gerrard, Howard (2004). *Saipan and Tinian 1944: Piercing the Japanese Empire*. Osprey Publishing.
- Russell, Scott. (1994). *Operation Forager: The Battle for Saipan*. Saipan: CNMI Division of Historic Preservation.
- Russell, Scott 1987, *Lualau: Its History and Historic Resources* Northern Islands Company
- U.S. Geological Survey (1999). *Topographical Map of the Island of Saipan, Commonwealth of the Northern Mariana Islands. 1:25,000 scale.*

- Shaw, Henry I. Jr., Nalty, Bernard C., Turnbladh, Edwin T. 1966 *History of U.S. Marine Corps Operations in World War II Volume III: Central Pacific Drive* Historical Branch, G-3 Division, Headquarters, U.S. Marine Corps.
- Young, Fred J., Burkett, Dean W., and Huff, Terry L. (1989). *Soil Survey of the Islands of Aguijan, Rota, Tinian and Saipan, Commonwealth of the Northern Mariana Islands*. US Department of Agriculture Soil Conservation Service.
- CNMI Division of Environmental Quality (ed, Bearden, Brian.) 2010 *Final Commonwealth of the Northern Mariana Islands Integrated 305(b) and 303(d) Water Quality Assessment Report*.
- APEC, *Phase I Environmental Site Assessment Lot 150 E30, Capitol Hill, Saipan, CNMI* September 2017
- APEC, *Phase I Environmental Site Assessment Lot 150 E30, Capitol Hill, Saipan, CNMI* January 2020

Information gathered from these sources is discussed in Sections 3.2 (Site and Vicinity General Characteristics), and 5.4 (Historical Use Information on the Property).

4.4 Historical Use Information on the Property

The subject property has not been developed.

4.5 Historical Use Information on Adjoining Properties

The adjoining properties of the site has been developed for housing for the US Navy/Trust Territory government personnel, c. 1947-1960 as well as Navy Administration, and Trust Territory government offices. After the CNMI Covenant was signed and the CNMI became a Commonwealth in political union with the United States, these properties have been converted to CNMI Government offices, which include: The CNMI Legislature, Governor's office, Department of Homeland Security, Finance, etc. Other adjoining properties had once been public land plots, which were since sub-divided during the 1990s and privately owned, several of which have been developed into residential properties.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Field investigation activities for this Phase I ESA were undertaken on December 22, 2021. APEC field personnel, David Radich, performed the investigative fieldwork to assess observed environmental conditions on the property. Methodology included the use of a digital camera and field notebook.

5.2 General Site Setting

This ESA is limited to Lot 150 E 30 Capitol Hill Saipan, CNMI (subject property indicated in the site figures in Appendix A and B). The subject property forms an area encompassing approximately 4.93 acres. Figure A-03 shows a site plan of the subject property and the adjoining lots.

The site is a privately owned parcel, which is approximately 1.2 miles east of the port of Saipan, on the west coast of Saipan, and approximately 2 ¼ miles northeast of Mt. Tapachao (see Figure A-01). The site is located at an elevation of between 625 and 660 feet amsl, on the axial uplands of the island of Saipan, on the westward slope of Capitol Hill. The Property is roughly chevron shaped, and has been undergoing development since February 2018. The property has had the majority of vegetation removed and is being landscaped and developed with three permanent structures, a ponding basin and sewage lines being constructed.

To the west of the property is public lands, and Anatahan Dr. with public lands which are occupied by government offices and empty houses owned by the CNMI government. Likewise, north of the property there is Gupan Dr, with public lands and more government buildings. Private lots, occupy the areas to the east and south of the property, most of which is undeveloped.

5.2.1 Regional Geology

Saipan exhibits the same high degree of geologic diversity and complexity that characterizes the other major islands in southern Marianas. A core of Eocene-Oligocene submarine volcanic and: volcanoclastic rocks, formed as the result of tectonic plate convergence, has been veneered with progressively younger sequences of shallow-water limestones. Vertical tectonic adjustments of the island-arc system, including net uplift, faulting and tilting, coupled with sea level fluctuations arising from Pleistocene glaciation cycles, have raised and terraced Saipan and the other "high" islands in the southern Marianas. San Roque is located towards the northern edge of the western coastal plain, one of the major topographic features of the island of Saipan. This landform consists primarily of loose deposited calcium carbonate sands and similar limestones in low lying terraced deposits or reworked volcanic materials and clay wash. The surface of the western coastal plain gradually rises from sea level to approximately 20 feet amsl on average and up to 100 feet amsl, where the transition to bedrock is over a rising surface of clay outwash or soils derived from deep weathering. Portions of this landform are marshy, including the subject property vicinity.

5.2.2 Site Geology

5.2.2.1 Stratigraphy

The subject property is located in the area of Saipan known as "Capitol Hill" in the axial uplands of the island of Saipan. The Axial uplands is an area that extends through $\frac{3}{4}$ of the island, and consists of terraced limestone uplands, which is separated by a central volcanic ridge and are abutted at the southeast by a patch of volcanic hills. Mt. Tapachao, Mt. Petesokura and Mt. Marpi are located in the axial uplands, with Mt. Tapachao being the highest at 1,555 ft amsl. The site approximately 2 $\frac{1}{4}$ miles northwest of Mt. Tapochao, on a stairlike succession of nearly flat benches and vertical scarps of limestone that merge northward along a central narrow crested ridge composed primarily of volcanic rocks approximately 625-660 ft amsl.

Figures A-06 and A-07 shows that the site is primarily underlied by Tapachau Limestone, which is primarily residual clay derived from the Tapachao Limestone, (QTtvc), as well as the limestone member of Tapachau Limestone. (Ttl) in general Tapachao limestone is white to pink, locally variegated, massive to bedded, locally fossilized limestone. It is locally rich in clasts of volcanic rocks or fine-grained argillaceous material derived from erosion of older formations. This is common for the cliffs and uplands of Saipan, such as the Capitol Hill area, where the site is located. It is common to have deep weathering over marly and tuffaceous facies, which result in the development of clay deposits. Much of the site (approximately 80-90% of the site) is underlied by the residual clay derived by the Tapachao limestone (QTtvc), which is mottled and banded clay, either light gray and white or reddish brown. The southern portion of the property is underlied by conglomerate and Sandstone (Thc), which is massive to irregularly bedded, poorly sorted, volcanoclastic conglomerate consisting of subangular to rounded pebbles, cobbles, and boulders of prophytic andesite in sandy to silty matrix, interlayered beds. This type of formation likely represents volcaniclastic debris flows and sedimentary deposit.

5.2.2.2 Faults

There is one fault line that runs southwest to north east, parallel to the western property boundary. This fault is approximately 375 feet to the west of the subject property (see Figure A-03).

5.2.3 Regional Hydrogeology

Saipan is composed of permeable limestones on a relatively impermeable volcanic core foundation. 98% of the exposures are limestones; the remaining 2% are volcanic rock. Rainfall generally is between 80 and 100 inches per year. Surface runoff is almost nonexistent and all drainage in the limestone terrain is downward.

Groundwater generally occurs as a basal lens within the limestone. Parabasal conditions exist on the flanks of the stratigraphic facies where they intersect the groundwater surface and dip below sea level. The fresh water lenses on Saipan generally range from approximately 500 feet above sea level inland and decreases as groundwater flows towards and discharges at the coast.

In coastal areas and on small islands such as Saipan, mixing in the transition zone results mainly from tidal fluctuations and the flow of freshwater toward the shore. In areas near the coast, where mixing is thorough, a freshwater lens may not form and brackish water may exist even at the water table. This condition may exist at considerable distances inland.

5.2.4 Site Hydrogeology

Surface water features in the form of streams, ponds or wetlands are not known to exist on the subject property, but do exist within ¼ mile from the property. Two small streams are located to the east and northeast of the property within 500 feet. There are two small wetlands off the property. One of these is a small wetland, which is approximately 1/8 the size of the property located about 500 feet south of the property and another wetland is located about 800 feet north of the property (see Figure A-05). The topography map (Figure A-03) shows a depressed trough-like area, which is 5-15 feet below the gradient of the rest of the property, which cuts through the center of the site. This feature runs from south-to north, along the general slope of the surrounding area, which may be evidence of channelized overland storm water erosion features within the property.

There is no known fresh ground water at the project site. No freshwater basal lens is known to be located below the project site.

5.2.5 Site Soil Conditions

The vast majority (approximately 90% which includes the up gradient areas of the site and ending in the lower elevation of the site, near the bordering roads) of the soils on the site are made up of Axina Badland Complex 15-30% slopes, consisting of 60% Akina clay and 30% Badland, which is moderately deep and well drained, formed by residuum derived from volcanic tuff and tuff breccias. Typically, the surface layer of this soil is dark, brown silty clay, which is approximately 1-2 inches deep, with dark reddish-brown clay that is approximately 5-6 inches deep, with red to dark red clayey subsoils that are about 2 feet deep and a substratum to a depth of approximately 2 ¾-3 feet thick. Near the roadways along the edge of the property soils are primarily Chinen-Urban Land Complex of 5-15% slopes. These are very well drained and shallow soils, which are between 2-6 inches in depth, underlied by porous coralline limestone.

5.3 Current Use of the Property

At the time of production of this report, the property is a residential development, with two apartment blocks that are currently occupied. Half of the property is not yet developed, but construction activities were planned to commence in the first quarter of 2021. Several storage containers were on property, to be used in support of future construction activities.

5.4 Exterior Observations

5.4.1 Descriptions of Structures, Roads and Other Improvements on the Site

On December 21, 2020 site reconnaissance was conducted on the site. The western portion of the property was well maintained with three permanent buildings occupying the property.

Two of these buildings were occupied apartment blocks, which were on the western edge of the site. The third building is located towards the center of the property is a community center, offices and generator building. On the western and eastern sides of the apartment building are parking lots, which are well drained to the road north of the property. A silt fence bisects the property and separates the apartment blocks/parking area from the community center building. A cement walk-way runs from the apartment blocks and parking lot to the community center building. On the western portion of the property, there were also four (4) forty-foot containers which were present during the construction activities of the currently complete structures. These containers are to serve as storage for construction materials for the upcoming second phase of construction. The perimeter of the site is fenced in by a silt fence for erosion control, and near the entrance of the site is a vehicle wash. Figures C-01 – C-03 contain site photographs showing the current state of the subject property. Since the previous Phase I ESA (January 2020), grass has grown over the previously bare ground on the property.

The terrain of the property sloped generally at a 15-30% grade from the south and eastern portion of the property to the west and north. And along the northern edge of the property is a depressed area to be used as a ponding basin for drainage (see Figures A-03, C-01 - C-03). The buildings have been connected to CUC power, water and sewage.

5.4.2 Recognized Environmental Conditions

During site reconnaissance conducted on December 21, 2020 The conclusions based on this site reconnaissance garnered no new conditions that were not observed during the January 2020 Phase I ESA. Therefore, no recognized environmental conditions were observed:

- No leaking containers of oil, or any other substances, including transformers which may contain PCBs were observed.
- No odors were noted.
- No stains or corrosion in the soils or paved surfaces were observed.
- No stressed vegetation was observed on the subject property.
- No solid waste, except for perhaps small pieces of litter (such as a discarded drink bottle, soda can or occasional cigarette butt) was noted on the site at the time of the site reconnaissance. In general, the site was well policed of solid waste and housekeeping measures appeared to be in practice.
- No wells were noted to be present on site.
- CUC power, water and sewage were hooked up to the buildings on site.

Various government records, cited in section 4.1 of this report indicate that the site is within a one-mile radius of the subject property. These are:

1. Listed in the National Priority List Database:
 - a. The Edoni Site Parcel ID 27-12, approximately 9/10 mile from the subject property, which according to records has been remediated by the US Government.
 - b. Western Equipment Shop, Parcel ID -4 E01, approximately 1 mile from the subject property. Which has been remediated by the US Government.
2. US EPA RCRA Generators list:
 - a. The NMI Settlement fund EPA ID MPR000129122, which is listed as a RCRA "Large quantity generator" of Hazardous waste, due to a fuel release in 2015. The release had at that time been remediated. The site is approximately ½ mile from the subject property.
3. FUDS sites:
 - a. Tanapag fuel farm, which was built in 1944 and is not active at this time. The site is approximately 1 mile from the subject property.

The aforementioned sites are well off of the subject property and are all at a lower elevation from the subject property. It is highly unlikely that any of these sites pose any substantial environmental risk to

the subject property. Please note, that, since they are within a one-mile radius of the subject property, they are within the scope of section 8.2.1 of the ASTM 1527-13 Phase I ESA Standard and thus listed. Figure A-04 in the appendices shows the locations of these sites. No "orphan sites" are known on the island of Saipan.

5.5 Interior Observations

The three main structures on the property were under construction. The two apartment buildings are occupied by tenants. The community building does appear to be in limited use. The community building contains a diesel generator, which has adequate spill containment. Standard modern building materials are being used and no recognized environmental conditions were observed.

5.6 Historical Use Information on Adjoining Properties

The adjoining properties include public lands, which house various government owned structures, built by the US Navy during the late 1940s through to the 1960s, which were utilized for US Navy Administration offices and housing. These were then utilized by the Trust Territory government for similar purposes. The majority of the structures on these adjoining properties are shown on historical aerial photographs (c. 1949-2019) available at the time of the writing of this report (see appendix B). During the mid-1990s, some of the public lands which include the subject lot were sold to the public as privately owned parcels. Several of these were developed for residential use.

5.7 Current Uses of the Adjoining Properties

Currently the adjoining properties, owned by the CNMI Government (public lands) primarily located to the north, west and south of the subject property, where the former US Navy and Trust Territory Government offices and housing are owned by the CNMI Government. Approximately half of these buildings are being used as CNMI Government agencies, including the Office of the Governor, Legislature, Dept of Homeland Security, Finance and other agencies. Other buildings are being utilized by the office of the Mayor of the Northern Islands of the CNMI and others are vacant at this time.

Several private lots neighboring the subject property immediately to the north east and east are currently undeveloped. There are several private residences and apartment complexes to the northeast of the property, which includes the Miller Estates apartment complex. A new property development is being conducted on another private lot approximately 500 feet to the north of the property. Figure A-02 shows the current property land use of the surrounding area.

6.0 INTERVIEWS

6.1 Interview with Owner(s)/Lessor(s)

6.1.1 Interview with Current Lessor

On December 22 2020, David Nicolosi of Pacific Rim group provided a response to the Phase I ESA questionnaire. This interview questionnaire and subsequent meeting indicated no recognized environmental conditions.

6.1.2 Interview with Previous Owner(s)

At the time of publishing of this report, there has been no response to the standard Phase I ESA questionnaire provided to the previous owners of the subject property.

6.1.3 Interview with Occupants

During site reconnaissance activities, no interviews, other than with David Nicolosi were conducted.

6.2 Interviews with Local Government Officials

APEC submitted Environmental Site Assessment questionnaires to the governmental officials listed below. The name, department, and response received are also summarized in the table below. Results of the interviews are summarized both below (Section 7.5).

Name of Interviewee	Government Agency	Response Received	Environmental Conditions Identified
Johnathan Arriola, Director, DEQ	CNMI Bureau of Environmental and Coastal Quality (BECQ)	Yes	No Environmental Conditions were identified
Anthony Benevente (Acting Secretary)	CNMI Department of Lands and Natural Resources (DLNR)	No	N/A
Marianne C. Teregeyo (Secretary) Response provided by Rachael Roque.	CNMI Department of Public Lands (DPL)	No	NA
Gerald Guerrero	CNMI Office of Homeland Security and Emergency Management (DHS)	No	N/A
Rita Chong-Dela Cruz	CNMI Division of Historic Preservation (HPO)	No	N/A
Vanessa Diaz	CNMI Department of Public Safety (DPS) Fire Division	Yes	No Environmental Conditions were identified

6.3 Interviews with others

Name of Interviewee	Affiliation	Response Received?	Environmental Conditions Identified?
David Nicolosi	Pacific Rim Group	Yes	No Environmental Conditions were identified

6.4 Summary of Interview Results

David Nicolosi, Site Manager Pacific Rim Group of Companies/ Isa Villas Partners, LLC

On December 21, during site reconnaissance, the questionnaire was discussed with Mr. Nicolossi, on December 22, 2020 APEC received the Phase I Environmental Site Assessment Questionnaire from Mr. Nicolossi, Site Manager Isa Villas Partners, LLC.

The questionnaire revealed that there were no RECs on the site.

7.0 EVALUATION

7.1 Findings

No Recognized Environmental Conditions were observed on the site during this ASTM Practice E1527-13 Phase I ESA of the subject property at Lot 150 E 30, Capitol Hill Saipan Include. However, the site is within a one-mile radius of properties listed in federal databases, with RECs. These properties consist of the following:

- 1. Proximity within one mile to FUDS Sites**
Tanapag Fuel Farm (FUDS Inventory H09CN398)

- 2. Proximity within one mile to Superfunds Sites**

There are two Brownfields sites within a one-mile radius of the project, site.

- a. The Edoni Site: Parcel ID 27-12, which has been contaminated by "Hazardous Substances" with a response status of "Complete".
- b. Western Equipment Shop, Parcel ID 004 E 01, contaminated with petroleum. Status of this site is "Phase I complete".

- 3. Proximity within one mile to RCRA Hazardous Waste Generator.**

NMI Settlement Fund EPA ID MPR000129122, which listed as a large quantity generator.

7.2 Additional Investigations

No additional investigations were included in the scope of this ASTM Practice E1527-13 Phase I ESA of Lot 150 E 30, Capitol Hill, Saipan CNMI.

7.3 Data Gaps

Many aerial historic photos of Saipan, ca. 1940-1983, were destroyed in 1990 during a fire at the HPO office on Saipan. Other data gaps include lack of documentation of Japanese civil and military land use of the property before and during World War II as well as specific documentation on US military uses during and after World War II, specifically the post-war period.

Furthermore, there were several FOIA requests and Phase I ESA Questionnaires disseminated to various CNMI government agencies and individuals with knowledge of the site, which have not been responded to at the time of production of this ESA.

At the time of the publishing of this report, APEC has not received title records from the property owner or lesser.

7.4 Deletions

APEC has performed this Phase I ESA in conformance with the scope and limitations of the ASTM Practice E1527-13 of Lot 150 E 30, Saipan CNMI. Any exceptions or deletions from this practice are described in sections 1.2, 7.1 and 8.3 of this report. This ESA has revealed no evidence of RECs in connection with the property.


7.5 Qualified Environmental Professional

Mr. Polevich is an environmental professional, hydrogeologist, and senior manager responsible for APEC corporate and project management. Mr. Polevich has a Master's of Science in Hydrogeology from Adelphi University in New York and has 31 years of experience in the field of hydrogeology and environmental consulting with 27 years of experience the Pacific Region. Mr. Polevich oversees all environmental site investigation projects conducted by APEC and its personnel.

Mr. Polevich declares that he is to the best of his professional knowledge and belief that he meets the definition of Environmental Professional as defined in 40 CFR 312.10 and has the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of

the subject property. I have performed the all appropriate inquires in conformance with the standards and practices set for tin 40 CFR part 312.

7.5.1 Signature of Environmental Professional


Signature

January 11, 2021
Date

8.0 NON-SCOPE SERVICES

8.1 Recommendations

There is a possibility for the presence of UXO at the site as well as the possibility of archaeological finds. Any workers engaged in activities that may disturb the surface or sub-surface soils at the site should be given basic awareness training on what to do if they encounter UXO or historic artifacts.

If artifacts or UXO are encountered, work must stop, recognize what it is they encounter, retreat from the scene and report these artifacts to the appropriate agency. DPS shall be contacted the case of UXO which may be encountered. Workers shall contact HPO in the case of encountering archaeological artifacts. Work on the site should not resume until/unless given clearance by the aforementioned agencies upon removal of said artifacts.

8.2 Additional Services, Not Part of the ASTM E1527-13 Standard

No additional services were provided in the conducting of this Phase I Environmental Site Assessment.

8.3 Non-Scope Considerations

During the conducting of this Practice E1527-13 Phase I ESA of Lot 150 E 30, Capitol Hill, Saipan, CNMI, following conditions were observed on the site:

During this phase I ESA, it was noted that construction activities were recently conducted on site, and that additional activities will be conducted in the first quarter of 20201 in the development of the Isa Villas housing development. These activities appeared to be carried in accordance with industry standard practices.

APPENDIX A
MAPS



ONE MILE RADIUS

SUBJECT PROPERTY
LOCATION

APPROXIMATE SCALE



1 INCH = 2 MILES

TOPOGRAPHIC MAP
OF THE
ISLAND OF SAIPAN
COMPREHENSIVE OF THE NORTHERN MARIANA ISLANDS
1964 (2nd)

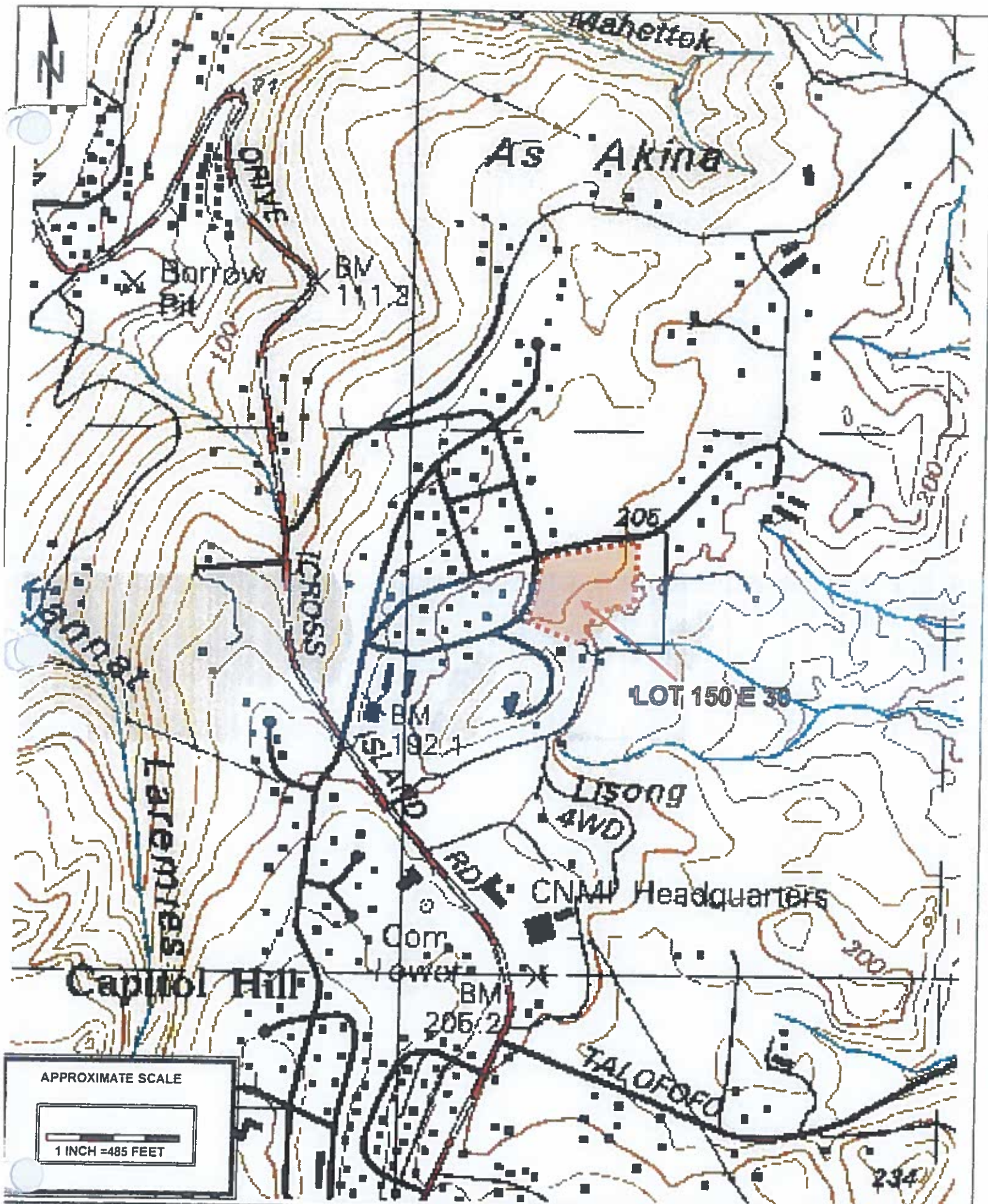
apec

allied pacific environmental consulting

TITLE: TOPOGRAPHIC MAP OF SAIPAN WITH SUBJECT
PROPERTY LOCATION

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

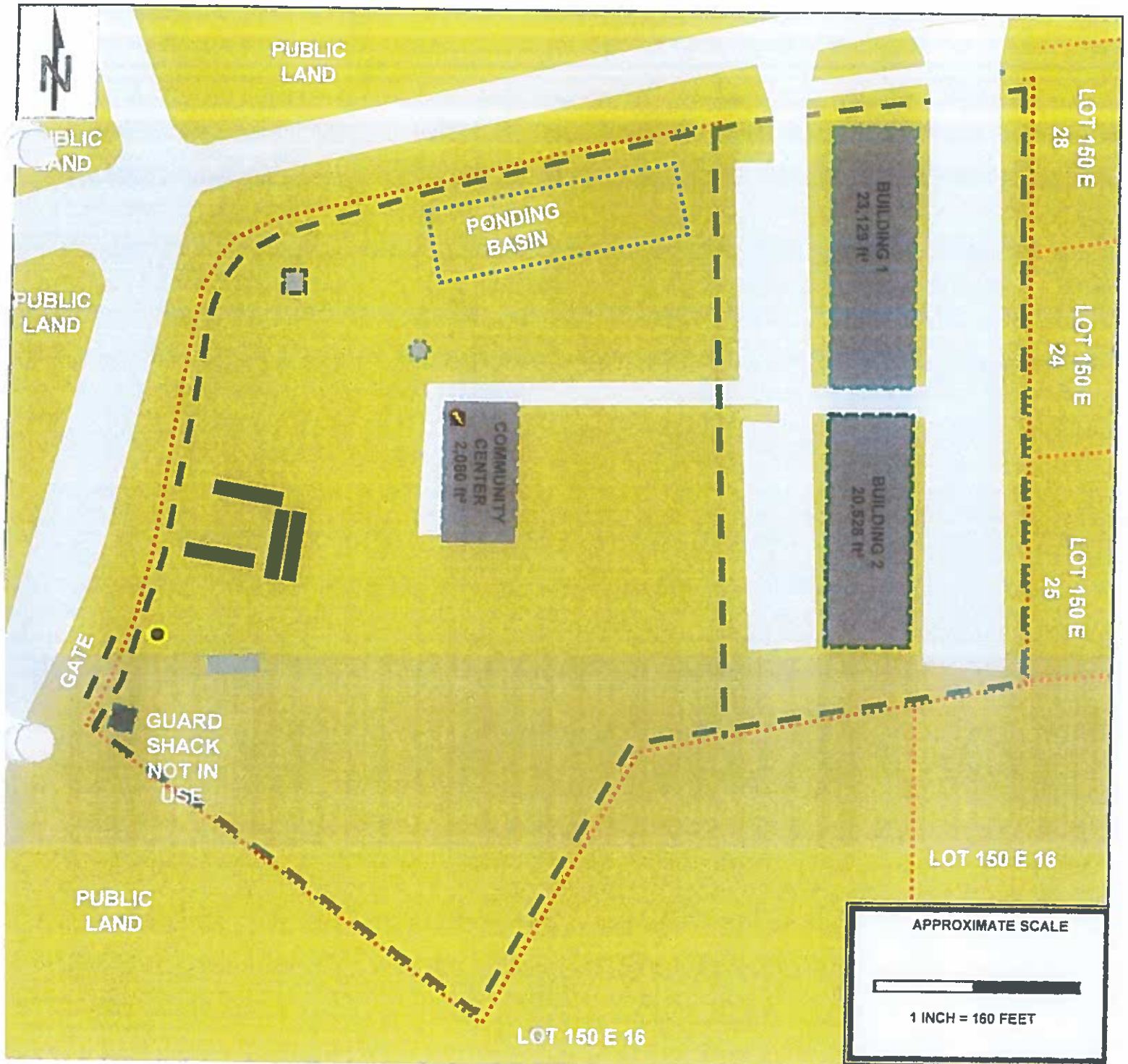
FIGURE: A-1



TITLE: TOPOGRAPHIC MAP OF PROJECT SITE VICINITY

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: A-02



**SUBJECT
PROPERTY LINE**



SILT FENCE



**SEWAGE
LIFT STATION**



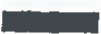
VEHICLE WASH



**FOLIAGE/UNPAVED
AREA**



**GENERATOR WITH
INTEGRAL FUEL
SOURCE 100
GALLONS**



CONTAINER (40/20 FT)



PAVED AREA



**BUILDING (UNDER
CONSTRUCTION)**



**DEPRESSED
UNPAVED AREA**



**BUILDING
(TEMPORARY)**



**RAISED UNPAVED
AREA**

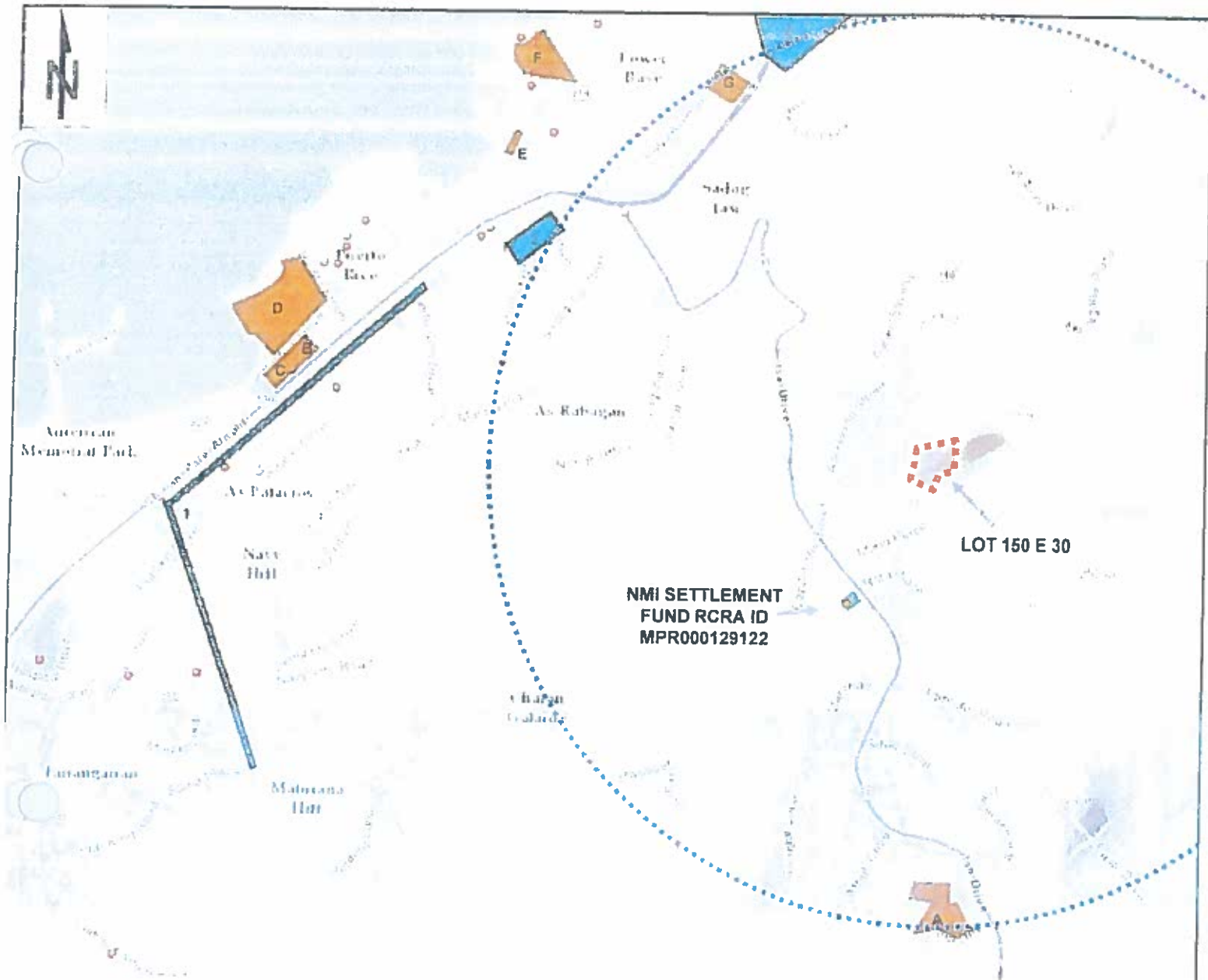
APCC

Applied Pacific Environmental Consulting

TITLE: TOPOGRAPHIC SITE PLAN PROJECT SITE LOCATION

**PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA**

FIGURE: A-03



FUDS SITE



RCRA GENERATOR SITE



SUPERFUNDS SITE



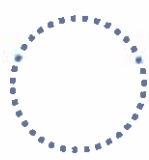
AST



UST



SUBJECT PROPERTY



1 MILE RADIUS

APPROXIMATE SCALE

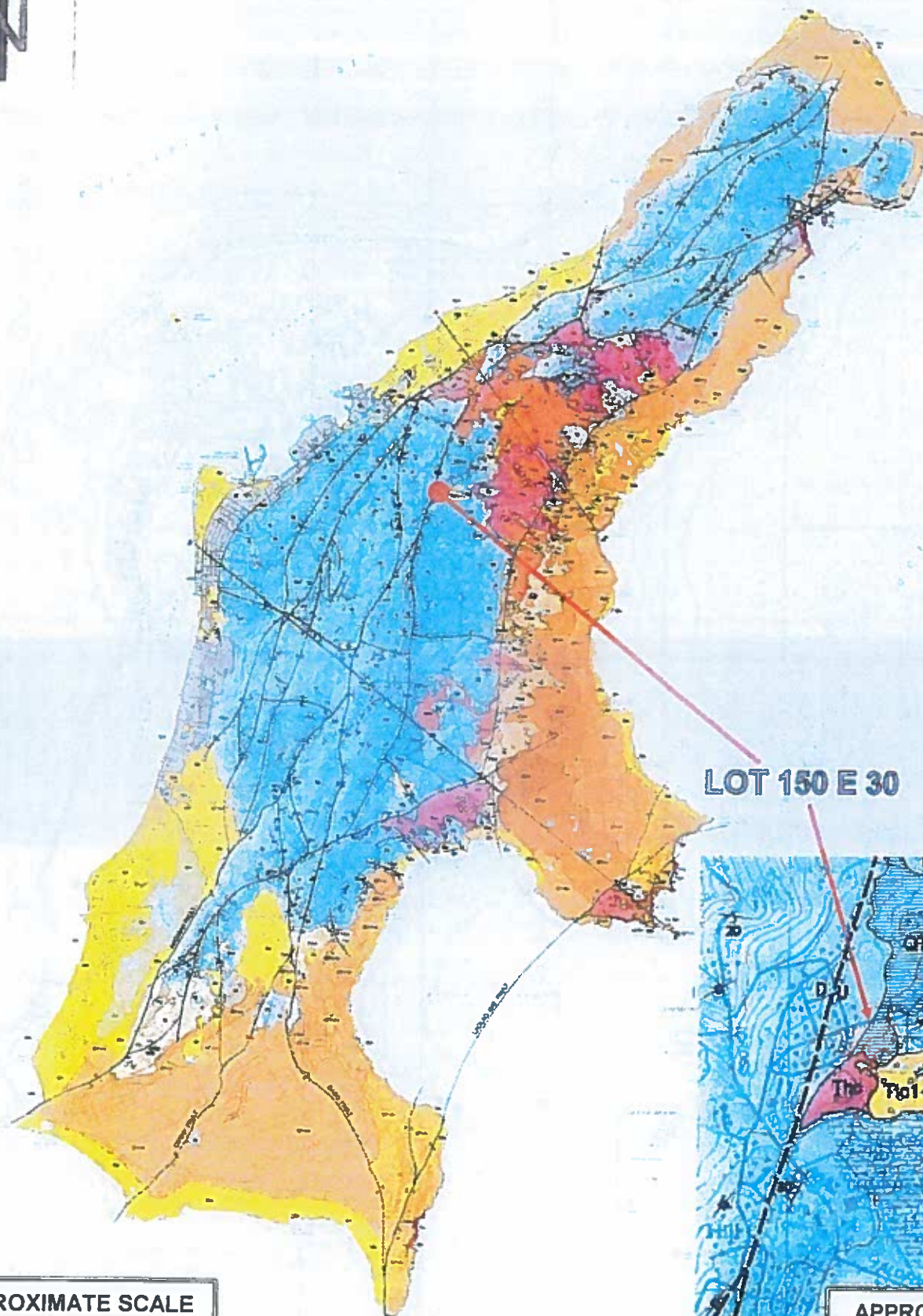


FUDS SITES

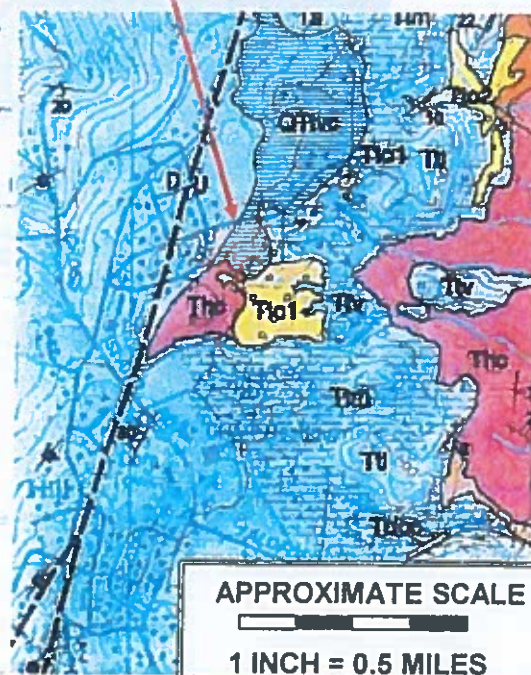
- 1: GARAPAN FUEL PIPELINE
- 2: TANAPAG FUEL FARM

SUPERFUNDS SITES

- A: EDONI SITE
- B: SOLID BUILDERS
- C: CLEAN EARTH
- D: PUERTO RICO DUMP
- E: CNMI FISH AND WILDLIFE BLDG
- F: CUC POWER PLANT
- G: WESTERN EQUIPMENT SHOP



LOT 150 E 30



APPROXIMATE SCALE

1 INCH = 2 MILES

APPROXIMATE SCALE

1 INCH = 0.5 MILES

TITLE: US GS GEOLOGY MAP OF SAIPAN AND PROJECT SITE LOCATION

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: A-06

DESCRIPTION OF MAP UNITS

Artificial fill	Chiefly limestone rubble and sandy material. Principally located in central-western coastal plain. Mapped only where extensive or where geologic map-unit contacts are obscured.
Beach deposits (Holocene)	Sand, gravel, beach rock, and patches of recently emerged coralline and algal limestone.
Gravel and sand in emerged moats (Holocene)	Calcareous shell-and-coral gravel and carbonate sand, apparently washed up by recent storms and forming a veneer on emerged reef moats in the top surface of either the Tanapog or Mariana Limestones. Restricted to the northeastern part of the island and elevations less than 12 m.
Marsh deposits (Holocene)	Soft, sticky, bluish-gray to grayish-brown clay. Observed in depressions adjacent to the western coastal plain.
Emerged carbonate sands (Holocene)	Very fine to very coarse grained, locally gravelly, carbonate sand. Contains abundant mollusk shells and foraminifera. Emerged to as much as 6 m above sea level, chiefly on western coastal plain.
Allevium (Holocene and Pleistocene)	Clay and gravel—Deposited by streams that drain valleys.
Clay wash	Reworked residual clay, characteristically containing ferruginous and manganese pellets, deposited in closed depressions and over broad outwash areas.
Mass-wasting deposits (Holocene and Pleistocene)	Shallow talus deposits—Talus consisting of limestone blocks or blocks of both limestone and volcanic rocks deposited along steep areas of the eastern coastline.
Landslide deposits	Mixture of large and small blocks of Dorn formation (informal name) sandstone and the Tagpochau (Tu) and Mariana (Qm) Limestones. Mapped only in one area near Punta Halmang.
Offset residual and slumped limestone blocks	Mostly large (up to 18 m across) blocks derived from massive beds of both the Mariana Limestone (Qm) and the Tagpochau Limestone (Tu). This deposit has resulted from slow downhill creep (with little rotation) of these blocks over a surface underlain by the Hagman Formation (Th). Conglomerate and sandstone of the Hagman Formation is locally exposed between blocks. Mapped only in one area near Punta Halmang.
Younger terrace deposits (Holocene and Pleistocene)	Tuffaceous sands and gravels of lowest terrace above emerged carbonate sands (Qm). Mapped only in one area near the central part of the northwestern coast.
Residual clay derived from the Mariana Limestone (Holocene and Pleistocene?)	Mottled yellowish to dark-brown and gray clay. Developed over rubby (Qm) and massive (Qm) facies of the Mariana Limestone. Maximum thickness about 12 m.
Tanapog Limestone (Pleistocene)	Dirty-white to brown emergent fringing coral reef limestone (bafflestone to bafflestone) occurring below 30 m elevation. Contains abundant, well-preserved fossil corals and coralline algae. Maximum thickness about 15 m.
Terrace deposits younger than Mariana Limestone (Pleistocene)	Iron-oxidized, locally quartz-cemented, reworked tuffaceous sands and minor gravels at elevations between 30 and 171 m. Clastic material is derived from erosion of older volcanic units. Maximum thickness 3 m.
Residual clay derived from the Tagpochau Limestone (Holocene to Pleistocene?)	Mottled and banded clay, either light gray and white or reddish brown and yellowish brown. Developed over the Tagpochau Limestone (either the marly or the tuffaceous facies). Maximum thickness at least 12 m.
Mariana Limestone (Pleistocene and Pliocene)	Limestone, commonly coralline and algal, partly argillaceous. Maximum inferred thickness more than 152 m.
Bafflestone-rich facies	Dirty-white and brown massive to bedded, bioclastic limestone (bafflestone to bafflestone) rich in <i>Heliopora</i> fossils and <i>Leptopora</i> . Mapped to the east of massive facies (Qm) and intergrades with it over a large area.
Massive facies	Dirty-white or pink, generally massive and cavernous, bioclastic limestone. Coral- and algae-rich reef and rubble limestone (bafflestone, bafflestone, and rudstone) common in southern Salpan. Full-plak algal-rich limestone (Qm) locally mapped within Qm. Deep weathering of this facies resulted in development of clay deposits (Qm).
Argillaceous-rich facies	Argillaceous limestone (bafflestone to bafflestone) rich in <i>Acropora</i> , most of which is fragmented but some of which is intact and in life position. Commonly weathers to thick residual clay. Contact with massive facies (Qm) is gradational (generalized on map).
Rubby facies	Highly argillaceous limestone (bafflestone); includes large amounts of broken and displaced coral.
Older terrace deposits (Pliocene?)	Reworked argillaceous, locally quartz-rich sand and gravel. Tu1 includes highest and oldest deposits, between 171 and 216 m elevation. Tu2 includes lowest and youngest deposits, between 152 and 177 m elevation.
Dorn Formation (informal name)	Calcareous and tuffaceous marine sandstone, conglomerate, and tuffaceous limestone. Total inferred thickness about 58 m.
Sandstone member	Light- and dark-brown or yellowish- to olive-gray, thin- to medium-bedded, calcareous sandstone, siltstone, sand, shale, and pebble-and-gravel conglomerate. Commonly rich in smaller foraminifera, particularly globigerinids. Overlies informally named Machagrit conglomerate member and the transitional facies. Maximum thickness 58 m (Cline and others, 1956).
Transitional facies	Calcareous conglomerate and tuffaceous limestone and sandstone, commonly with abundant large foraminifera (possibly reworked from the Tagpochau Limestone). Sediments transition upward and laterally into the sandstone member. Maximum thickness in outcrop of about 12 m.
Conglomerate member	Boulder and cobble conglomerate of reworked volcanic material. Represents conglomerates of Denisyukina Formation. Locally contains decalcified blocks derived from the Tagpochau Limestone. Possibly a nonmarine deposit. Maximum thickness of at least 12 m.
Pliocene Formation (Pliocene)	Interlayered andesitic marine tuff and basalt flow rocks. Tu1 locally rich in planktonic foraminifera. Includes separately mapped flow (Th). Maximum thickness at least 122 m.
Tagpochau Limestone (Pliocene)	White to pink, locally variegated, massive to bedded, locally fossiliferous limestone. Locally rich in clasts of volcanic rocks or fine-grained argillaceous material derived from erosion of older formations. Most common unit exposed in the higher cliffs and uplands of central Salpan. Deep weathering over marly and tuffaceous facies resulted in development of clay deposits (Tve). Maximum inferred thickness about 305 m.
Limestone member	Massive to well-bedded, relatively pure, sparsely to abundantly foraminiferal limestone (rudstone to grainstone).
Marly facies	Massive to well-bedded, argillaceous limestone.
Tuffaceous facies	Massive to well-bedded, impure limestone containing argillaceous material and clasts of volcanic rock.
Tagpochau Limestone, undivided	Shown in cross sections only.
Mariana Limestone (Kocame?)	Pure to earthy, well-indurated, inequigranular, clastic foraminifera-bearing limestone. Informal aggregated thickness about 152 m.
White facies	White, massive- to well-bedded, relatively pure, sparsely foraminiferal limestone (rudstone to grainstone). Locally may be black, gray, pink, or reddish-brown owing to presence of manganese oxide or magnetite particles. Cementa are typically equigranular.

Thp

Tm

Qm

Qm

Qm

Qm

Qm

Qm

Qm

Qm

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Qm

Pink facies—Pink, massive to locally well-bedded, foraminiferal limestone (washstone to packstone). Cementa are typically inequigranular.

Basal transitional facies—Tuffaceous limestone and calcareous conglomerate. Nonmarine clasts include andesite particles, siliceous rock fragments, quartz and feldspar grains, and clay minerals. Vertically transitional from underlying Denisyukina Formation.

Denisyukina Formation (Kocame?)—Andesite breccias and conglomerate, tuffaceous sandstone, tuffaceous limestone, and calcareous conglomerate. Maximum inferred thickness about 244 m.

Limestone and conglomerate facies—Thick- to thin-bedded, coarse-grained impure limestone and calcareous conglomerate. Mapped as low-angled bodies and irregular beds within upper part of the conglomerate and sandstone facies (Tde). Contains many quartz grains and small pebbles, granules, and grains of andesite, short, and silicified pyrite rocks. Lithically and facially similar to overlying basal transitional facies (Tst) of Mariana Formation.

Conglomerate and sandstone facies—Thick-bedded, largely or wholly marine conglomerate and tuffaceous sandstone deposited discontinuously, intertonguing bodies. Conglomerate consists of subangular to well-rounded fragments of andesite, dacite, chert, and silicified pyrite rocks. Little or no free quartz grains visible.

Quartzite conglomerate and sandstone facies—Thick-bedded, largely or wholly marine conglomerate and tuffaceous sandstone deposited as discontinuous, intertonguing bodies. Free quartz grains common. Conglomerate consists of subangular to well-rounded fragments of andesite, dacite, chert, and silicified pyrite rocks. Have soils in areas underlain by Tde spurs in sunlight due to abundant quartz.

Breccia facies—Massive, heterogeneous breccias consisting of coarse, angular to rounded rock fragments. Clasts are dominantly andesitic but also contain abundant siliceous rocks. Clasts range up to 1.2 m in diameter. Basal facies of Denisyukina Formation.

Hagman Formation (Kocame?)—Andesite lava flows and andesite volcanoclastic sedimentary rocks. Maximum exposed thickness about 335 m.

Conglomerate and sandstone—Massive to irregularly bedded (beds up to 3 m thick), poorly sorted, volcanoclastic conglomerate consisting of subangular to rounded pebbles, cobbles, and boulders of porphyritic andesite in sandy to silty matrix. Intertongued with beds (up to 1 m thick) of moderately to finely bedded, locally cross-bedded, volcanoclastic sandstone. Probably represents volcanoclastic debris flows and other related sedimentary deposits. Deposits exposed at tip of Kagman Peninsula are finer grained and appear more distal than deposits to the north and west.

Andesite lava flow—Dark-gray, buff-weathering, porphyritic andesite lava flows. Typically about 3 m thick. Intertongues with conglomerates (Thc), except on Kagman Peninsula, where flows are absent.

Flagman Formation, undivided—Shown in cross sections only.

Sankakuyama Formation (Kocame?)—Rhyolite flows, flow breccias, and sub-flow tuffs. Thickness at least 300 m. "Ar"/"Ar" age of 43.1 ± 0.3 Ma (Reagan and others, 2008).

Tuff—White to buff-weathering, fine-grained, irregularly bedded rhyolite sub-flow tuff. In island interior, layers are up to 9 m thick and are intercalated with flows and breccias. In cliffs under Bird Island overcliff, up to 30 m thick and laterally interfingers with rhyolite flows and breccias (Thf); on Bird Island, grades upward into massive, white matrix supported breccias with angular gray clasts up to 0.5 m in diameter.

Rhyolite lava flow and breccia—Gray to white to locally reddish, fine-grained rhyolite flow rock. On outcrop peaks, interfingers with massive to locally flow-banded, volcanoclastic breccias consisting of welded, angular rhyolite clasts. Phenocrysts of quartz and plagioclase up to 2 mm length locally common in both flows and breccias.

Sankakuyama Formation, undivided—Shown in cross sections only.

EXPLANATION OF MAP SYMBOLS

Contact—Approximately located.

Units—Solid where location is accurate; dashed where location is approximate; short dashed where inferred; dotted where location is concealed. U (up) or D (down) indicates relative motion.

PLANAR POINT FEATURES

(May be combined with other point features at point of observation)

Strike and dip of bedding

Inclined

Horizontal

Strike and dip of joints

Inclined

Vertical

APPROXIMATE SCALE

1 INCH = 0.46 MILES

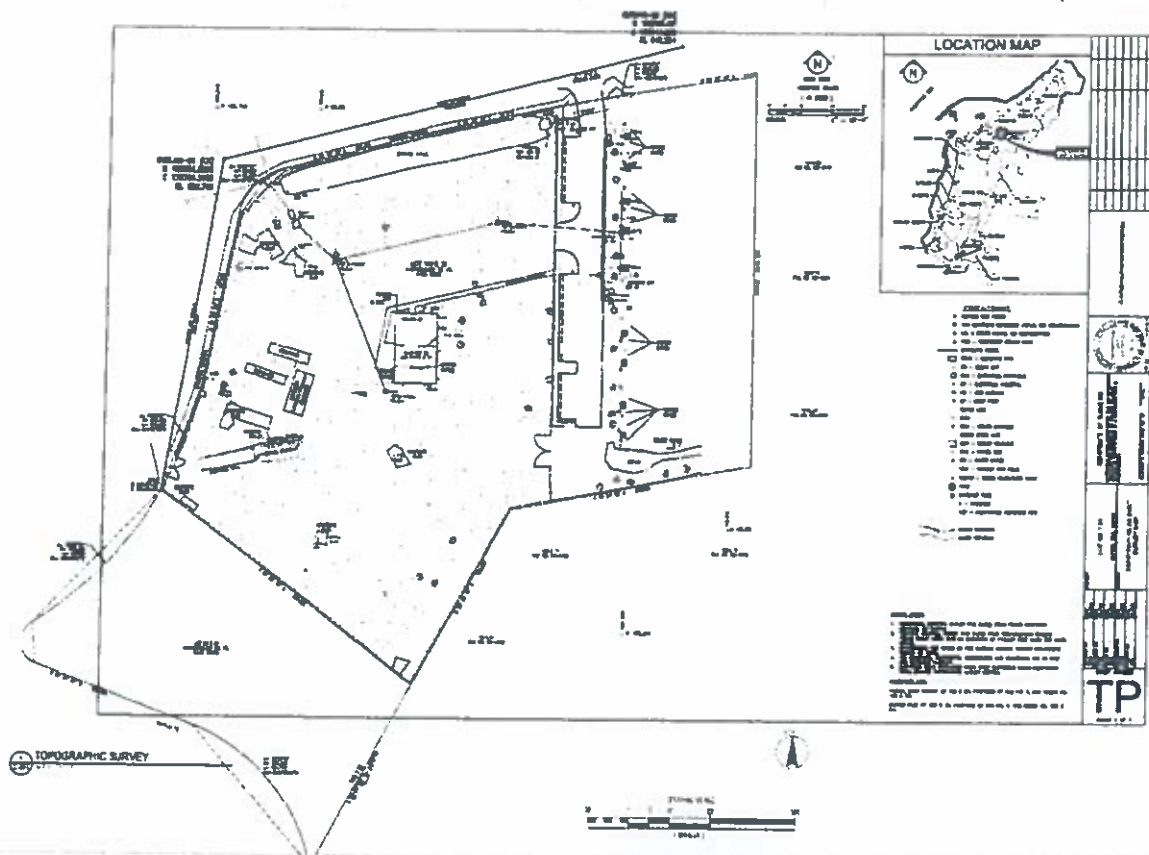


TITLE: USGS GEOLOGY MAP KEY

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: A-07

2012 USGS



CURRENT SITE PLAN

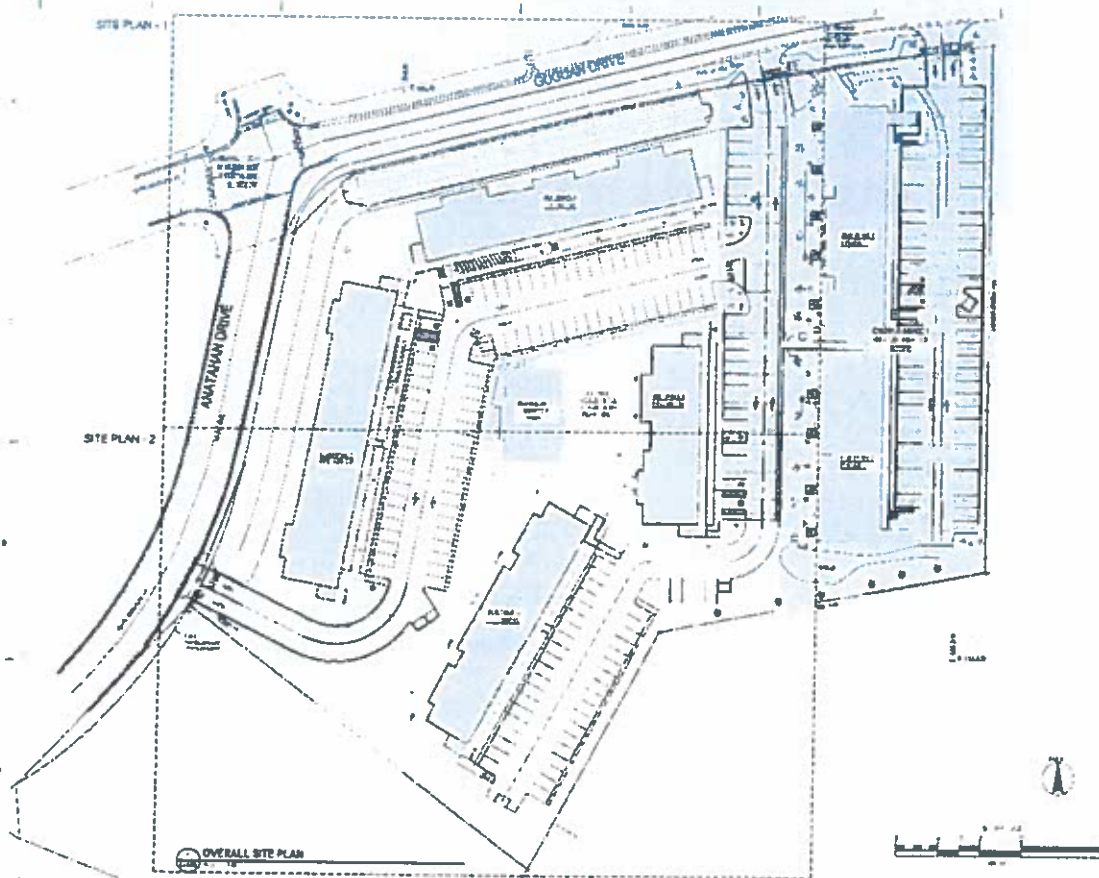
RIM



ISA VILLAS
12.1.2015

BY: ISA VILLAS
C-001

C-001



SITE PLAN FOR PHASE 2 OF CONSTRUCTION

RIM



ISA VILLAS
12.1.2015

BY: ISA VILLAS
C-100

C-100

TITLE: CURRENT AND FUTURE SITE PLANS FOR ISA VILLAS

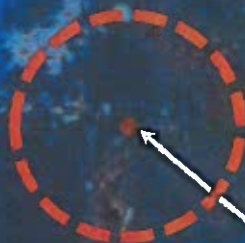
PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: A-08

APPENDIX B
AERIAL PHOTOGRAPHS



ONE MILE RADIUS



SUBJECT PROPERTY
LOCATION

APPROXIMATE SCALE



1 INCH = 2 MILES

TITLE: SATTELITE IMAGE OF SAIPAN WITH PROJECT SITE LOCATION

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-01



APPROXIMATE SCALE
1 INCH = 500 FEET

TITLE: SATTELITE IMAGE OF PROJECT SITE LOCATION

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA.

FIGURE: B-02



Year:2017
Source:NAIP
Scale:1" to 500'
Comment:

Address:Lot 150 E 30,Capitol Hill, Saipan,GU
Approx Center:15.21716513/145.75512191

Order No:20191217229

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 2017

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-03

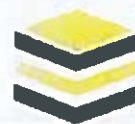


Year:2016
Source:NAIP
Scale:1" to 500'
Comment:

Address:Lot 150 E 30,Capitol Hill, Saipan,GU
Approx Center:15.21716513/145.75512191

Order No:20191217229

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 1987

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-04



Year:2013

Source:NAIP

Scale:1" to 500'

Comment:

Address:Lot 150 E 30,Capitol Hill, Saipan,GU

Approx Center:15.21716513/145.75512191

Order No:20191217229

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 2013

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-05

MEC

Mid pacific environmental consulting



Year:2011

Source:NAIP

Scale:1" to 500'

Comment:

Address:Lot 150 E 30,Capitol Hill, Saipan,GU
Approx Center:15.21716513/145.75512191

Order No:20191217229

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



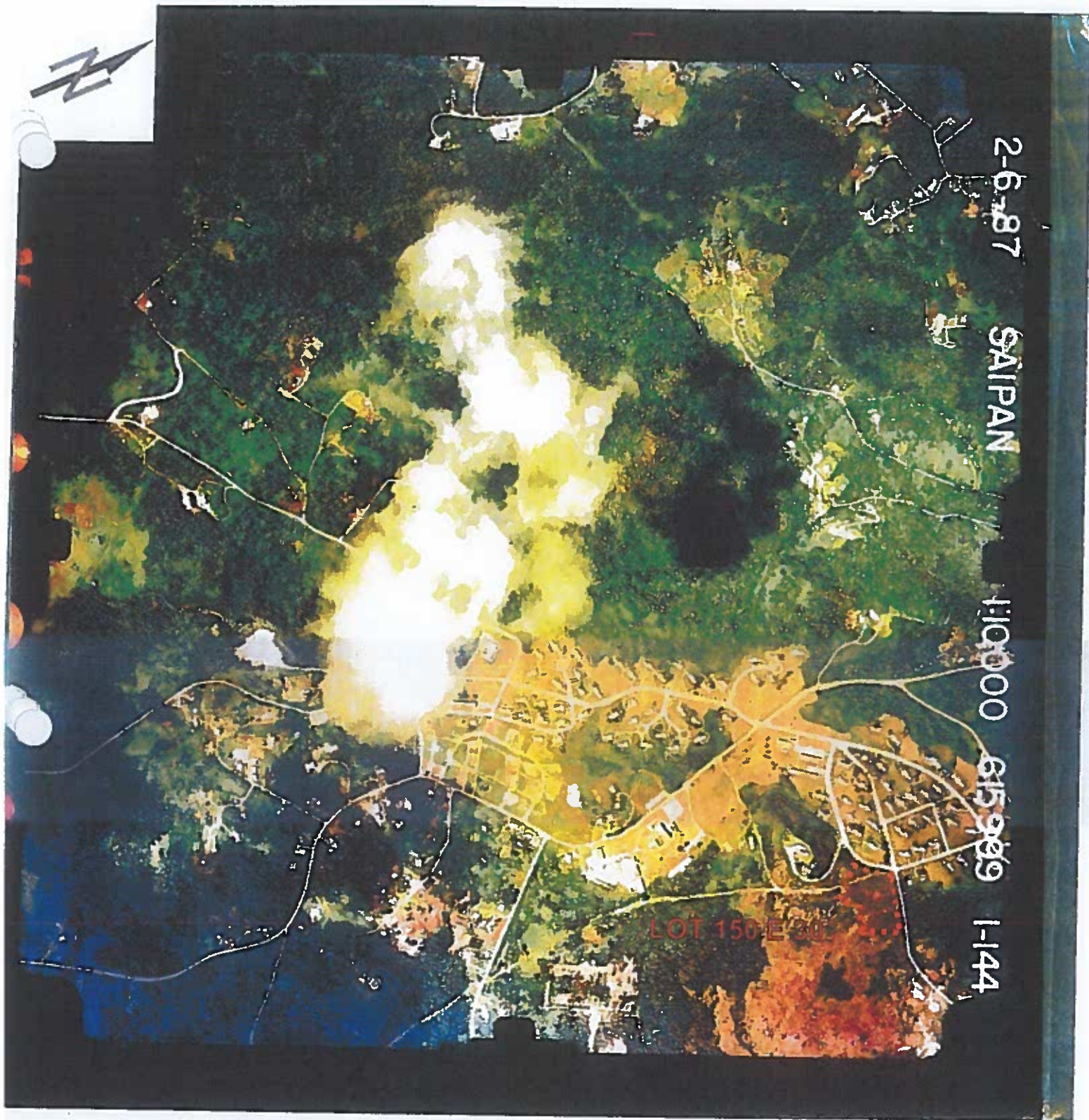
TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 2011

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-06

DOE

ed pacific environmental consulting



APPROXIMATE SCALE



1 INCH = 875 FEET



H&C
Hill Pacific Environmental Consulting

TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 1987

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-07



Year: 1979

Source: USGS

Scale: 1" to 500'

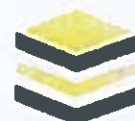
Comment:

Address: Lot 150 E 30, Capitol Hill, Saipan, GU

Approx Center: 15.21716513/145.75512191

Order No: 20191217229

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICE



TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 1979

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-08

DEG

ed pacific environmental consulting



LOT 150 E 30

Year:1971

Source:USN

Scale:1" to 500'

Comment:Best Copy Available

Address:Lot 150 E 30,Capitol Hill, Saipan, GU

Approx Center:15.21716513/145.75512191

Order No:20191217229



TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 1971

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-09



Year:1968

Source:USN

Scale:1" to 500'

Comment:

Address:Lot 150 E 30,Capitol Hill, Saipan, GU

Approx Center:15.21716513/145.75512191

Order No:20191217229

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 1968

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-10

CPG

ed pacific environmental consulting



Year: 1949

Source: USGS

Scale: 1" to 500'

Comment:

Address: Lot 150 E 30, Capitol Hill, Saipan, GU
Approx Center: 15.21716513/145.75512191

Order No: 20191217229

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



TITLE: HISTORIC AERIAL PHOTOS OF PROJECT SITE LOCATION 1949

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE: B-11

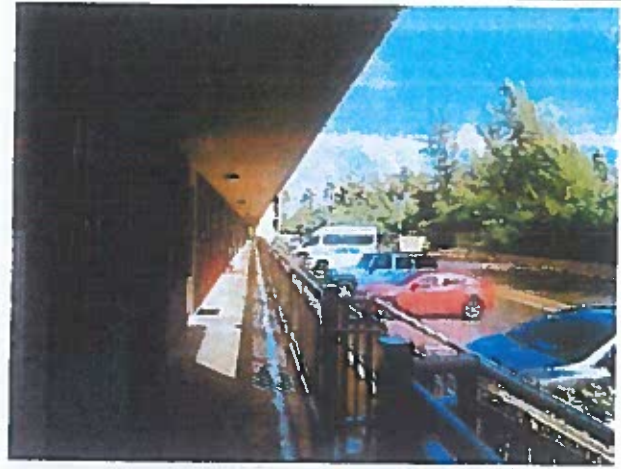
DEC

med pacific environmental consulting

APPENDIX C
SITE PHOTOGRAPHS



WESTERN PARKING LOT OF ISA VILLAS
(PHASE 1) LOOKING NORTH



EASTERN PARKING LOT OF ISA VILLAS
(PAHSE 1) LOOKING NORTH



DRAINAGE FEATURE ON SOUTHERN
EDGE OF ISA VILLAS LOOKING WEST.



SOLID WASTE MANAGEMENT AT ISA VILLAS
(PHASE 1) HOUSING DEVELOPMENT.



PARKING LOT DRAINAGE



VIEW WEST ALONG GUAGUAN DRIVE OF
NORTHERN PROPERTY BOUNDARY

TITLE: SITE PHOTOGRAPHS

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

FIGURE C-01



VIEW OF ENTRANCE TO ISA VILLAS FROM
GUAGUAN DRIVE LOOKING SOUTH



DRAINAGE CULVERT ALONG NORTHERN
FENCELINE LOOKING WEST



VIEW LOOKING SOUTH ALONG SILT
FENCE SEPARATING COMPLETED
HOUSING FROM FUTURE CONSTRUCTION
SITE OF PHASE 2



WALK WAY RUNNING FROM COMPLETED
HOUSING UNITS TO COMMUNITY CENTER
BUILDING



WESTERN FENCELINE AND 40 FOOT
CONTAINERS ON FUTURE
CONSTRUCTION (PHASE 2) AREA

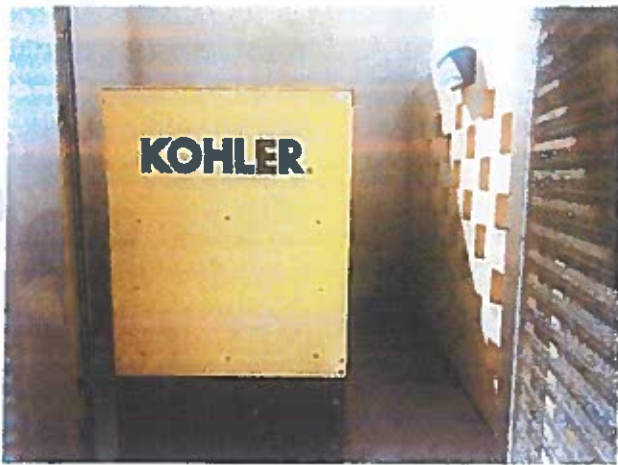


VIEW OF 40 FOOT CONTAINERS FROM
COMMUNITY CENTER BUILDING LOOKING
SOUTHWEST

TITLE: SITE PHOTOGRAPHS

PROJECT: PACIFIC RIM LOT 150 E 30 CAPITOL HILL
PHASE 1 ESA

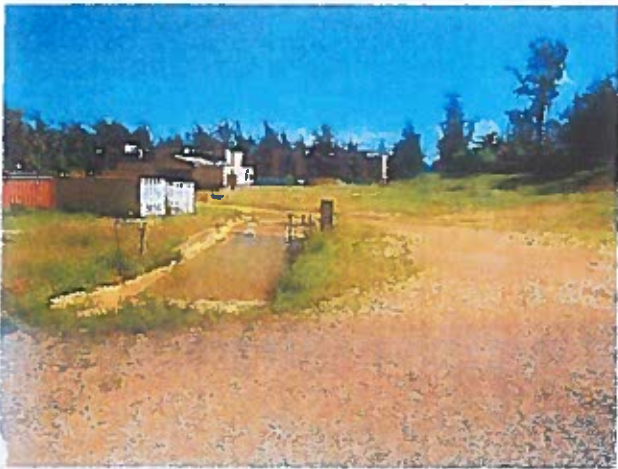
FIGURE C-02



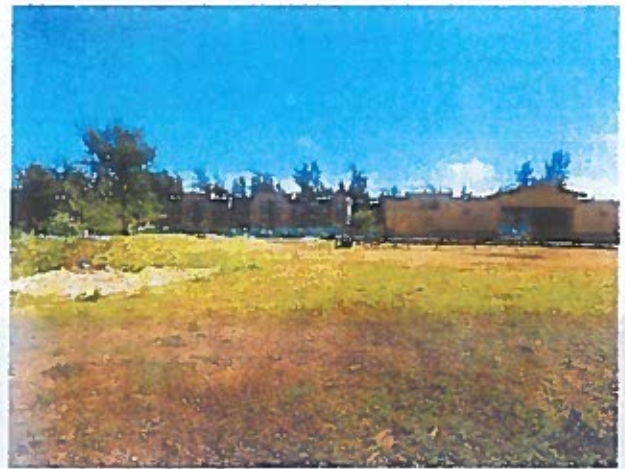
GENERATOR AT COMMUNITY CENTER BUILDING



VIEW OF WESTERN GATE AND TRUCK WASH



VIEW OF TRUCK WASH CONTAINERS AND COMMUNITY CENTER LOOKING EAST



COMPLETED ISA VILLAS HOUSING UNITS IN BACKGROUND BEHIND COMMUNITY CENTER BUILDING.



VIEW OF DRAINAGE CULVERT LOOKING EAST ALONG NORTHERN BOUNDARY OF PROPERTY.



VIEW OF ISA VILLAS FROM GUAGUAN DRIVE LOOKING SOUTH