

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

**PUBLIC NOTICE**

**10/06/2022**

This Notice is paid by NMHC with HUD funds.

**AMENDED  
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT  
AND NOTICE OF INTENT TO REQUEST A RELEASE OF FUNDS**

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 October 24, 2022, 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:**

CHCC Community Guidance Center Transitional Living Center and Substance Abuse Treatment and Recovery Center.

The Commonwealth Healthcare Corporation: Community Guidance Center (CGC) is the single state agency for the Commonwealth of the Northern Mariana Islands. The Transitional Living Center under CGC. The proposed rehabilitation is to repair damages from Typhoon Yutu. The center requires replacement of doors, door jambs, door locks, painting of interior and exterior building and rooms. This includes electrical outlets, switches, light fixtures, and convert to LED lighting. The replacement of existing tins to new ones and replacement of existing wood truss in exterior balcony. The plumbing will have be redone according to code standards, replace toilets, toilet seats, showerheads, water valves, drain pipes for all bathroom and kitchen. Replace kitchen cabinets, sinks, and counters and install new ones.

The Substance Abuse Treatment and Recovery (SATR) Clinic, is also a program within the CGC. The proposed rehabilitation is to repair damages from typhoon Yutu. The damages for repair include exterior and interior doors, door jambs, and door locks. They also include replacement of vinyl floor tiles on the first and second floors. Removal of existing water and sewer lines to conform to building code standards. Repair and replace bathroom walls, facets, lavatory, water closet, all ADA required updates including handle bars and door sizes. Removal and replacement of all damaged wood closets and paint. Replacement of all electrical conduits with weatherproof GFCI outlets for the exterior and new electrical outlets in the interior of the building. Replacement of all ceiling light fixtures interior and exterior. Removal and replacement of all electrical breakers and panels. Installation of typhoon shutters on all doors and windows. Repainting on interior and exterior buildings and rooms.

**Purpose:**

The Northern Marianas Housing Corporation (NMHC) recognizes the requirements provided under 83 FR 40314 but firmly believes that the eligible activities under CDBG-DR Infrastructure Program are permissible and thereby asserts that the Commonwealth Health Center Community Guidance Center Substance Abuse Treatment and Recovery Clinic is an essential component that support individuals and families affected with substance abuse disorders with essential information and coping skills to pursue health, wellness, and recovery.

**Location:**

Gloria Dr., Navy Hill, Saipan MP 96950

**Total Project Cost:**

Amend the project cost from \$710,000.00 to \$930,000.00 in CDBG-DR funding

**\*\*No other funding sources were identified\*\***

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](http://www.nmhcgov.net) or [www.cnmi-cdbgdr.com](http://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 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 [nmhc@nmhc.gov.mp](mailto:nmhc@nmhc.gov.mp). All comments received by **October 24, 2022, 4:00 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](mailto: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](http://www.hud.gov)

[espanol.hud.gov](http://espanol.hud.gov)

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

### **Project Information**

**Project Name:** CHCC Community Guidance Center Transitional Living Center and Substance Abuse Treatment and Recovery Center

**Responsible Entity:** Commonwealth of the Northern Mariana Islands

**Grant Recipient** (if different than Responsible Entity): Northern Marianas Housing Corporation

**State/Local Identifier:** 854856277

**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: [nmhc@nmhc.gov.mp](mailto:nmhc@nmhc.gov.mp); Fax: (670)234-9021

**Project Location:** Gloria Dr., Navy Hill, Saipan, MP 96950

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

The Commonwealth Healthcare Corporation: Community Guidance Center (CGC) is the Single State Agency for the Commonwealth of the Northern Marianas Islands. The Transitional Living Center under CGC. The proposed rehabilitation is to repair damages from Typhoon Yutu. The center requires replacement of doors, door jambs, door locks, painting of interior and exterior building and rooms. This includes electrical outlets, switches, light fixtures, and convert to LED lighting. The replacement of existing tins to new ones and replacement of existing wood truss in exterior balcony. The plumbing will have to be redone according to code standards, replace toilets, toilet seats, showerheads, water valves, drain pipes for all bathroom and kitchen. Replace kitchen cabinets, sinks, and counters and install new ones.

The Substance Abuse Treatment and Recovery (SATR) Clinic, is also a program within the CGC. The proposed rehabilitation is to repair damages from typhoon Yutu. The damages for repair include exterior and interior doors, door jambs and door locks. They also include replacement of vinyl floor tiles on the first and second floors. Removal of existing water and sewer lines to conform to building code standards. Repair and replace bathroom walls, facets, lavatory, water closet, all ADA required updates including handle bars and door sizes. Removal and replacement of all damaged wood closets and paint. Replacement of all electrical conduits with weatherproof GFCI outlets for the exterior and new electrical outlets in the interior of the building. Replacement of all ceiling light fixtures interior and exterior. Removal and replacement of all electrical breakers and panels. Installation of typhoon shutter on all doors and windows. Repainting on interior and exterior buildings and rooms.

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

The Northern Marianas Housing Corporation (NMHC) recognizes the requirements provided under 83FR 40314 but firmly believes that the eligible activities under CDBG-DR Infrastructure Program are permissible and thereby asserts the Commonwealth Health Center Community Guidance Center Substance Abuse Treatment and Recovery Clinic is an essential component that support individuals and families affected with substance abuse disorders with essential information and coping skills to pursue health, wellness, and recovery.

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

The project a much-needed rehabilitation to ensure continuity of services provided by the Transitional Living Center and Substance Abuse and Treatment Recovery Office. The conditions now are very dangerous to health and safety to the individuals and families utilizing services at this facility and mostly the employees that work daily at the center. The project will provide a safer center that will be better, healthier and modern center.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B-19-DV—69-001/B-19-DV-69-002		\$ 710,000.00

**Estimated Total HUD Funded Amount: \$ 710,000.00**

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

Transitional Living Center	\$ 60,000.00
Substance Abuse and Treatment Center	<u>\$ 650,000.00</u>
Total Estimated Cost	\$ 710,000.00



## **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.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	<b>Are formal compliance steps or mitigation required?</b>	<b>Compliance determinations</b>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  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.  See Appendix A on Letter Dated December 23, 2020 and Map of location and Airport Hazards (CEST and EA) Worksheet.
<b>Coastal Barrier Resources</b>  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"/>	This regulation does not apply to the project area; therefore, the project is in compliance.  See Appendix B on Letter Dated December 23, 2020, Map of location and Coastal Barrier Resources (CEST and EA) Worksheet.  *Contractors shall apply the necessary permits prior to any construction work*
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The rehabilitation project is a public infrastructure. There are no Flood Insurance for Public Infrastructures.  See Appendix C on Letter Dated December 29, 2020, Map of location and Flood Insurance (CEST and EA) Worksheet.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b>	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The CNMI Bureau of Environmental and Coastal Quality (BECQ) does not believe that the project will have significant impact

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		<p>on the environment as defined by the National Environmental Policy Act.</p> <p>See Appendix D on Letter Date December 18, 2020 and Air Quality (CEST and EA) Worksheet.</p> <p><b>*Prior to construction the contractor is required to obtain permits from the BECQ.*</b></p>
<b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) & (d)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The CNMI Division of Coastal Resources Management (DCRM) had determined that the proposed rehabilitation project potential effects to coastal resources are likely to be less than significant.</p> <p>See Appendix B on Letter Dated December 23, 2020, Map of location, and Coastal Zone Management Act (CEST and EA) Worksheet.</p> <p><b>*Contractors shall obtain the necessary permits prior to any construction activities*</b></p>
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The CNMI Bureau of Environmental and Coastal Quality (BECQ) does not believe that the proposed rehabilitation project will have a significant impact on the environment as defined by the National Environmental Policy Act.</p> <p>See Appendix D on Letter Dated December 18, 2020 and Contaminated and Toxic Substances (Multifamily and Non-Residential Properties) Worksheets.</p>
<b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The CNMI Division of Fish and Wildlife (DFW) has determined that they do not anticipate impacts to T&amp;E species.</p> <p>See Appendix E on Letter Dated December 29, 2020 and Endangered Species Act (CEST and EA) Worksheet.</p>
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The CNMI Bureau of Environmental and Coastal Quality (BECQ) confirms that the project is located at an Acceptable Separation Distance ASD from any above-ground or flammable fuels or chemicals containers according to "siting of HUD-Assistance Projects Near Hazardous Facilities. Or will have a significant impact</p>

		<p>of the environment as defined by the National Environmental Policy Act.</p> <p>See Appendix D on Letter Dated December 18, 2020 and Explosive and Flammable Hazards (CEST and EA) Worksheet.</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The Natural Resources Conservation Service (NCRS) has determined that NO protected farmlands will be impacted.</p> <p>See Appendix F on AD-1006, Map of location and Farmlands Protection (CEST and EA) Worksheets.</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The CNMI Department of Public Works has determined that the project is not located in the special flood hazard area.</p> <p>See Appendix C on Letter Dated December 29, 2020 and Map of location from FEMA's National Flood Hazard Layer and Floodplain Management (CEST and EA) Worksheet.</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There is no significant ground disturbance activities for this project so tribal consultation was not required. The CNMI Historic Preservation Office (HPO) determines that the historic properties can be found adjacent and not within the subject projects are areas of potential effect (APE). Should there be inadvertent findings during construction, all earthmoving activities will stop and HPO will be notified.</p> <p>See Appendix J on Letter Dated March 19, 2021 and Historic Preservation (CEST and EA) Worksheet.</p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The CNMI 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.</p> <p>See Appendix D on Letter Dated December 18, 2020 and Noise (EA Level Reviews) Worksheet.</p> <p>*Contractors shall obtain the necessary permits prior to any construction activities*</p>

<b>Sole Source Aquifers</b>  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The CNMI has no Sole Source Aquifers located at the project site.  See Appendix H on HUD map for sole source aquifers, Map of Sole Source Aquifer and Sole Source Aquifers (CEST and EA) Worksheet.
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not go through any wetlands. The CNMI Bureau of Environmental Coastal Quality (BECQ) had determined that the project site does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per field observation and maps issued by the USDI Fish & Wildlife Service or US Corps of Engineers.  See Appendix D on Letter Dated December 18, 2020 and Wetland map from National US Fish and Wildlife Services Wetlands Inventory and Wetlands (CEST and EA) Worksheet.
<b>Wild and Scenic Rivers</b>  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 located in the CNMI.  See Appendix I on Map of location from National Rivers Inventory.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	We have determined there will be no adverse environmental impact that could have a potential to have disproportionate impact on low income or minority populations. There will be low income or minority individuals that will use these facilities that will benefit them to being a more beneficial member of society.

**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
<b>LAND DEVELOPMENT</b>		
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 minimal impact since it does not involve digging or dredging. It replaces damaged buildings and other contents.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project would involve minimal hazards and nuisances. Contractors obtaining 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 electric generator.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
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. The project will mitigate the flooding issue at the project site.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
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 Soil 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 sand 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
<b>NATURAL FEATURES</b>		
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:**

**Field Inspection (Date and completed by):**

July 8, 2021 by Wilfred Villagomez

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

1. Commonwealth Ports Authority (CPA)
2. Division of Coastal Resource Management (DCRM)
3. Bureau of Environmental and Coastal Quality (BECQ)
4. Division of Fish and Wildlife (DFW)
5. Department of Public Works (DPW)
6. Historic and Preservation Office (HPO)
7. Natural Resource Conservation Service (NRCS)
8. CNMI 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 notice to the local newspaper outlets, NMHC website and social media outlet to review the completed environmental review and allow the public to 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 require 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]**

The alternative for this project is to build a new building. CHCC-Community Guidance Center does not have the funds to build a new facility. Therefore, a rehabilitation funded by CDBG-DR was used.

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

The NMHC considers a no action alternative because there is no alternative location or funding to move to a new location. The individuals who utilize the services from Transitional Living Center and Substance Abuse Treatment and Recovery Center find peace and tranquility during their sessions in both locations.

**Summary of Findings and Conclusions:**

THE NMHC believes that the current proposed project will benefit the clients of Community Guidance Center for both Transitional Living Center and Substance Abuse Treatment and Recovery Center. The repair and rehabilitation to these facilities will have a positive effect on the clients as well as the staff that serves their clients and families.

**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 for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

**Determination:**

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

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: Wj Jody Date: 2/4/2022

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

Reviewer Signature: [Signature] Date: 2/07/22

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

Certifying Officer Signature: [Signature] Date: 2/7/22

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).

# **SUMMARY OF APPENDIX**

<b>APPENDIX A</b>	<b>CNMI COMMONWEALTH PORTS AUTHORITY</b>
<b>APPENDIX B</b>	<b>CNMI COASTAL RESOURCES MANAGEMENT</b>
<b>APPENDIX C</b>	<b>CNMI DEPARTMENT OF PUBLIC WORKS</b>
<b>APPENDIX D</b>	<b>CNMI BUREAU OF ENVIRONMENTAL AND COASTAL QUALITY</b>
<b>APPENDIX E</b>	<b>CNMI DIVISION OF FISH &amp; WILDLIFE</b>
<b>APPENDIX F</b>	<b>USDA NATURALRESOURCES CONSERVATION SERVICE</b>
<b>APPENDIX G</b>	<b>CNMI ZONING</b>
<b>APPENDIX H</b>	<b>SOLE SOURCE AQUIFERS</b>
<b>APPENDIX I</b>	<b>WILD AND SCENIC RIVERS</b>
<b>APPENDIX J</b>	<b>CNMI HISTORIC PRESERVATION OFFICE</b>
<b>APPENDIX K</b>	<b>CHCC CGC SUBSTANCE ABUSE TREATMENT &amp; RECOVERY CENTER PLANS CHCC CGC TRANSITIONAL LIVING CENTER SCOPE OF WORK</b>



# **Appendix A**



Jacob, Fred  
**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](mailto:cpa.admin@pticom.com) Website: <https://cnmiports.com>



1/5/21

December 23, 2020

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

Dear Mr. Palacios:

Subject: Request for Determination of Effect  
Lot No. 050 D 01 – CHCC's Community Guidance Center (CGC): Transitional Living Center (TLC)  
Lot No. 099 D 10 – CHCC's Community Guidance Center (CGC): Substance Abuse Treatment and Recovery (SATR)

This is in reference to your letter dated December 18, 2020 requesting for Determination of Effect for the above-referenced lot numbers. The proposed project is for the rehabilitation of the above-subject facilities.

After review of the lots and their locations, we found them 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

## Airport Hazards (CEST and EA)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
References		
<a href="https://www.hudexchange.info/environmental-review/airport-hazards">https://www.hudexchange.info/environmental-review/airport-hazards</a>		

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

☐ Yes → *Continue to Question 2.*

2. Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?

☐ Yes, project is in an APZ → *Continue to Question 3.*

☐ Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

☐ No, project is not within an APZ or RPZ/CZ

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. Is the project in conformance with DOD guidelines for APZ?

☐ Yes, project is consistent with DOD guidelines without further action.

**Explain how you determined that the project is consistent:**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

☐ No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

☐ Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

**Explain approval process:**

**If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Located in Gloria Drive, Navy Hill on Lot # 099 D 10  
The CNMI Commonwealth Ports Authority has determined the project is free from the Runway Clear Zones.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No



# Airport Hazards

## Legend

- ? ?
- ? ? Santa Lourdes Shrine
- ? ? Wave Jungle
- Airport to Substance Abuse Treatment & Recovery Center
- CGC Substance Abuse Treatment & Recovery Center
- Saipan



Google Earth

Image © 2021 CNES / Airbus  
 Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
 Data LDEO-Columbia, NSF, NOAA  
 Image © 2021 Maxar Technologies

3 mi



# **Appendix B**



Eli D. Cabrera  
Administrator

Commonwealth of the Northern Mariana Islands  
**OFFICE OF THE GOVERNOR**  
**Bureau of Environmental and Coastal Quality**  
Division of Coastal Resources Management  
P.O. Box 501304, Saipan, MP 96950  
Tel: (670) 664-8300; Fax: (670) 664-8315  
[www.dcrm.gov.mp](http://www.dcrm.gov.mp)



Janice E. Castro  
Director, DCRM

December 23, 2020

Ref No: PRM21-023

Mr. Jesse S. Palacios  
Corporate Director  
Northern Marianas Housing Corporation  
P.O. Box 500514  
Saipan, MP 96950  
Email: [officemanager@nmhcgov.net](mailto:officemanager@nmhcgov.net)

**Re: Request for Determination of Effect**

Dear Mr. Palacios,

The Division of Coastal Resources Management (DCRM) is in receipt of your letter dated December 18, 2020 requesting for a determination of effect for the proposed rehabilitation of the Commonwealth Healthcare Corporation (CHCC) Community Guidance Center (CGC): Substance Abuse Treatment and Recovery (SATR). The project site is located along Glory Drive identified as Lot No. 099 D 10 in Navy Hill. As stated in your letter, the proposed project is funded by the U.S. Department of Housing and Urban (HUD).

As proposed, the scope of work includes painting, concrete repairs, replacement of doors, electrical repairs, and replacement of water and sewer lines. The work will include repairs to the restroom area, restoration of the interior office/rooms, replacement of lighting fixtures and installation of a new floor and doors.

Based on our preliminary review of your proposal, scope of work, renovation design plans and vicinity map of the project site, DCRM has determined that the proposed project's potential effects to coastal resources are likely to be less than significant provided that CHCC-CGC-SATR obtains and complies with all required permits. In response to your December 18<sup>th</sup> letter, the findings of our assessment are as follows:

- (1) Based on the general information of the project, project background, and vicinity map provided, the project site is not partially or wholly situated within any of DCRM's designated Areas of Particular Concern (APCs). As a result, a CRM permit may not be required. *However, this assessment does not serve as DCRM's final determination until a thorough evaluation of the project is performed;*
- (2) As proposed, the project will be primarily conducted within the boundaries of the project site identified as Lot No. 099 D 10 in Navy Hill. This area had previously been disturbed with pre-existing structures and land clearing. As a result, DCRM anticipates that the project is

not likely to have significant adverse effects on the pattern and type of land use or growth and distribution of population including the character of existing government properties and residential areas;

- (3) DCRM does not anticipate that this project will cause significant public controversy. We believe that the public and other agencies will be supportive of this proposal;
- (4) Based on the information provided, NMHC will be required to apply for a "One Start" permit as the project is or will be federally funded. The application will enable DCRM, the Division of Environmental Quality (DEQ), the Division of Fish and Wildlife (DFW), and the Historic Preservation Office (HPO) to review your project proposal in its entirety; and
- (5) As this project will be duly permitted by relevant CNMI agencies, DCRM anticipates that this project will not conflict with any CNMI environmental, natural resources protection, or land use laws and regulations.

We look forward to further coordination with NMHC as you navigate through local and federal requirements. Should you have any questions or need assistance, please contact our Permitting Section at 664-8300,

Sincerely,



JANICE E. CASTRO  
Director  
Division of Coastal Resources Management

cc: BECQ Administrator  
DEQ WEEC



## Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
<a href="https://www.hudexchange.info/environmental-review/coastal-barrier-resources">https://www.hudexchange.info/environmental-review/coastal-barrier-resources</a>		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

### 1. Is the project located in a CBRS Unit?

☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

☐ Yes → *Continue to Question 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

### 2. Indicate your selected course of action.

☐ After consultation with the FWS the project was given approval to continue  
 → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

☐ Project was not given approval  
Project cannot proceed at this location.



## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Located at Gloria Drive, Navy Hill on Lot # 099 D 10

The CNMI Coastal Resource Management Office has determined this project is not partially or wholly situated within any DCRM's designated Areas of Particular Concern (APCs).

**Are formal compliance steps or mitigation required?**

☐ Yes

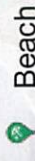
☒ No



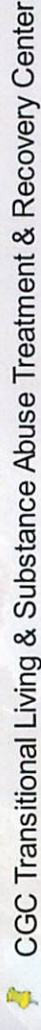
# Untitled Map

Write a description for your map.

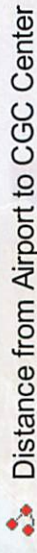
## Legend



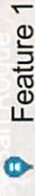
Beach



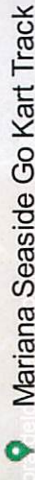
CGC Transitional Living & Substance Abuse Treatment & Recovery Center



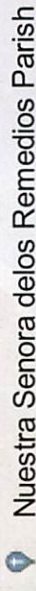
Distance from Airport to CGC Center



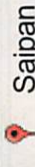
Feature 1



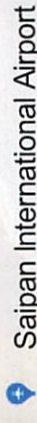
Mariana Seaside Go Kart Track



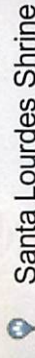
Nuestra Senora delos Remedios Parish



Saipan



Saipan International Airport



Santa Lourdes Shrine

American Memorial Park  
Garapan  
Middle Rd  
Olea  
Chalan Kiya  
Susupe  
Chalan Kanoa  
Dandan  
Saipan International Airport  
Naftan

Old Man By The Sea

Middle Rd

iglesi

Una Babut

Laulau Beach

San Vicente

Chalan Kiya

Susupe

Chalan Kanoa

Dandan

Saipan International Airport

Naftan

Google Earth

Data LDEO-Columbia, NSF NOAA

Image © 2022 CNES/Airbus

Image © 2022 Maxar Technologies

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



5 mi





Coastal Barrier Resources Service

## Coastal Barrier Resources System

## Community Guidance Center




February 2, 2022

 CBRS Buffer Zone

 CBRS Units

 System Unit

 Otherwise Protected Area

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/cbra/maps/index.html>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/cbra/Determinations.html>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

# **Appendix C**





Jacob 1/6/21  
Commonwealth of the Northern Mariana Islands  
Office of the Secretary of Public Works  
2<sup>nd</sup> floor - Oleai Joeten Commercial Center  
Saipan, MP 96950



December 29, 2020  
Serial No. PW20-1086

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

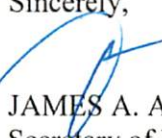
Dear Mr. Palacios:

This letter is in response to your request received by our office on December 22, 2020 for the determination of Special Flood Hazard Area regarding the proposed rehabilitation of the Commonwealth Healthcare Corporation's (CHCC) Community Guidance Center (CGC): Substance Abuse Treatment and Recovery (SATR) in Saipan located on Gloria Drive, Navy Hill on Lot No. 099 D 10.

After a thorough review of the Flood Insurance Rate Map (FIRM Panel No. 6900000034C) and other source materials, this office has determined that the aforementioned lot is **NOT in the Special Flood Hazard Area**. See attached FIRMette.

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 number 234-2726/2296.

Sincerely,


  
JAMES A. ADA  
Secretary of Public Works

cc: Building Safety Code Division



NMHC- SAIPAN OFFICE

RECEIVED

By: 

Date: 1/5/2021-3:30p.m.

2020-0314

## Flood Insurance (CEST and EA)

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).
Reference		
<a href="https://www.hudexchange.info/environmental-review/flood-insurance">https://www.hudexchange.info/environmental-review/flood-insurance</a>		

1. Does this project involve mortgage insurance, refinance, acquisition, repairs, construction, or rehabilitation of a structure, mobile home, or insurable personal property?

☐ No. This project does not require flood insurance or is excepted from flood insurance. →  
*Continue to the Worksheet Summary.*

☒ Yes → *Continue to Question 2.*

2. Provide a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

☒ No → *Continue to the Worksheet Summary.*

☐ Yes → *Continue to Question 3.*

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

☐ Yes, the community is participating in the National Flood Insurance Program.

For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less

Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ *Continue to the Worksheet Summary.*

- ☐ Yes, less than one year has passed since FEMA notification of Special Flood Hazards.  
If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

→ *Continue to the Worksheet Summary.*

- ☐ No. The community is not participating, or its participation has been suspended.  
Federal assistance may not be used at this location. Cancel the project at this location.

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Gloria Drive, Navy Hill on Lot No. 099 D 10.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No



Go To NFHL Viewer »

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist.





# Appendix D



**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](mailto: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

December 18, 2020

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

Dear Mr. Arriola:

The Northern Marianas Housing Corporation (NMHC) is kindly requesting a Determination of Effect from your agency for the rehabilitation of the Commonwealth Healthcare Corporation's (CHCC) Community Guidance Center (CGC): Substance Abuse Treatment and Recovery (SATR) in Saipan located in Gloria Dr. Navy Hill. The rehabilitation project site is located on lot number 099 D 10.

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 **Rehabilitation activity** on this lot, we are required to obtain a certification from your office with respect to 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](mailto: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 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, mud flats 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 regarding this request, please let us know.

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  
Email: [cnmi-cdbg-dr@nmhcgov.net](mailto: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.

  
Jonathan I. Arriola, Director  
Division of Environmental Quality

12/30/2020  
Date



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

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

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

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

## Air Quality (CEST and EA)

General Requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
<a href="https://www.hudexchange.info/environmental-review/air-quality">https://www.hudexchange.info/environmental-review/air-quality</a>		

### Scope of Work

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

☐ Yes

→ Continue to Question 2.

☒ No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

### Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

☐ No, project's county or air quality management district is in attainment status for all criteria pollutants

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

→ Continue to Question 3.

3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis* or *threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

☐ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed *de minimis* or threshold emissions.

☐ Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ Continue to Question 4. Explain how you determined that the project would not exceed *de minimis* or threshold emissions in the Worksheet Summary.

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Located at Gloria Drive, Navy Hill on Lot # 099 D 10

The CNMI Bureau of Environmental Quality has determined this project is will have a significant impact on the environment as defined by the National Environmental Policy Act.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No



## Contamination and Toxic Substances (Multifamily and Non-Residential Properties)

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
<a href="https://www.hudexchange.info/programs/environmental-review/site-contamination">https://www.hudexchange.info/programs/environmental-review/site-contamination</a>		

**1. How was site contamination evaluated?<sup>1</sup> Select all that apply.**

- ☐ ASTM Phase I ESA
- ☐ ASTM Phase II ESA
- ☐ Remediation or clean-up plan
- ☐ ASTM Vapor Encroachment Screening
- ☒ None of the above

→ Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.

Continue to Question 2.

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- ☐ No

**Explain:**

<sup>1</sup> HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.



→ *Based on the response, the review is in compliance with this section.  
Continue to the Worksheet Summary below.*

☐ Yes.

→ *Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.*

### 3. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

#### Can adverse environmental impacts be mitigated?

☐ Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

☐ Yes, adverse environmental impacts can be eliminated through mitigation.

→ *Provide all mitigation requirements<sup>2</sup> and documents. Continue to Question 4.*

### 4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls<sup>3</sup>, or use of institutional controls<sup>4</sup>.

---

<sup>2</sup> Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

<sup>3</sup> Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

<sup>4</sup> Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

☐ Complete removal

→ *Continue to the Worksheet Summary.*

☐ Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Located at Gloria Drive, Navy Hill on Lot # 099 D 10

The CNMI Bureau of Environmental Quality has determined this project is will have a significant impact on the environment as defined by the National Environmental Policy Act.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No

## Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
<a href="https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities">https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities</a>		

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

☒ No

→ Continue to Question 2.

☐ Yes

Explain:

→ Go directly to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

☒ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ Yes

→ Continue to Question 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "no." For any other type of aboveground storage container within the search area that holds one of the

flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "yes."

☐ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

☐ Yes

→ Continue to Question 4.

4. Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

☐ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit HUD's website for information on calculating Acceptable Separation Distance.

☐ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

☐ No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.  
Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

#### **Worksheet Summary**

##### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Location is on Gloria Drive, Navy Hill Lot # 099 D 10.

As per consultation with CNMI Division of Environmental Quality they do not believe that this project will a significant impact on the environment as defined in National Environmental Policy Act.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No



## Noise (CEST Level Reviews)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
<a href="https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control">https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control</a>		

### 1. What activities does your project involve? Check all that apply:

- ☐ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ Continue to Question 4.

- ☐ Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ Continue to Question 2.

- ☐ A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

- ☒ None of the above

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

☐ Yes

Indicate the type of measures that will apply (check all that apply):

☐ Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)

☐ Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)

☐ Other

Explain:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any supporting documentation.

☐ No

→ Continue to Question 3.

3. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Describe findings of the Preliminary Screening:

→ Continue to Question 6.

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Indicate the findings of the Preliminary Screening below:

☐ There are no noise generators found within the threshold distances above.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

☐ Noise generators were found within the threshold distances.

→ Continue to Question 5.

**5. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:**

☐ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

☐ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

Indicate noise level here:

**Is the project in a largely undeveloped area<sup>1</sup>?**

☐ No

→Your project requires completion of an Environmental Assessment (EA) pursuant to 51.104(b)(1)(i). Elevate this review to an EA-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

☐ Yes

→Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

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<sup>1</sup> A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses or does not have water and sewer capacity to serve the project.



☐ Unacceptable: (Above 75 decibels)

Indicate noise level here:

***Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:***

☐ Convert to an EIS

***→ Provide noise analysis, including noise level and data used to complete the analysis.***

***Continue to Question 6.***

☐ Provide waiver

***→ Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.***

***Continue to Question 6.***

- 6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

☐ Mitigation as follows will be implemented:

***→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.***

***Continue to the Worksheet Summary.***

☐ No mitigation is necessary.

**Explain why mitigation will not be made here:**

→ Continue to the Worksheet Summary.

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Location is in Gloria Drive, Navy Hill Lot # 099 D 10.

As per consultation with CNMI Division of Environmental Quality they do not believe that this project will a significant impact on the environment as defined in National Environmental Policy Act.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No

## Wetlands (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.
References		
<a href="https://www.hudexchange.info/environmental-review/wetlands-protection">https://www.hudexchange.info/environmental-review/wetlands-protection</a>		

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?**

The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order.

☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ Yes → *Continue to Question 2.*

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland?**

The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

☐ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

☐ Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

→You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.

Provide a completed 8-Step Process as well as all documents used to make your determination, including a map. Be sure to include the early public notice and the final notice with your documentation.

Continue to Question 3.

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Which of the following mitigation actions have been or will be taken? Select all that apply:

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- ☐ Native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements
- ☐ Compensatory mitigation

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Location is in Navy Hill, Lot # 099 D 10.

As per consultation with CNMI Division of Environmental Quality they do not believe that this project will a significant impact on the environment as defined in National Environmental Policy Act.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No



# **Appendix E**



# 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

December 29, 2020

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

Subject: Information Request (#IR-21-05), NMHC Request for a Determination of Effects for Wetlands and Endangered Species

Dear Mr. Jesse Palacios:

You requested information from the Division of Fish and Wildlife regarding potential environmental impacts from two new construction projects on Saipan. We reviewed your information request, including supporting information and maps. Please note that DFW does not have jurisdiction over wetlands or rivers and offering guidance on such matters is outside of our scope. Please contact the Bureau of Environmental and Coastal Quality for further guidance pertaining to wetlands or rivers.

Our comments regarding potential special status species impacts follow:

- 1) Rehabilitation of the Commonwealth Healthcare Corporation's Community Guidance Center: Transitional Living Center, Lot No. 050 D 01, Navy Hill, Saipan  
The scope of work involves repairs to an existing building; therefore, vegetation removal is not anticipated. DFW has no record of special status species on this or the immediately adjacent lots and we do not anticipate impacts to T&E species from this project.
- 2) Rehabilitation of CHCC Community Guidance Center: Substance Abuse Treatment and Recovery, Lot No. 099 D 10, Navy Hill, Saipan  
The scope of work involves repairs to an existing building; therefore, vegetation removal is not anticipated. DFW has no record of special status species on this or the immediately adjacent lots and we do not anticipate impacts to T&E species from this project

We did not conduct on-the-ground inspections of the sites. If the scope of the work changes or if vegetation at the site is not maintained (e.g., grasses allowed to grow > 1 m tall) there is an increased likelihood that T&E species may be impacted. In such instances, we recommend that you contact DFW directly or submit a One Start application to BECQ, which will also trigger wildlife assessment by DFW. Our response is based solely on the information you provided, our current knowledge, and professional experience.

*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

## Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
<a href="https://www.hudexchange.info/environmental-review/endangered-species">https://www.hudexchange.info/environmental-review/endangered-species</a>		

### 1. Does the project involve any activities that have the potential to affect species or habitats?

☒ No, the project will have No Effect due to the nature of the activities involved in the project.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes, the activities involved in the project have the potential to affect species and/or habitats. → Continue to Question 2.

### 2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

☐ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation

*may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.*

- ☐ Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

**3. What effects, if any, will your project have on federally listed species or designated critical habitat?**

- ☐ No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

- ☐ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

- ☐ Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

- ☐ Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological evaluation or equivalent document*
- (2) Concurrence(s) from FWS and/or NMFS*
- (3) Any other documentation of informal consultation*

*Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.*



☐ No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

**5. Formal consultation is required**

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological assessment, evaluation, or equivalent document*
- (2) Biological opinion(s) issued by FWS and/or NMFS*
- (3) Any other documentation of formal consultation*

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.**

☐ Mitigation as follows will be implemented:

☐ No mitigation is necessary.

**Explain why mitigation will not be made here:**

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Location is in Navy Hill, Lot # 099 D 10.

As per consultation with CNMI Division of Fish & Wildlife they do not have record of special status species on this or immediate adjacent lots and do not anticipate impacts to T&S species on this project.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No

# **Appendix F**

**FARMLAND CONVERSION IMPACT RATING**

<b>PART I</b> (To be completed by Federal Agency)		Date Of Land Evaluation Request <b>12/18/2020</b>				
Name of Project <b>Rehab of CHCC CGC</b>		Federal Agency Involved <b>NMHC</b>				
Proposed Land Use <b>Facility Rehabilitation</b>		County and State <b>Navy Hill, Saipan</b>				
<b>PART II</b> (To be completed by NRCS)		Date Request Received By NRCS <b>12/21/2020</b>		Person Completing Form: <b>Pam Sablan</b>		
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			
<b>PART III</b> (To be completed by Federal Agency)		<b>Alternative Site Rating</b>				
		Site A	Site B	Site C	Site D	
A. Total Acres To Be Converted Directly		n/a				
B. Total Acres To Be Converted Indirectly		n/a				
C. Total Acres In Site		n/a				
<b>PART IV</b> (To be completed by NRCS) Land Evaluation Information		n/a				
A. Total Acres Prime And Unique Farmland		n/a				
B. Total Acres Statewide Important or Local Important Farmland		n/a				
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted		n/a				
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value		n/a				
<b>PART V</b> (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)		n/a				
<b>PART VI</b> (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)		Maximum Points	Site A	Site B	Site C	Site D
1. Area In Non-urban Use		(15)	n/a			
2. Perimeter In Non-urban Use		(10)	n/a			
3. Percent Of Site Being Farmed		(20)	n/a			
4. Protection Provided By State and Local Government		(20)	n/a			
5. Distance From Urban Built-up Area		(15)	n/a			
6. Distance To Urban Support Services		(15)	n/a			
7. Size Of Present Farm Unit Compared To Average		(10)	n/a			
8. Creation Of Non-farmable Farmland		(10)	n/a			
9. Availability Of Farm Support Services		(5)	n/a			
10. On-Farm Investments		(20)	n/a			
11. Effects Of Conversion On Farm Support Services		(10)	n/a			
12. Compatibility With Existing Agricultural Use		(10)	n/a			
TOTAL SITE ASSESSMENT POINTS		160	0	0	0	0
<b>PART VII</b> (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
<b>TOTAL POINTS</b> (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:						

**PAMELA SABLAN**      Digitally signed by PAMELA SABLAN  
 Date: 2020.12.28 10:11:55 +10'00'

Name of Federal agency representative completing this form: <b>Pamela M. Sablan, District Conservationist</b>	Date: <b>12/28/2020</b>
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(See Instructions on reverse side) Form AD-1006 (03-02)



## 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/oip\\_public/USA\\_map](http://offices.usda.gov/scripts/ndISAPI.dll/oip_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 - 12/28/2020

Response to Categorically Excluded Statutory Checklist

"CHCC CGC Facility Rehabilitation - 099 D 01, Navy Hill, Saipan"





CHCC CGC  
Lot No. 099 D 01  
Navy Hill, Saipan


## Legend

prime\_a\_pb645


FrmlndCIs

 All areas are prime farmland

 Not prime farmland

 Project Location

Prepared with assistance from USDA-Natural Resources Conservation Service

0 850 1,700 3,400  
 Feet





## Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>
Reference		
<a href="https://www.hudexchange.info/environmental-review/farmlands-protection">https://www.hudexchange.info/environmental-review/farmlands-protection</a>		

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

☐ Yes → Continue to Question 2.

☒ No

Explain how you determined that agricultural land would not be converted:

The project is a rehabilitation facilities project.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.

2. Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county's planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist [http://soils.usda.gov/contact/state\\_offices/](http://soils.usda.gov/contact/state_offices/) for assistance

☐ No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes → Continue to Question 3.

**3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**

- Complete form **AD-1006**, "Farmland Conversion Impact Rating" [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1045394.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf) and contact the state soil scientist before sending it to the local NRCS District Conservationist.  
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1045395.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf).)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

**Document your conclusion:**

- ☐ Project will proceed with mitigation.

**Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- ☐ Project will proceed without mitigation.

**Explain why mitigation will not be made here:**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*



## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Location is in Navy Hill, Lot # 099 D 10.

As per consultation with NRCS, the site is not in a farmland

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No

# **Appendix G**



**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](mailto: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

December 18, 2020

Ms. Geralyn C. Delacruz  
Acting Zoning Administrator  
Zoning Board  
Caller Box 10007  
Saipan, MP 96950

Re: Request for Zoning Certification

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 the rehabilitation of the Commonwealth Healthcare Corporation's (CHCC) Community Guidance Center (CGC): Substance Abuse Treatment and Recovery (SATR) in Saipan located in Gloria Dr. Navy Hill. The rehabilitation project site is located on lot number 099 D 10.

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 concerns, please do not hesitate to contact myself or Ms. Jatanna Cabrera at the numbers listed above.

Sincerely,

  
Jesse S. Palacios  
Corporate Director



NMHC- SAIPAN OFFICE

RECEIVED

By: 

Date: 12/18/20 - 10:30am



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

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

**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](mailto:cnmi-cdbg-dr@nmhcgov.net)

Website: <http://www.cnmi-cdbgdr.com>

Tels: (670) 233-9447

233-9448

233-9449

233-9450

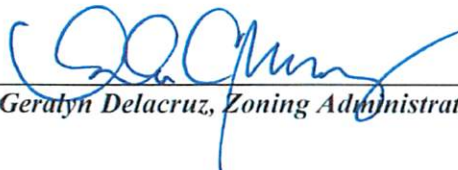
Fax: (670) 233-9452

(Zoning Use)

*This certification is granted to the Northern Marianas Housing Corporation (NMHC) to proceed with their project based on Section 411(e) (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:*

  
\_\_\_\_\_  
Gerelyn Delacruz, Zoning Administrator

12/22/2020  
\_\_\_\_\_  
Date



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

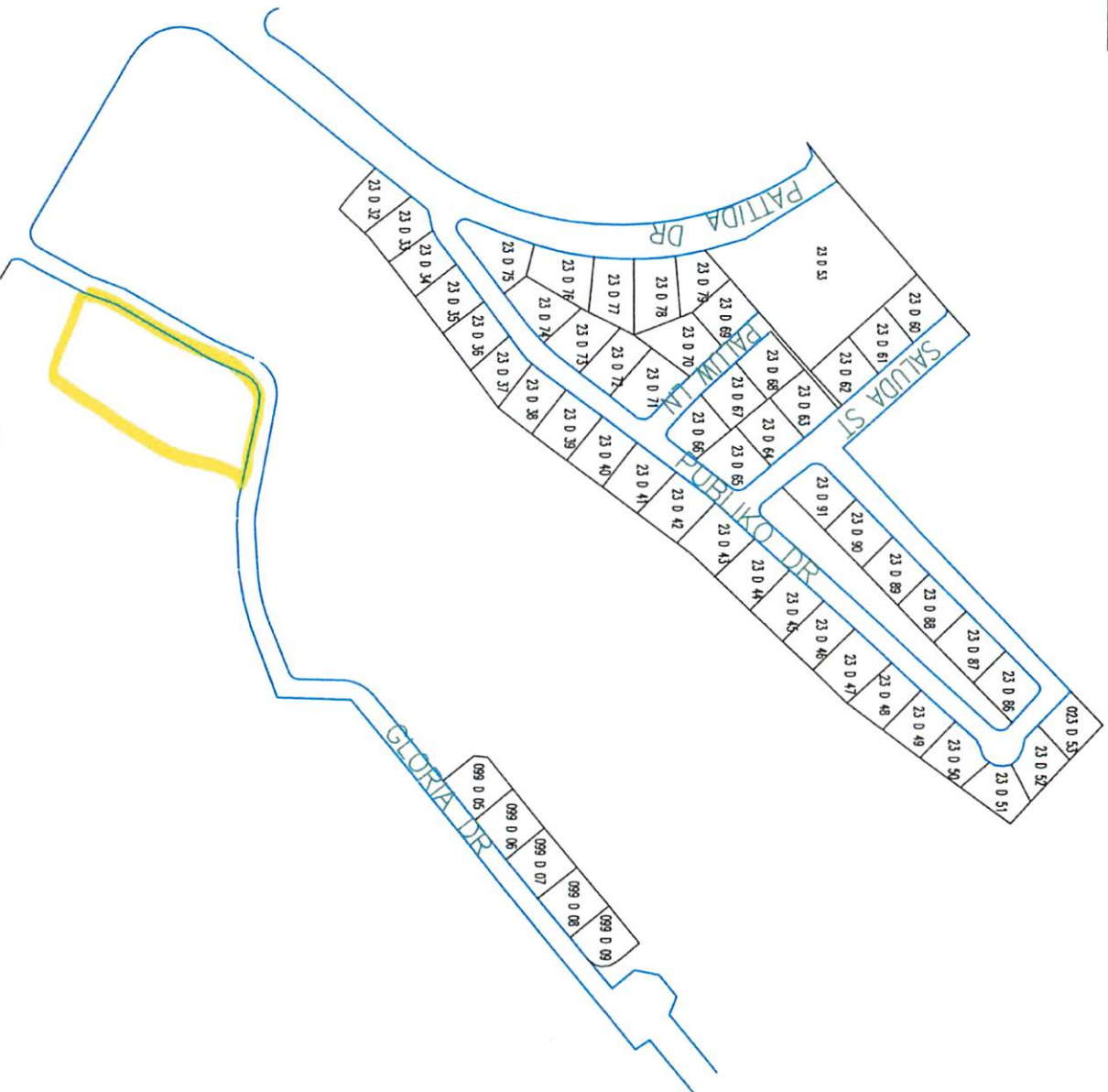
**“NMHC is an equal employment and fair housing public agency”**

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

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



Lwr. Navyhill  
Section 023 D/099 D



# **Appendix H**

## Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
<a href="https://www.hudexchange.info/environmental-review/sole-source-aquifers">https://www.hudexchange.info/environmental-review/sole-source-aquifers</a>		

**1. Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

☒ Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ No → *Continue to Question 2.*

**2. Is the project located on a sole source aquifer (SSA)<sup>1</sup>?**

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*

☐ Yes → *Continue to Question 3.*

**3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?**

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

☐ Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

☐ No → *Continue to Question 5.*

**4. Does your MOU or working agreement exclude your project from further review?**

☐ Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

---

<sup>1</sup> A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

☐ No → *Continue to Question 5.*

**5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

☐ Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

**6. In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

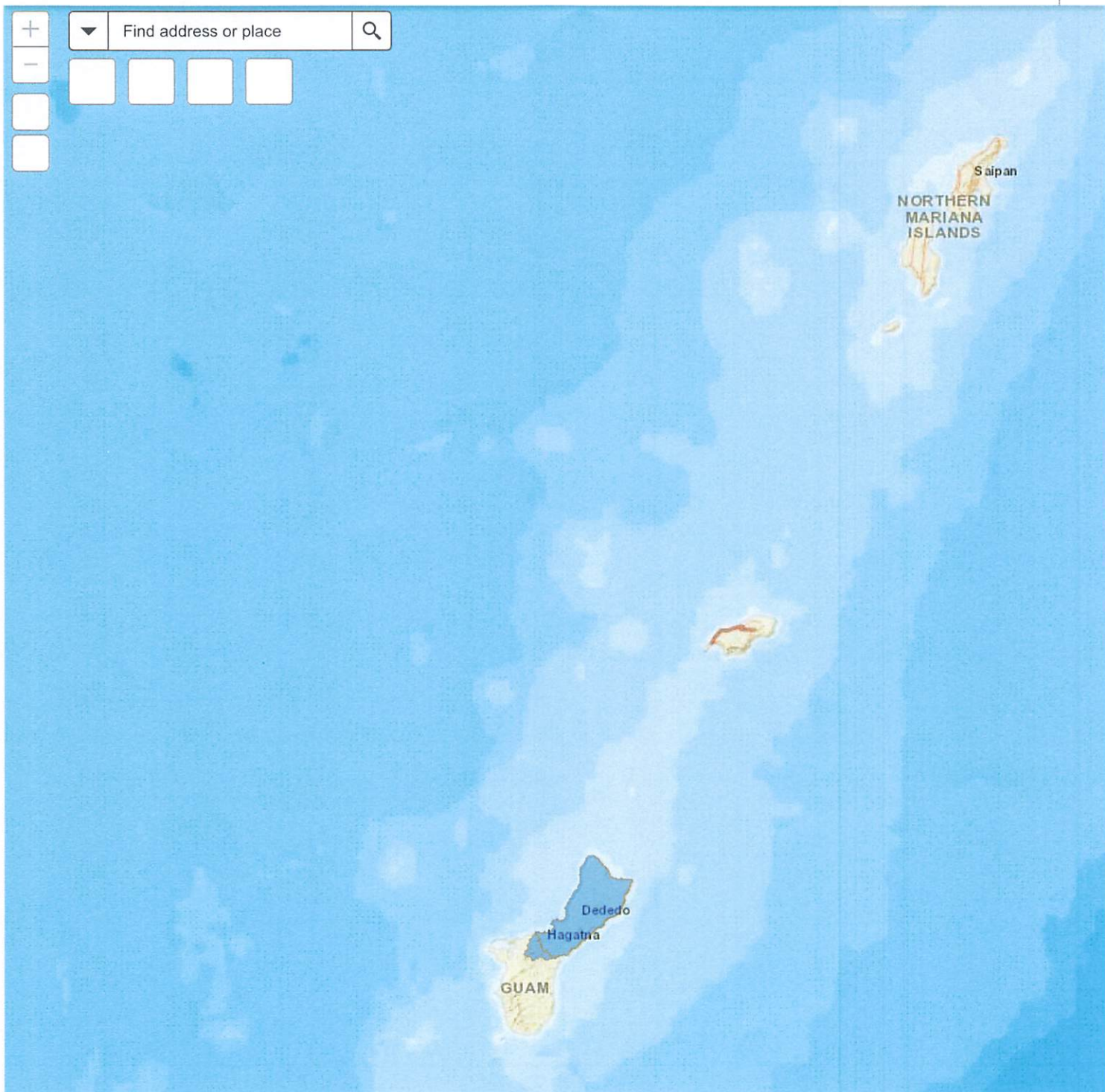
Location is in Navy Hill, Lot # 099 D 10.

**Are formal compliance steps or mitigation required?**

☐ Yes

☒ No







# ArcGIS Web AppBuilder



# Appendix I



## Wild and Scenic Rivers (CEST and EA)

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297
References		
<a href="https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers">https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers</a>		

### 1. Is your project within proximity of a NWSRS river as defined below?

**Wild & Scenic Rivers:** These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational

Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.

Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

☒ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.

☐ Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

→ Continue to Question 2.

### 2. Could the project do *any* of the following?

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

- ☐ No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

- ☐ Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Continue to Question 3.*

- 3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

--

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*



### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Location is in Navy Hill, Lot # 099 D 10.

As per consultation with CNMI Division of Environmental Quality they do not believe that this project will a significant impact on the environment as defined in National Environmental Policy Act.

**Are formal compliance steps or mitigation required?**

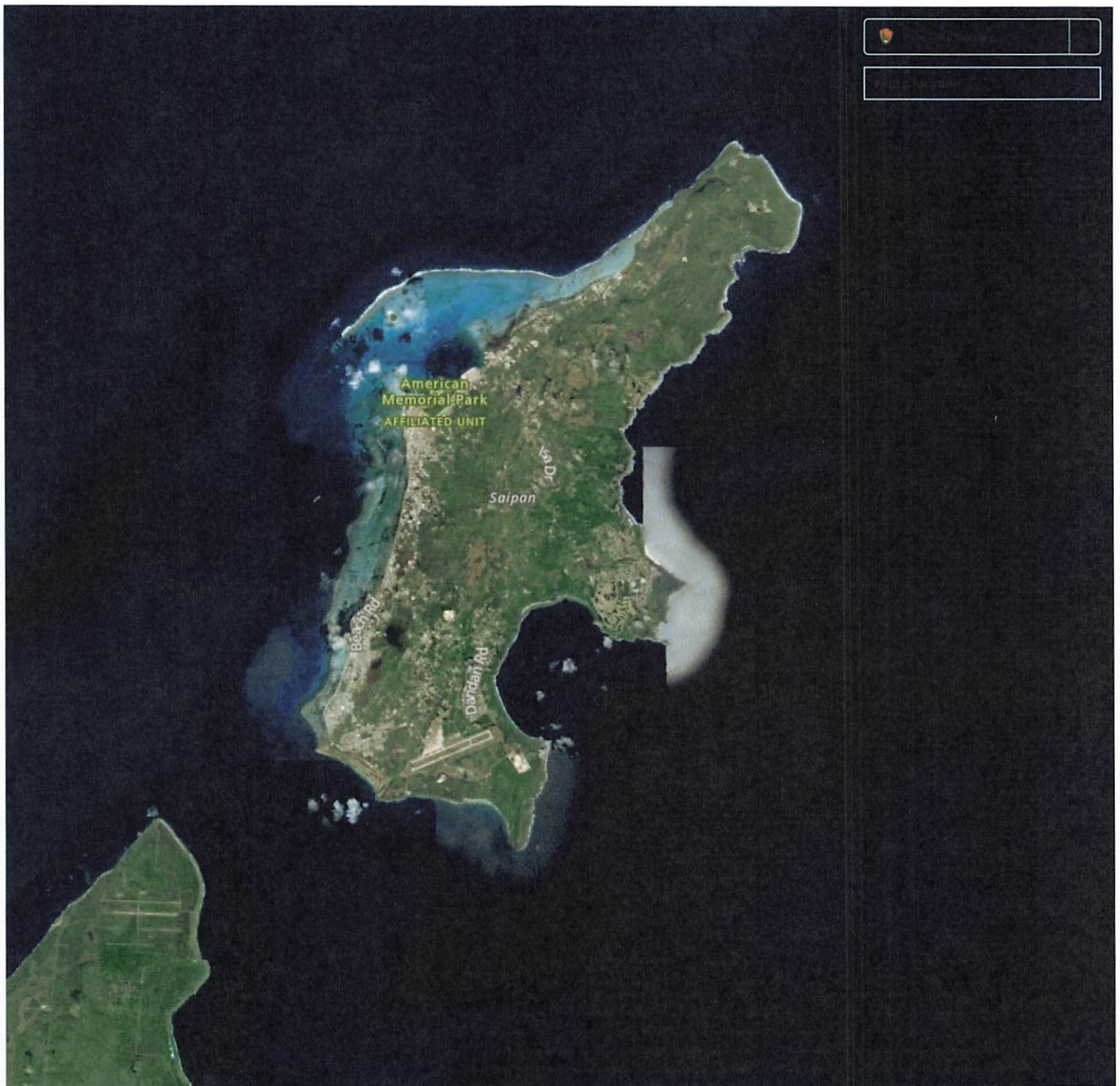
☐ Yes

☒ No

# Nationwide Rivers Inventory

National Park Service  
U.S. Department of the Interior

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one o...

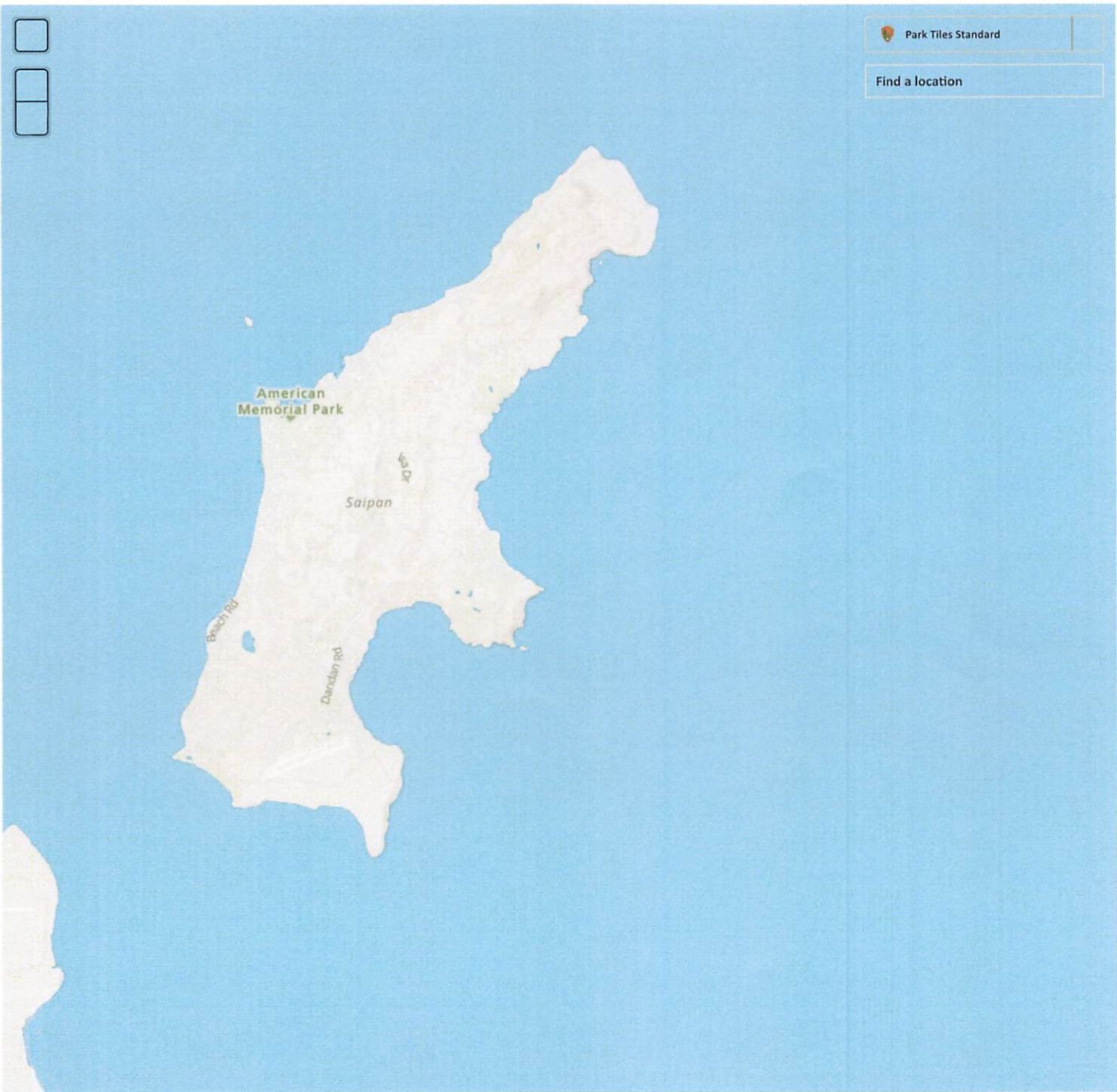




# Nationwide Rivers Inventory

National Park Service  
U.S. Department of the Interior

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one o...



# Appendix J





*Commonwealth of the Northern Mariana Islands*  
*Division of Historic Preservation*  
*Department of Community & Cultural Affairs*  
*Airport Road*  
*Caller Box 10007*  
*Saipan, MP 96950*



TEL: 664-2120-25

March 19, 2021

Jesse S. Palacios  
Corporate Director  
Northern Marianas Housing Corporation  
Community Development Block Grant-  
Disaster Recovery (CDBG-DR) Division  
P.O. Box 500514  
Saipan, MP 96950

**Re:** Determination of Effect for Commonwealth Health Center's (CHCC) Community Guidance Center, (CGC): Transitional Living Center (TLC).

Dear Mr. Palacios,

The CNMI Historic Preservation Office (HPO) has reviewed your consultation letter regarding the restoration to pre-disaster condition of the Community Guidance Center's Transitional Living Center, pursuant to Section 106 of the National Historic Preservation Act.

After reviewing the project scope and other information you provided, we agree with your determination of "*No adverse effect*" to historic properties or properties eligible for nomination to the National Registry of Historic Places.

If there are any further questions or comments, please feel free to reachout to HPOa at (670) 664-2120.

Sincerely,

Rita Chong-Dela Cruz  
State Historic Preservation Officer

## Historic Preservation (CEST and EA)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	<a href="#">36 CFR 800 "Protection of Historic Properties"</a>
References		
<a href="https://www.hudexchange.info/environmental-review/historic-preservation">https://www.hudexchange.info/environmental-review/historic-preservation</a>		

### Threshold

#### Is Section 106 review required for your project?

- ☐ No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the [PA Database](#) to find applicable PAs.)

**Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:**

→ Continue to the Worksheet Summary.

- ☒ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

**Either provide the memo itself or a link to it here. Explain and justify the other determination here:**

→ Continue to the Worksheet Summary.

- ☐ Yes, because the project includes activities with potential to cause effects (direct or indirect). → Continue to Step 1.

### **The Section 106 Process**

After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Note that consultation continues through all phases of the review.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

### **Step 1 - Initiate Consultation**

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the [When To Consult With Tribes checklist](#) within [Notice CPD-12-006: Process for Tribal Consultation](#) to determine if you should invite tribes to consult on a particular project. Use the [Tribal Directory Assessment Tool \(TDAT\)](#) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

**Select all consulting parties below (check all that apply):**

- ☐ State Historic Preservation Officer (SHPO)
- ☐ Advisory Council on Historic Preservation
- ☐ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native
- ☐ Hawaiian Organizations (NHOs)

**List all tribes that were consulted here and their status of consultation:**

--

- ☐ Other Consulting Parties

**List all consulting parties that were consulted here and their status of consultation:**



**Describe the process of selecting consulting parties and initiating consultation here:**

*Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.*

### **Step 2 - Identify and Evaluate Historic Properties**

**Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.**

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register.

Refer to HUD's website for guidance on identifying and evaluating historic properties.

**In the space below, list historic properties identified and evaluated in the APE.**

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.



Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

**Was a survey of historic buildings and/or archeological sites done as part of the project?**

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, [Guidance on Archeological Investigations in HUD Projects](#).

- ☐ Yes → *Provide survey(s) and report(s) and continue to Step 3.*

Additional notes:

- ☐ No → *Continue to Step 3.*

**Step 3 - Assess Effects of the Project on Historic Properties**

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. ([36 CFR 800.5](#)) Consider direct and indirect effects as applicable as per HUD guidance.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

- ☐ No Historic Properties Affected

**Document reason for finding:**

- ☐ No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*
- ☐ Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.4\(d\)\(1\)](#)) and consult further to try to resolve objection(s).

☐ No Adverse Effect

**Document reason for finding:**

**Does the No Adverse Effect finding contain conditions?**

☐ Yes

**Check all that apply:** (check all that apply)

☐ Avoidance

☐ Modification of project

☐ Other

**Describe conditions here:**

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.5\(c\)\(2\)](#)) and consult further to try to resolve objection(s).

☐ Adverse Effect

**Document reason for finding:**

Copy and paste applicable Criteria into text box with summary and justification.

Criteria of Adverse Effect: [36 CFR 800.5](#)]

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in [36 CFR 800.11\(e\)](#). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ *Continue to Step 4.*

#### Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and [36 CFR 800.6 and 800.7](#).

**Were the Adverse Effects resolved?**

☐ Yes

**Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:**

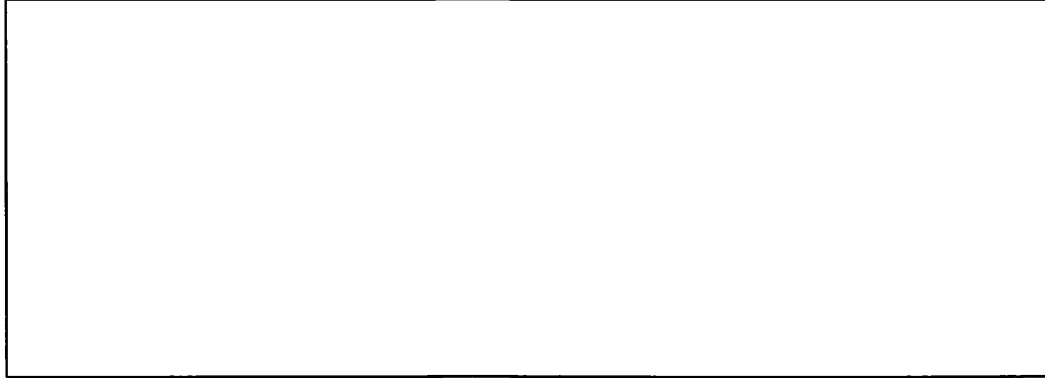
**For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

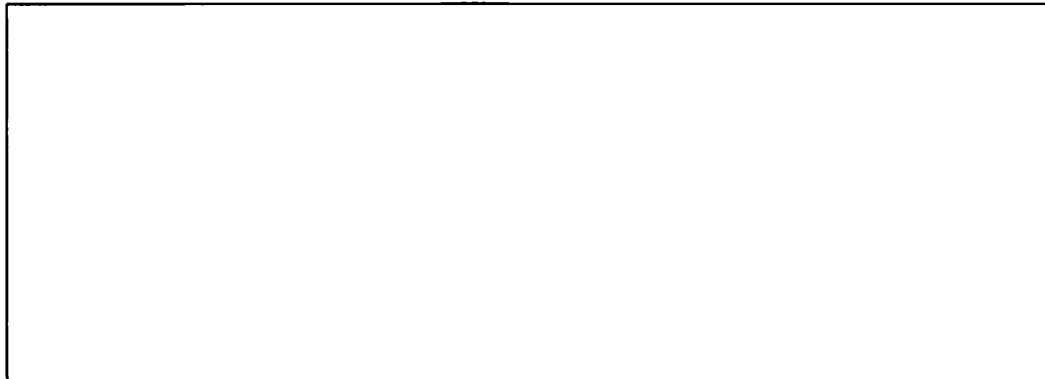
☐ No

The project must be cancelled unless the "Head of Agency" approves it. Either provide approval from the "Head of Agency" or cancel the project at this location.

**Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and "Head of the Agency":**



**Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**



→ *Provide correspondence, comments, documentation of decision, and "Head of Agency" approval. Continue to the Worksheet Summary.*



### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Location is in Navy Hill, Lot # 099 D 10.

As per consultation with CNMI Historic Preservation Office, agrees with our determination this project Of "No adverse effect" on historic properties or properties eligible for nomination to the National Registry of Historic Places.

**Are formal compliance steps or mitigation required?**

☐ Yes

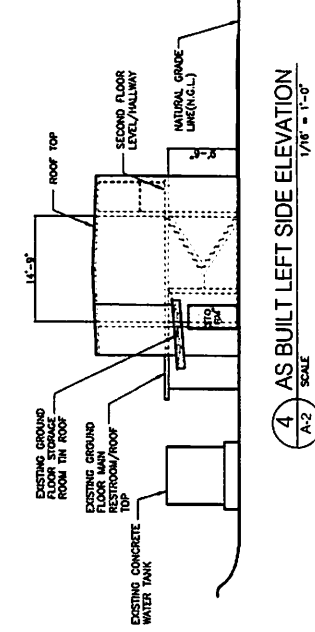
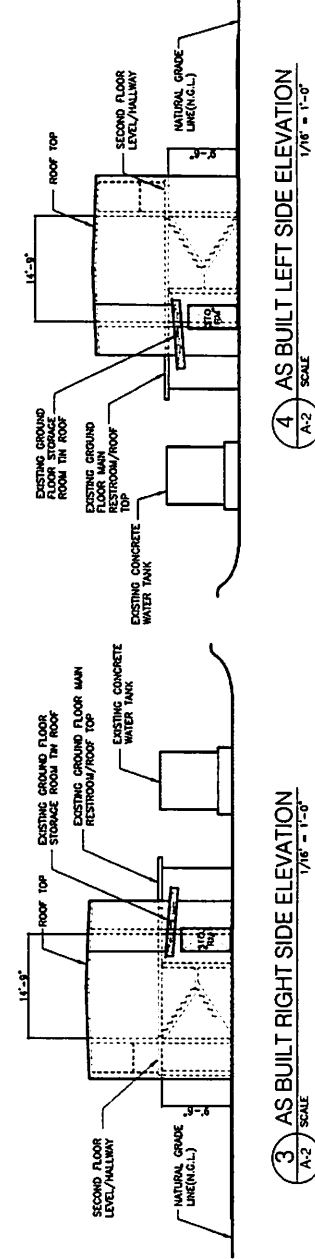
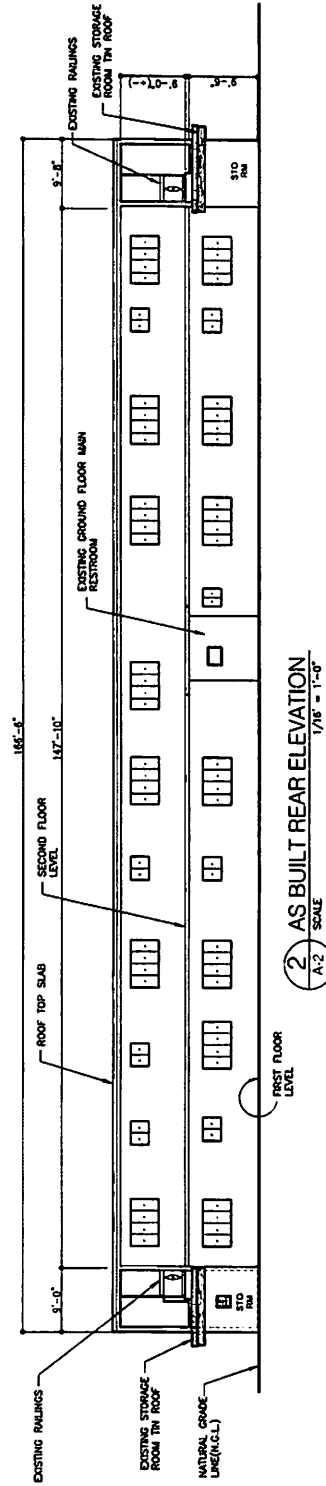
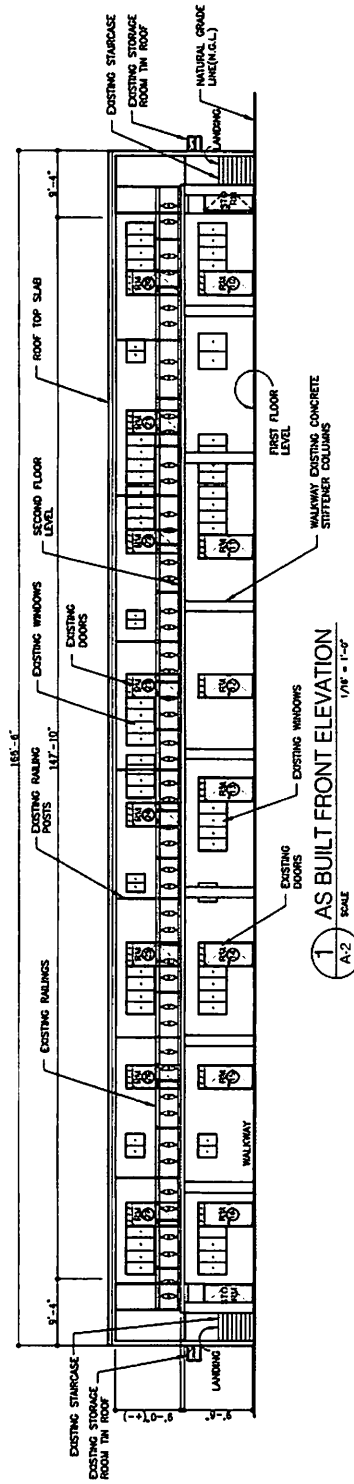
☒ No

# **Appendix K**

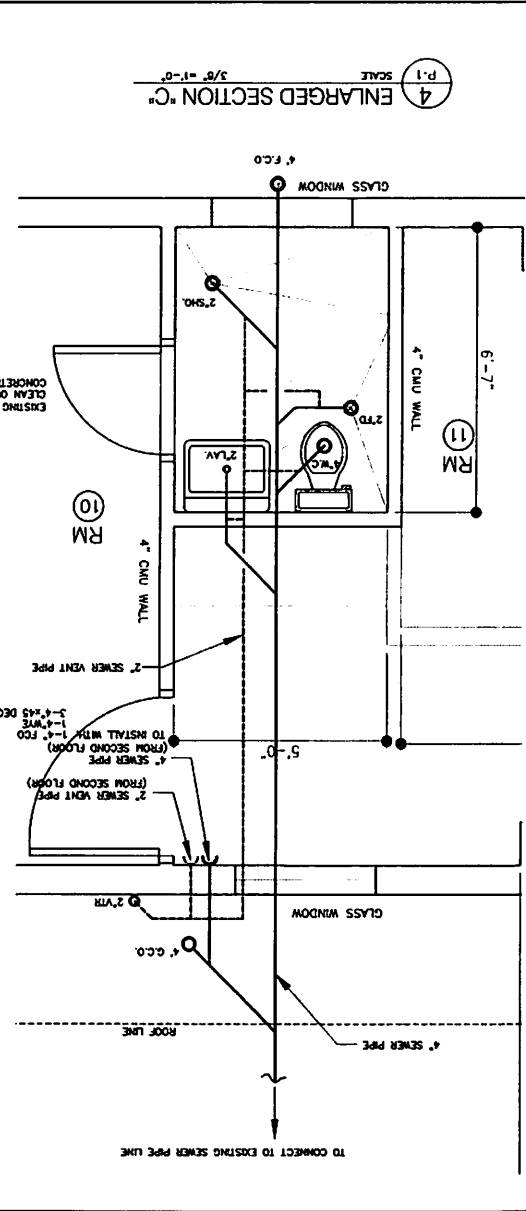
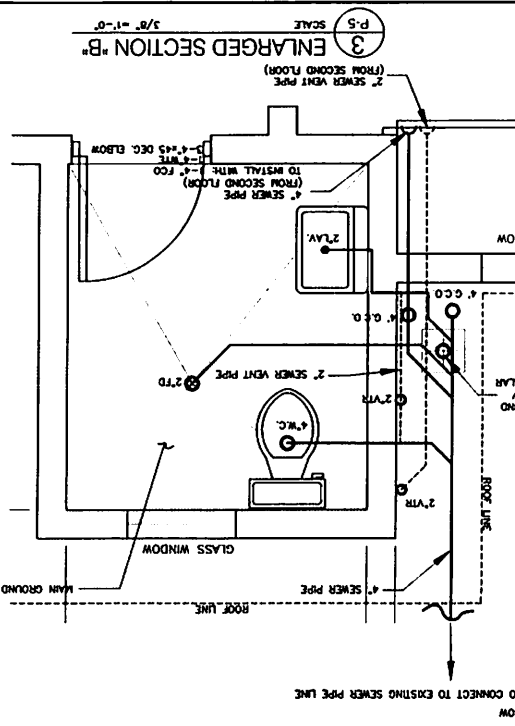
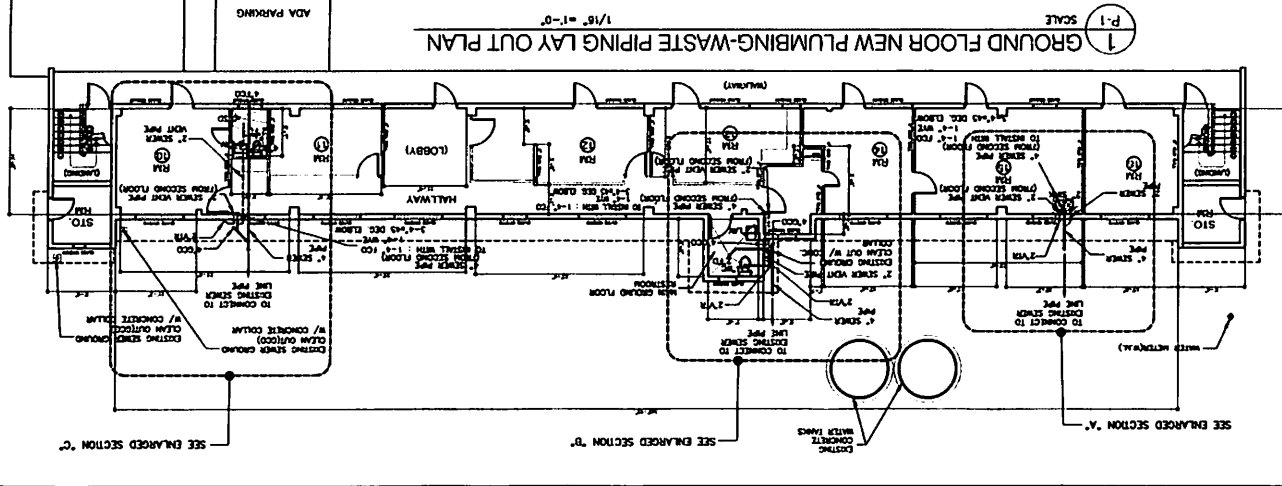
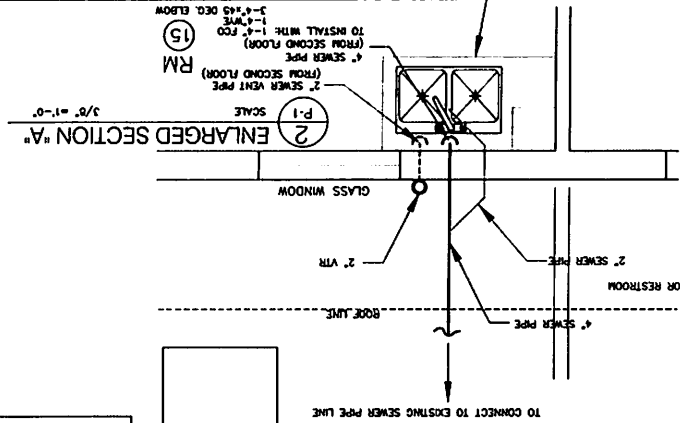








NO.	DATE	DESCRIPTION				BT	APPR.
<p align="center"><b>COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS</b>  <b>SAPAIN</b>  <b>DEPARTMENT OF PUBLIC WORKS</b></p>							
		PROJECT TITLE		ISLAND:			
		RENOVATION OF COMMUNITY GUIDANCE CENTER		NAVY HALL, SAPAIN MP 96550			
		CONTENT:		AS BUILT FRONT ELEVATION AS BUILT REAR ELEVATION AS BUILT LEFT SIDE ELEVATION AS BUILT RIGHT SIDE ELEVATION			
SHEET OF 205058		DATE		DRAWN BY		CHECKED BY	
SHEET 1 OF 205058S.DV		DATE		SCALE		SHEET NO. OF	
<p align="center"><b>COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS</b>  <b>SAPAIN</b>  <b>DEPARTMENT OF PUBLIC WORKS</b></p>							
		PROJECT TITLE		ISLAND:			
		RENOVATION OF COMMUNITY GUIDANCE CENTER		NAVY HALL, SAPAIN MP 96550			
		CONTENT:		AS BUILT FRONT ELEVATION AS BUILT REAR ELEVATION AS BUILT LEFT SIDE ELEVATION AS BUILT RIGHT SIDE ELEVATION			
SHEET OF 205058		DATE		DRAWN BY		CHECKED BY	
SHEET 1 OF 205058S.DV		DATE		SCALE		SHEET NO. OF	





**Rehabilitation of the Commonwealth Healthcare Corporation's (CHCC) Community Guidance Center (CGC): Substance Abuse Treatment and Recovery (SATR)** project located at *Gloria Dr., Navy Hill* on the island of Saipan, Commonwealth of the Northern Mariana Islands.

### **Project Description**

- Furnish all necessary labor, tools, miscellaneous materials, and other related hardware/assemblies and equipment, as applicable to perform the specified RFQ requirements.
- All work performed shall be fully documented by the Contractor. Installation with assemblies/hardware shall be performed in compliance with manufacturer's recommendations and applicable International Building Codes (IBC) and National Electric Codes and other regulatory Codes as applicable.
- Perform all work without disruption to CGC operations. Normal administrative hours: 8:00 a.m. - 4:30 p.m. Monday thru Friday (Excluding Federal Holidays). Authorization to work other than normal working hours shall be requested in advance for evaluation and approval by the Director of Community Guidance Center and shall be included in the contractor's proposed working plan.
- Exterior and Interior Painting: Contractor shall properly prep area prior to painting which may require surface preparation such as wall patching and wall crack repairs. Color of choice shall be determined by Agency. Paint specification Semi-Gloss with **active mold resistant chemical**.
- Concrete Repair contractor shall properly prepare surface by chipping/grinding affected area, materials used for the cracks and damages contractor shall use low viscosity cement or hydraulic cement.
- Replace all existing Door and Jambs both interior and exterior of the building. Contractor shall use Aluminum Doors and Jamb for the identified location on the scope of work. Contractor may propose other materials that may be cost effective and may quote separately.
- Electrical Outlet Contractor shall use a qualified / certified personal to perform required electrical outlet replacement. Interior outlets and light switches shall be Leviton UL approved with face plates. During the replacement contractor personal must properly lock and tagout electrical breaker. Upon completion contractor personal must ensure panel and electrical outlets and breakers are properly mark by location that it serves.
- Ensure that all equipment, material and debris are removed from the work site as soon as practically possible.
- Contractor may be required to relocate furniture in designated areas to facilitate the removal and installation process.
- Remove existing carpet on the ground floor and second floor of the building and install new 12"x12" commercial grade vinyl tiles. Color to be determined by Using Agency or approved equal.
- Remove and replace existing water and sewer line system. All new water and sewer lines must comply with all applicable plumbing requirements. All new water and sewer line system that has been expose must be cover using metal stud and 1/4" cement board on the



ceiling and 3/8" cement board on the wall as required. Please refer to DPW plans for guidance.

- Remove existing floor and wall tiles of all the existing restrooms including fixtures and replace with new 12"x12" non skid ceramic floor and wall tiles. Include installation of new lavatory, water closet, tilted mirror, grab bar, tissue holder and other set of accessories. Existing ADA restroom on the ground floor must be comply with the ADA requirements.
- Remove and dispose of the existing carpet tile / raw materials, sheet vinyl flooring to be replaced according to all legal requirements.
- Remove and replace all existing water lines and sewer lines. All new installed water line system must comply with International Plumbing Code and other regulatory requirements as applicable. All new water lines a sewer line system that has been exposed must be covered using metal studs and 1/4" cement board on the ceiling and 3/8" cement board on the wall.
- Restroom remove and replace existing floor tiles and wall tiles of all the existing restroom (6) and replace with new 12" x 12" nonskid ceramic floor and wall tiles as part of the repair contractor shall include the replacement of light and faucet fixtures. During the removal of tiles contractor shall remove toilet and reinstall toilet with bowl wax upon completion of the installation of floor tiles
- Remove all existing damaged wooden shelves throughout the interior areas, this includes the storage area, and repaint all affected areas of each office/room as identified by the Using Agency.
- Replace all existing damaged outlets and covers throughout the interior area of the building.
- Remove and replace all existing outlets with new weather proof GFCI outlet throughout the exterior area of the building.
- Remove and replace all existing breakers and panels, and replace with current electrical code standards.
- Provide and install 16 pcs of main entrance thresholds.
- Remove and replace 26 ceiling light fixtures to Led Flush Mount ceiling light fixture.
- Remove and replace approximately 25 electrical outlets and 14 lights switches to include face plates.
- Repaint entire exterior and interior of the CGC Substance Abuse Treatment and Recovery Office.
- Contractor shall provide and install a 10,000 BTU AC unit at the records room
- Contractor shall provide and install a 12,000 BTU Energy Efficient AC Unit for Rooms, 20, 21, 22, 23, 24, 25, 26 and 27.
- Contractor shall provide and install Typhoon Shutters for 19 Standard Size Doors
- Contractor shall provide and install Typhoon Shutters for 23 6'x5' Size Windows
- Contractor shall provide and install Typhoon Shutters for 14 3'x3' Size Windows

### **Preparing Substrate**

- Examine substrates thoroughly to determine its suitability for flooring installation
- Notify, immediately, the Facility Manager/Maintenance Supervisor and General Support upon discovery of any suspect condition that could potentially cause a faulty installation.

Do not proceed with the installation unless the Facility Manager/ General Support Manager has granted written permission to proceed regarding the suspect conditions.

- Ensure that, prior to floor installation, the substrate is: properly prepared for the flooring material; free of inherent defects such as ridges, bumps, rises, dips low spots, cracks, holes, joints and the like that could cause a faulty installation, be unsightly, or cause any hazards; sufficiently smooth, flat, clean, dry, well bonded, primed; has moisture content and pH levels that are within flooring manufactures tolerance to permit a professional installation and pleasing appearance.

### **Installing New Floor**

- Ensure proper ventilation at all times and that no potential or known fire hazards exist.
- Protect all areas not receive new flooring at all times.
- Utilize only the adhesive that are the appropriate type, amount, spread and meet the environmental conditions according to manufacturer's specification.
- Cut flooring according to manufacturer's specifications.
- Install the flooring material to manufacturer's specification.
- Ensure that any patterns of the flooring are aligned and positioned properly; that there is uniformity and conformity of direction.
- Install floor material in all designated areas including under any open-bottoms items, removable flanges and furnishing, in alcoves and closets and to the edge of all wall's columns, permanently mounted articles and the like.
- Install protective edge guards or overlapping flanges to conceal edges.
- Provide tightly fitting cut-outs as appropriate.
- Do not bridge building expansion joints with continuous flooring.

### **Latent defect:**

Unforeseen Repairs that could not have been discovered by reasonable inspection.

- Contractor shall immediately contact the Facility Manager and General Support Services
- Contractor shall submit proposal and photo of defective area. The proposal shall be processed accordingly to the Commonwealth Healthcare Corporation Procurement Regulation. In the event the cost proposal exceeds Procurement Regulation Requirements cease and desist order shall be initiated. CHCC will then properly announce scope of work.

### **Finding of Effect**

The proposed CDBG-DR project for the CHCC Community Guidance Center is for rehabilitation of an existing building. Since no new construction will be undertaken the Northern Marianas Housing Corporation has determined there will be ***"No historic properties affected."***

**COMMONWEALTH HEALTHCARE CORPORATION  
DETAILED REQUIREMENTS AND SCOPE OF WORK**

**Community Guidance Center  
Substance Abuse Treatment and Recovery  
(indicate RFP number) \_\_\_\_ will provide RFP #**

**I. BACKGROUND INFORMATION**

The Commonwealth Healthcare Corporation (CHCC), located in the Commonwealth of the Northern Mariana Islands is soliciting proposals from qualified vendors for the renovation of the Community Guidance Center (CGC) first floor units. This RFP package contains the necessary information and guidelines for interested vendors to develop and submit proposals.

**II. NATURE OF WORK**

During the period of the agreement, the prospective contractor is expected to work with CHCC staff at the identified location as specified in Section III of this RFP. The prospective contractor is expected to deliver the services in an efficient, trustworthy, and professional manner.

The prospective contractor must have experience to qualify for the award of the contract, the vendor must be able to show proof that it has the manpower, equipment, and financial resources to complete the scope of work as specified in Section IV of this RFP.

Prior to submitting bid, contractor shall visit the site to verify all existing site conditions.

Contractor shall warrant all materials and workmanship for a minimum period of one (1) year from date of final completion. The final completion date and start of warranty period will be the date that the Contracting Authority has accepted the work and the Certificate of Completion is issued.

**III. LOCATION OF WORK**

**Community Guidance Center: Substance Abuse Treatment and Recovery (SATR), Gloria Dr. Navy Hill**

**IV. DETAILED SCOPE OF WORK**

**SCOPE AND WORK REQUIRED**

- Furnish all necessary labor, tools, miscellaneous materials, and other related hardware/assemblies - and equipment, as applicable to perform the specified RFQ requirements.

- All work performed shall be fully documented by the Contractor. Installation with assemblies/hardware shall be performed in compliance with manufacturer's recommendations and applicable International Building Codes (IBC) and National Electric Codes and other regulatory Codes as applicable.
- Perform all work without disruption to CGC operations. Normal administrative hours: 8:00 a.m. - 4:30 p.m. Monday thru Friday (Excluding Federal Holidays). Authorization to work other than normal working hours shall be requested in advance for evaluation and approval by the Director of Community Guidance Center and shall be included in the contractor's proposed working plan.
- Exterior and Interior Painting: Contractor shall properly prep area prior to painting which may require surface preparation such as wall patching and wall crack repairs. Color of choice shall be determined by Agency. Paint specification Semi-Gloss with *active mold resistant chemical.*
- Concrete Repair contractor shall properly prepare surface by chipping/grinding affected area, materials used for the cracks and damages contractor shall use low viscosity cement or hydraulic cement.
- Replace all existing Door and Jambs both interior and exterior of the building. Contractor shall use Aluminum Doors and Jamb for the identified location on the scope of work. Contractor may propose other materials that may be cost effective and may quote separately.
- Electrical Outlet Contractor shall use a qualified / certified personal to perform required electrical outlet replacement. Interior outlets and light switches shall be Leviton UL approved with face plates. During the replacement contractor personal must properly lock and tagout electrical breaker. Upon completion contractor personal must ensure panel and electrical outlets and breakers are properly mark by location that it serves.
- Ensure that all equipment, material and debris are removed from the work site as soon as practically possible.
- Contractor may be required to relocate furniture in designated areas to facilitate the removal and installation process.
- Remove existing carpet on the ground floor and second floor of the building and install new 12"x12" commercial grade vinyl tiles. Color to be determined by Using Agency or approved equal.
- Remove and replace existing water and sewer line system. All new water and sewer lines must comply with all applicable plumbing requirements. All new water and sewer line system that has been expose must be cover using metal stud and ¼" cement board on the



ceiling and 3/8" cement board on the wall as required. Please refer to DPW plans for guidance.

- Remove existing floor and wall tiles of all the existing restrooms including fixtures and replace with new 12"x12" non skid ceramic floor and wall tiles. Include installation of new lavatory, water closet, tilted mirror, grab bar, tissue holder and other set of accessories. Existing ADA restroom on the ground floor must be comply with the ADA requirements.
- Remove and dispose of the existing carpet tile / raw materials, sheet vinyl flooring to be replaced according to all legal requirements.
- Remove and replace all existing water lines and sewer lines. All new installed water line system must comply with International Plumbing Code and other regulatory requirements as applicable. All new water lines a sewer line system that has been exposed must be covered using metal studs and 1/4" cement board on the ceiling and 3/8" cement board on the wall.
- Restroom remove and replace existing floor tiles and wall tiles of all the existing restroom (6) and replace with new 12" x 12" nonskid ceramic floor and wall tiles as part of the repair contractor shall include the replacement of light and faucet fixtures. During the removal of tiles contractor shall remove toilet and reinstall toilet with bowl wax upon completion of the installation of floor tiles
- Remove all existing damaged wooden shelves throughout the interior areas, this includes the storage area, and repaint all affected areas of each office/room as identified by the Using Agency.
- Replace all existing damaged outlets and covers throughout the interior area of the building.
- Remove and replace all existing outlets with new weather proof GFCI outlet throughout the exterior area of the building.
- Remove and replace all existing breakers and panels, and replace with current electrical code standards.
- Provide and install 16 pcs of main entrance thresholds.
- Remove and replace 26 ceiling light fixtures to Led Flush Mount ceiling light fixture.
- Remove and replace approximately 25 electrical outlets and 14 lights switches to include face plates.

- Repaint entire exterior and interior of the CGC Substance Abuse Treatment and Recovery Office.
- Contractor shall provide and install a 10,000 BTU AC unit at the records room
- Contractor shall provide and install Typhoon Shutters for 19 Standard Size Doors
- Contractor shall provide and install Typhoon Shutters for 23 6'x5' Size Windows
- Contractor shall provide and install Typhoon Shutters for 14 3'x3' Size Windows

### **Preparing Substrate**

- Examine substrates thoroughly to determine its suitability for flooring installation
- Notify, immediately, the Facility Manager/Maintenance Supervisor and General Support upon discovery of any suspect condition that could potentially cause a faulty installation. Do not proceed with the installation unless the Facility Manager/ General Support Manager has granted written permission to proceed regarding the suspect conditions.
- Ensure that, prior to floor installation, the substrate is: properly prepared for the flooring material; free of inherent defects such as ridges, bumps, rises, dips low spots, cracks, holes, joints and the like that could cause a faulty installation, be unsightly, or cause any hazards; sufficiently smooth, flat, clean, dry, well bonded, primed; has moisture content and pH levels that are within flooring manufactures tolerance to permit a professional installation and pleasing appearance.

### **Installing New Floor**

- Ensure proper ventilation at all times and that no potential or known fire hazards exist.
- Protect all areas not receive new flooring at all times.
- Utilize only the adhesive that are the appropriate type, amount, spread and meet the environmental conditions according to manufacturer's specification.
- Cut flooring according to manufacturer's specifications.
- Install the flooring material to manufacturer's specification.
- Ensure that any patterns of the flooring are aligned and positioned properly; that there is uniformity and conformity of direction.

- Install floor material in all designated areas including under any open-bottoms items, removable flanges and furnishing, in alcoves and closets and to the edge of all wall's columns, permanently mounted articles and the like.
- Install protective edge guards or overlapping flanges to conceal edges.
- Provide tightly fitting cut-outs as appropriate.
- Do not bridge building expansion joints with continuous flooring.

**Latent defect:**

Unforeseen Repairs that could not have been discovered by reasonable inspection.

- Contractor shall immediately contact the Facility Manager and General Support Services
- Contractor shall submit proposal and photo of defective area. The proposal shall be processed accordingly to the Commonwealth Healthcare Corporation Procurement Regulation. In the event the cost proposal exceeds Procurement Regulation Requirements cease and desist order shall be initiated. CHCC will then properly announce scope of work.

**V. INFORMATION AND FORMAT REQUIRED IN THE PROPOSAL**

**(Indicate any information you'd like to have vendors submit aside from the required information below)**

All proposals submitted by the prospective vendors must contain the following information:

1. Brief history and description of the company (including the date the company was founded and date of operation in the CNMI.)
2. Statement of company's capabilities and experience.
3. Overall service plan and approach to project, including estimated timeline for completion, and itemized furnishing costs.
4. Proposed fee for the scope of work (refer to Section IV).
5. List of a minimum of three (3) references (arrange references from most recent projects).
6. Listing of Board of Directors or Officers and number of employees in the last three years.

7. Listing and type of equipment to be used in this project.
8. The name of the authorized personnel to negotiate the proposal and contract (should also be the contact personnel.)
9. Copy of valid CNMI Business License and Tax Number.
10. Proof of insurance coverage for the contractor and property liability insurance of at least \$100,000.00.
11. Copy of Company's Financial Statement
12. Other information that may be helpful to the evaluation team.

CHCC reserves the right to request for additional information or documents that it may consider necessary and relevant to assist it in evaluating a proposal.

## **VI. GENERAL AND ADMINISTRATIVE INFORMATION**

### **a. Submission of Proposal**

Proposers shall submit 5 hard copies in addition to the original proposal (6 in total) to the CHCC Division of Procurement and Supply, Lower Base, Saipan.

### **b. General Provision**

Until the selection process is completed, the content of the proposal will be held in strictest confidence and no details of any proposal will be discussed outside the Evaluation Team created by the Corporation. This RFP does not constitute an offer and does not obligate the Corporation in any way. The Corporation reserves the right to reject any or all proposals for any reason and waive any defect in said proposals, negotiate with any qualified offers, or cancel in part or its entirety this RFP, if it is in the best interest of the Corporation.

CHCC will enter a contract with the successful vendor pursuant to the terms of the standard government independent contract. Additional terms and conditions will be attached as exhibits to the standard independent contract.

### **c. Mandatory Pre-Submission On-Site Assessment**

**(This is mostly used if it is a repair, renovation, etc.)**

A mandatory on-site assessment of the project area will be held on \_\_\_\_\_ **at** \_\_\_\_\_. All interested vendors must attend to view the space and may take measurements and ask additional questions.

### **d. Place, Date, and Time of Submission**

**\*MSO will provide dates**



Hard copies of proposals, must be sealed, marked (indicate RFP number-MSO WILL INDICATE) and submitted in an original plus five (5) copies to Subroto Banerji, Acting Director of Procurement and Supply Lower Base, Saipan no later than (indicate date and time of submission- MSO WILL INDICATE)

Failure to follow the instructions regarding the submission of RFP Responses may result in the CHCC's choice to disqualify such proposals.

**e. Cost of Preparation**

All costs incurred by the vendor in preparing a response to this RFP and subsequent inquiries shall be borne by the vendor. All proposals and accompanying documentation will become the property of CHCC and will not be returned. The Commonwealth Healthcare Corporation reserves the right to reject any or all bids for any reason and to waive any defects in said bid, if in its sole opinion, to do so would be in the best interest of CHCC.

**f. Questions, clarifications, or inquiries**

Any questions or requests for clarification should be directed to:

**(Indicate contact person)**

All questions or requests for clarification must be made in writing. Facsimile/email transmission of questions or requests for clarification is acceptable.

**VII. EVALUATION CRITERIA**

Award will be made to the proposer whose proposal is most advantageous to the Corporation considering the evaluation factors set forth below.

**(Indicate technical criteria, sample below.) This section pertains to the measurement of points of the scope of work, responsiveness, and capabilities.**

**a. Technical Criteria**

1. 33.33% Experience in similar or related projects.
2. 33.33% Demonstrate understanding and ability to meet requirements.
3. 33.34% Approach to the project.

**b. Cost Criteria**

Price is also a factor for consideration and price will be evaluated in comparison with the overall merit of the proposals. Technical merit is more important than price and the Corporation reserves the right to award the contract other than the

lowest priced proposal. As proposals become more equal in technical merit, the importance of price will increase.

#### **VIII. SELECTION PROCESS**

Proposals submitted will be evaluated and selection will be made based on the evaluation criteria mentioned in Section VII. Upon selection, the successful vendor will be advised to negotiate the contract with CHCC. Should the negotiation fail to result in an agreement, CHCC reserves the right to cancel the negotiation and select the next proposer, which in CHCC's opinion, is the most qualified proposer. If the contract is not agreed to with any of the responsible proposers, the RFP will be cancelled and re-advertised.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Esther L. Muna  
Chief Executive Officer

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Subroto Banerji,  
Acting Director of Procurement & Supply

# **COMMONWEALTH HEALTHCARE CORPORATION DETAILED REQUIREMENTS AND SCOPE OF WORK**

**Community Guidance Center**

**Transitional Living Center**

**(indicate RFP number) MSO will provide RFP #**

## **I. BACKGROUND INFORMATION**

The Commonwealth Healthcare Corporation (CHCC), located in the Commonwealth of the Northern Mariana Islands is soliciting proposals from qualified vendors for the renovation of the Community Guidance Center: Transitional Living Center. This RFP package contains the necessary information and guidelines for interested vendors to develop and submit proposals.

## **II. NATURE OF WORK**

During the period of the agreement, the prospective contractor is expected to work with CHCC staff at the identified location as specified in Section III of this RFP. The prospective contractor is expected to deliver the services in an efficient, trustworthy, and professional manner.

The prospective contractor must have experience to qualify for the award of the contract, the vendor must be able to show proof that it has the manpower, equipment, and financial resources to complete the scope of work as specified in Section IV of this RFP.

Prior to submitting bid, contractor shall visit the site to verify all existing site conditions.

Contractor shall warrant all materials and workmanship for a minimum period of one (1) year from date of final completion. The final completion date and start of warranty period will be the date that the Contracting Authority has accepted the work and the Certificate of Completion is issued.

## **III. LOCATION OF WORK**

**Community Guidance Center: Transitional Living Center (TLC), Gloria Dr. Navy Hill**

## **IV. DETAILED SCOPE OF WORK**

### **SCOPE AND WORK REQUIRED**

- Furnish all necessary labor, tools, miscellaneous materials, and other related hardware/assemblies and equipment, as applicable to perform the specified RFQ requirements.
- All work performed shall be fully documented by the Contractor. Installation with assemblies/hardware shall be performed in compliance with manufacturer's recommendations and applicable IBC and NEC etc. Codes standards.

- Perform all work without disruption to TLC operations. Normal administrative hours: 8:00 a.m. - 4:30 p.m. Monday thru Friday (Excluding Federal Holidays). Authorization to work other than normal working hours shall be requested in advance for evaluation and approval by the Director of the Community Guidance Center and shall be included in the contractor's proposed working plan.
- Exterior and Interior Painting: Contractor shall properly prep area prior to painting which may require surface preparation such as wall patching and wall crack repairs. Color of choice shall be determined by Agency. Paint specification Semi-Gloss with active mold resistant chemical.
- Concrete Repair contractor shall properly prepare surface by chipping/grinding affected area materials used for the cracks and damages contractor shall use low viscosity cement or hydraulic cement.
- Contractor shall supply all required Jambes and hardware.

Electrical Outlet Contractor shall use a qualified / certified personal to perform required electrical outlet and light fixture replacement. Contractor shall provide UL rated outlets and covers preferably Leviton outlet fixture. During the replacement contractor personal must properly lock and tagout electrical breaker. Upon completion contractor personal must ensure panel and electrical outlets and breakers are properly mark by location that it serves.

- Ensure that all equipment, material and debris are removed from the work site as soon as practically possible.
- Contractor may be required to relocate furniture in designated areas to facilitate the removal and installation process.
- Remove and dispose of the raw materials, sheet vinyl flooring to be replaced according to all legal requirements.
- Door locks contractor shall remove and replace door locks with lever type door locks. Door locks indicated in the detailed scope work shall include a master to unlock all door locks indicated in the detailed scope of work.
- Repaint entire Exterior and Interior of TLC specified in the detailed scope of work
- Remove and install 18 LED ceiling flush mount light fixture (corridor and drop ceiling)
- Remove and install 16 LED Flush/Surface mount light fixture
- Replace 13 door locks to Lever Type Door Locks
- Install 32 additional electrical outlets identified in the scope of work which will require contractor to provide all necessary electrical wires and conduit to comply with NEC requirements and other regulatory requirements as applicable. Contractor shall determine home

run which may also require contractor to perform minimal wall demolition and gypsum board repair.

- Contractor shall remove existing roof tins and install new ones
- Contractor shall replace all light switch, outlets, and covers throughout the TLC.
- Contractor shall replace all wall partitions in all offices affected by moisture or leak.
- Install a standard size door, jamb, and door locks at the partition between the Wellness Clinic and TLC
- Replace water tank valve and install water pump
- Replace all toilet seats, shower heads, water valves, drainage pipe for all bathrooms and kitchen area.
- Remove existing kitchen cabinets, sinks, and counters and install new ones.
- Install new toilets for all bathrooms
- Replace exterior doors with aluminum door and jambs
- Replace existing tiles through the TLC facility and install new ones

### **Detailed Scope of Work**

#### **1. Employee Restroom**

- Repaint Restroom ceiling and walls
- Replace light switch and cover
- Door and jamb contractor shall properly sand door and jamb and varnish

#### **2. Patient Restroom**

- Remove and replace mahogany door Jamb and re install door to jamb. Jamb must be properly treated with sanding sealer and varnish. Door to be sanded and varnish
- Repaint ceiling and walls
- Replace wall mounted light.
- Replace light switch and cover

#### **3. Reception area & Patient waiting area**

- Repaint Area

#### **4. Office 1 and closet storage**

- Repaint office and closet storage area
- Remove and replace door lock to lever type.



5. Office 2

- Repaint walls and ceiling
- Remove and replace door lock to lever type.

6. Kitchen

- Remove and replace two faucet fixtures to include hose and shut off valves. Faucet fixture to the right requires cabinet to be removed and reconstructed due to water damage.
- Replace Kitchen Cabinets, Counters, and Sinks
- Replace Floor Tiles
- Repaint area

7. Dining Area

- Repaint ceiling and walls.
- Install new sliding door lock device

8. Corridor (RM2 to Day room)

- Repaint corridor and day room ceiling and walls.
- Remove and replace 18 flush mounted lights to LED Ceiling flush mount fixture

9. Room 3 – 10

- Rooms 3 through 10 repaint walls and ceiling
- Rooms 3 through 10 add additional electrical outlet and covers.
- Rooms 3 through 10 replace light fixture to LED light fixture total of 16 fixtures.
- Rooms 3 through 10 replace door locks to lever type door lock.
- Room 3 through 10 repaint door Jamb
- Rooms 3 through 10 sand and repaint door with clear varnish.
- 

10. Room 22

- Repaint area
- Replace 6 2x4 ceiling track mounted light fixture to 6 pcs. 2x2 LED ceiling track light fixture.

11. Room 33 to include storage area

- Repaint area

12. Patio and Roof Top

- Contractor shall apply approximately 671.8 sq. ft. elastomeric roof painting which may require contractor to perform surface preparation such as water blasting and roof crack repairs prior to the application.
- Patio Area contractor shall repaint ceiling and walls which may require scraping and surface preparation.

13. Roof Top and Gutter

- Contractor shall remove existing gutter throughout the perimeter of the building and install a new metal gutter.
14. Windows and Doors
- Contractor shall provide and install 26 Aluminum Typhoon Shutters for 26 4'x10 size windows
  - Contractor shall provide and install 2 Aluminum Typhoon Shutters for 2 4'x4' size windows
  - Contractor shall provide and install 5 Aluminum Typhoon Shutters for 5 6'x10' size Sliding and Entrance Doors.
15. Exterior and Interior Painting:
- Contractor shall properly prep area prior to painting which may require surface preparation such as wall patching and wall crack repairs. Color of choice shall be determined by Agency. Paint specification Semi-Gloss with **active mold resistant chemical.**

**Latent defect:**

Unforeseen Repairs that could not have been discovered by reasonable inspection.

- Contractor shall immediately contact the Facility Manager and General Support Services
- Contractor shall submit proposal and photo of defective area. The proposal shall be processed accordingly to the Commonwealth Healthcare Corporation Procurement Regulation. In the event the cost proposal exceeds Procurement Regulation Requirements cease and desist order shall be initiated. CHCC will then properly announce scope of work.

**V. INFORMATION AND FORMAT REQUIRED IN THE PROPOSAL**

**Proposals must be submitted to Medical Supply Office and must include all items listed below. Incomplete proposals may not be considered.**

All proposals submitted by the prospective vendors must contain the following information:

1. Brief history and description of the company (including the date the company was founded and date of operation in the CNMI.)
2. Statement of company's capabilities and experience.

3. Overall service plan and approach to project, including estimated timeline for completion, and itemized furnishing costs.
4. Proposed fee for the scope of work (refer to Section IV).
5. List of a minimum of three (3) references (arrange references from most recent projects).
6. Listing of Board of Directors or Officers and number of employees in the last three years.
7. Listing and type of equipment to be used in this project.
8. The name of the authorized personnel to negotiate the proposal and contract (should also be the contact personnel.)
9. Copy of valid CNMI Business License and Tax Number.
10. Proof of insurance coverage for the contractor and property liability insurance of at least \$100,000.00.
11. Copy of Company's Financial Statement
12. Acknowledged agreement to comply with the Davis Bacon Act of 1931, by providing bi-weekly payroll records to the Commonwealth Healthcare Corporation, which will be used as evidence of compliance and for audit purposes.

The **Davis–Bacon Act** of 1931 is a United States federal law that establishes the requirement for paying the local prevailing wages on public works projects for laborers and mechanics. It applies to "contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works".<sup>[1]</sup>

13. Other information that may be helpful to the evaluation team.

CHCC reserves the right to request for additional information or documents that it may consider necessary and relevant to assist it in evaluating a proposal.

## **VI. GENERAL AND ADMINISTRATIVE INFORMATION**

### **a. Submission of Proposal**

Proposers shall submit 5 hard copies in addition to the original proposal (6 in total) to the CHCC Division of Procurement and Supply, Lower Base, Saipan.

### **b. General Provision**

Until the selection process is completed, the content of the proposal will be held in strictest confidence and no details of any proposal will be discussed outside the Evaluation Team created by the Corporation. This RFP does not constitute an offer and does not obligate the Corporation in any way. The Corporation reserves the right to reject any or all proposals for any reason and waive any defect in said proposals, negotiate with any qualified offers, or cancel in part or its entirety this RFP, if it is in the best interest of the Corporation.

CHCC will enter a contract with the successful vendor pursuant to the terms of the standard government independent contract. Additional terms and conditions will be attached as exhibits to the standard independent contract.

**c. Mandatory Pre-Submission On-Site Assessment**

A mandatory on-site assessment of the project area will be held on \_\_\_\_\_ **at 9am**. All interested vendors must attend to view the space and may take measurements and ask additional questions.

**d. Place, Date, and Time of Submission**

**\*MSO will provide dates**

Hard copies of proposals, must be sealed, marked **(indicate RFP number-MSO WILL INDICATE)** and submitted in an original plus five (5) copies to Subroto Banerji, Acting Director of Procurement and Supply Lower Base, Saipan no later than **2020: 11:00 am ChST**

Failure to follow the instructions regarding the submission of RFP Responses may result in the CHCC's choice to disqualify such proposals.

**e. Cost of Preparation**

All costs incurred by the vendor in preparing a response to this RFP and subsequent inquiries shall be borne by the vendor. All proposals and accompanying documentation will become the property of CHCC and will not be returned. The Commonwealth Healthcare Corporation reserves the right to reject any or all bids for any reason and to waive any defects in said bid, if in its sole opinion, to do so would be in the best interest of CHCC.

**f. Questions, clarifications, or inquiries**

Any questions or requests for clarification should be directed to:

**Albert Ichihara, CHCC General Support Services Assistant Manager**  
**ichiharaalbert@gmail.com**  
**Telephone: (670) 234-8950**

All questions or requests for clarification must be made in writing. Facsimile/email transmission of questions or requests for clarification is acceptable.

**VII. EVALUATION CRITERIA**

Proposals will be reviewed and scored by an Evaluation Committee selected by the CHCC. Scoring will be based on the components outlined in the proposal submission section and the technical and cost criteria as identified below. Award will be made to the proposer whose proposal is most advantageous to the Corporation.

**a. Technical Criteria**

1. 33.33% Experience in similar or related projects.
2. 33.33% Demonstrate understanding and ability to meet requirements.
3. 33.34% Technical approach to meet deliverables and meet timelines of the project.

**b. Cost Criteria**

Price is also a factor for consideration and price will be evaluated in comparison with the overall merit of the proposals. Technical merit is more important than price and the Corporation reserves the right to award the contract other than the lowest priced proposal. As proposals become more equal in technical merit, the importance of price will increase.

**VIII. SELECTION PROCESS**

Proposals submitted will be evaluated and selection will be made based on the evaluation criteria mentioned in Section VII. Upon selection, the successful vendor will be advised to negotiate the contract with CHCC. Should the negotiation fail to result in an agreement, CHCC reserves the right to cancel the negotiation and select the next proposer, which in CHCC's opinion, is the most qualified proposer. If the contract is not agreed to with any of the responsible proposers, the RFP will be cancelled and re-advertised.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Esther L. Muna  
Chief Executive Officer

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Subroto Banerji,  
Acting Director of Procurement & Supply