

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

PUBLIC NOTICE

This Notice is paid by the NMHC with HUD funds.

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
06/01/2023**

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

These notices shall satisfy the above-cited two separate but related procedural notification requirements.

REQUEST FOR RELEASE OF FUNDS

On or after June 17, 2023, the *Government of the Commonwealth of the Northern Mariana Islands* will submit a request to the U.S. Department of Housing and Urban Development, Washington D.C., for the release of Community Development Block Grant - Disaster Recovery (CDBG-DR) Supplemental Appropriations for Disaster Relief Act, 2019 P.L. 116-20, enacted on January 27, 2020, announced via Federal Register Notice, to undertake the following activity and purposes in Saipan, Commonwealth of the Northern Mariana Islands:

Project/Activity Type	Purpose	Location	Total Project Cost
WB Estates, Chalan Piao <ul style="list-style-type: none">The “WB Estates, Chalan Piao” project proposes to build one housing unit, consisting of three bedrooms.	Affordable Rental Housing	Chalan Piao, Saipan	Approximately \$250,000.00 of CDBG-DR funds; no other funds are to be used.

FINDING OF NO SIGNIFICANT IMPACT

The Government of the Commonwealth of the Northern Mariana Islands has determined that the above-listed project 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) on the Northern Marianas Housing Corporation (NMHC) website at www.nmhc.gov.net or NMHC Community Development Block Grant - Disaster Recovery (CDBG-DR) website at www.cnmi-cdbgdr.com ; or on file at the NMHC Central Office in Garapan, Saipan or NMHC CDBG-DR Office in Beach Road, Chalan Laulau, Saipan, examined during regular work hours, Monday through Friday except CNMI Holidays, from 7:30 a.m. to 4:30 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Northern Marianas Housing Corporation. You may submit comments to the following options: via mail to P.O. Box 500514, Saipan, MP 96950; direct delivery to the central office in Garapan, Saipan or drop-box located in front of the building; and via email at officemanager@nmhcgov.net. All comments received by **June 16, 2023, 4:30 p.m.** will be considered by the Government of the Commonwealth of the Northern Mariana Islands prior to authorizing the submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

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 Arnold I. Palacios 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. approval of the certification satisfies its responsibilities under the National Environmental Policy Act (NEPA) of 1969 and related laws and authorities, and allows the Government of the Northern Mariana Islands to use Program Funds.

OBJECTIONS TO RELEASE OF FUNDS

The U. S. Department of Housing and Urban Development (HUD) Washington D.C will accept objections to its release of fund and the Government of the Northern Mariana Islands certification for a period of **fifteen days** following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are 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 HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by U. S. Department of Housing and Urban Development (HUD); 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 (24 CFR Part 58, Sec. 58.76) and shall be addressed to Ms. Tennille Smith Parker, DRSI Division Director, HUD, via email at Tennille.S.Parker@hud.gov or via telephone (202)402-4649. Potential objectors should contact e U.S. Department of Housing and Urban Development to verify the actual last day of the objection period.

/s/

Arnold I. Palacios
Governor of the CNMI



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

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

Project Information

Project Name: WB Estates, Chalan Piao

Responsible Entity: Northern Marianas Housing Corporation (NMHC),
Community Development Block Grant – Disaster Recovery (CDBG–DR)

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Commonwealth of the Northern Mariana Islands (CNMI)

Preparer: Jolina P. Ada, CDBG-DR Housing Specialist

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

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): N/A

Direct Comments to: Jesse S. Palacios, NMHC Corporate Director
Northern Marianas Housing Corporation
P.O. Box 500514, Saipan, MP 96950
Email: officemanager@nmhcgov.net

Project Location:

WB Estates is located in Chalan Piao, on the island of Saipan, and the project site is located on Lot Number 012 I 05.

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

The “WB Estates, Chalan Piao” project proposes to build one housing unit, consisting of three bedrooms.

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

The Northern Marianas Housing Corporation (NMHC), Community Development Block Grant – Disaster Recovery (CDBG–DR), Affordable Rental Housing Development Program, is aware of the housing needs of Low-to-Moderate Income (LMI) families who have been affected by Super Typhoon Yutu. The CNMI has not been able to recover from this disaster quickly enough to meet the community's housing needs. By completing “WB Estates, Chalan Piao,” the proposed project, families will have an opportunity to recover.

The proposed project will contribute to addressing some of the market demands for affordable housing and the current housing shortages our island is experiencing. The project will be built in a neighborhood that was not previously served by an affordable housing project. As a result, NMHC is able to bring the benefits of the Affordable Rental Housing Development Program available to a greater percentage of Saipan's population.

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

N/A

Funding Information

Grant Number	HUD Program	Funding Amount
B-19-DV-69-0001 & B-19-DV-69-0002	Community Development Block Grant – Disaster Recovery (CDBG–DR)	\$250,000.00

Estimated Total HUD Funded Amount:

\$250,000.00

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

\$250,000.00

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.

<p>Compliance Factors:</p> <p>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Commonwealth Ports Authority has determined that the project site is free from the Airport Runway Clear Zones.</p> <p>(See Appendix A)</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Division of Coastal Resources Management has determined that the project site is wholly situated outside of DCRM's designated Areas of Particular Concern (APC). The project is not likely to cause direct and significant impact to coastal resources.</p> <p><i>*A One-Start permit from the Division of Environmental Quality (DEQ) will be required.</i></p> <p>(See Appendix B)</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Department of Public Works has determined that the project site is outside of the Special Flood Hazard Area. Additionally, this project does not require flood insurance.</p> <p>(See Appendix C)</p>

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT
24 CFR 50.4 & 58.5**

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The United States Environmental Protection Agency State Implementation Plan (SIP) Status Report has shown “No designated areas for this pollutant” in the Northern Marianas Islands.</p> <p><i>*The Division of Environmental Quality (DEQ) stated that water suppression, tarp coverage, or other best management practices must be implemented to control fugitive dust from construction activities.</i></p> <p>(See Appendix D)</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Division of Coastal Resources Management has determined that the project site is wholly situated outside of DCRM’s designated Areas of Particular Concern (APC). The project is not likely to cause direct and significant impact to coastal resources.</p> <p><i>*A One-Start permit from the Division of Environmental Quality (DEQ) will be required.</i></p> <p>(See Appendix B)</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Division of Environmental Quality has concurred that there are no concerns of the project site being situated 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 and determines it does not pose a health hazard.</p> <p><i>*A One-Start permit from the Division of Environmental Quality (DEQ) will be required.</i></p> <p>(See Appendix D)</p>

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Division of Fish and Wildlife has indicated that the parcel is already developed and appears to have no habitat for T&E species. No effects to T&E species are anticipated.</p> <p><i>*No land clearing activities are to take place until a site assessment application is submitted and approved by DFW.</i></p> <p>(See Appendix E)</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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.</p> <p>(See Appendix D)</p>
<p>Farmlands Protection</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 has determined that the project site is not located in a protected Farmland area and is not applicable to irreversibly converting farmland to non-agricultural use.</p> <p>(See Appendix F)</p>
<p>Floodplain Management</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 Department of Public Works has determined that the project site is outside of the Special Flood Hazard Area.</p> <p>(See Appendix C)</p>
<p>Historic Preservation</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>The Historic Preservation Office has concurred with the “Potential to Affect Historic Properties” determination of Applied Archaeology, Inc.</p> <p><i>*Archaeological Data Recovery Testing and Archaeological Monitoring are recommended prior to and during any subsurface construction activities within the APE.</i></p> <p>(See Appendix G)</p>

<p>Noise Abatement and Control</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 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.</p> <p>(See Appendix D)</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no Sole Source Aquifers in the CNMI.</p> <p>(See Appendix I)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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 and Wildlife Service or U.S. Corps of Engine.</p> <p>(See Appendix D)</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no Wild and Scenic Rivers in the CNMI.</p> <p>(See Appendix J)</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project won't have any adverse effects to the environment or human health. As a result, the project complies with Executive Order 12898.</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]:

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes:

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	This proposed project meets the requirements of Section 404(a) of the Amended Saipan Zoning Law of 2013.
Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff	2	Soil suitability for the proposed project is suitable. The project involves the new construction of housing units.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project would involve the new construction of housing units. Contractors who obtain a permit must abide by the conditions, such as construction safety and noise.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	There is no adverse impact on Educational and Cultural facilities.
Commercial Facilities	2	There is no adverse impact on Commercial Facilities.
Health Care and Social Services	2	There is no adverse impact on Health Care and Social Services Facilities.
Solid Waste Disposal / Recycling	2	There is no adverse impact on Solid Waste Disposal and Recycling Facilities.
Waste Water / Sanitary Sewers	2	There is no adverse impact on Waste Water and Sanitary Sewer Facilities.
Water Supply	2	There is no adverse impact on Water Supply Facilities.
Public Safety: Police, Fire and Emergency Medical	2	There is no adverse impact on Public Safety Services.
Parks, Open Space, and Recreation	2	There is no adverse impact on Parks, Open Space, and Recreation Facilities.
Transportation and Accessibility	2	There is no adverse impact on Transportation and Accessibility Services.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts\	2	There is no adverse impact on Climate Change.
Energy Efficiency	2	There is no adverse impact on Energy Efficiency.

Additional Studies Performed:

None.

Field Inspection (Date and completed by):

Site Inspection was conducted and completed by Raymond D. Palacios and Rowell D. Tolentino on March 30, 2022. The project site was also inspected by Mr. Joseph Farrugia and Mr. Dave Perzinski of Applied Archaeology, Inc. on February 23, 2023.

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

1. Commonwealth Ports Authority (CPA)
2. Division of Coastal Resources Management (DCRM)
3. Department of Public Works (DPW)
4. Division of Environmental Quality (DEQ)
5. Division of Fish and Wildlife (DFW)
6. Natural Resources Conservation Service (NRCS)
7. Historic Preservation Office (HPO)
8. Commonwealth Zoning Board

List of Permits Obtained:

Before commencing any construction activities, the selected contractor will be responsible to obtain all required permits.

Public Outreach [24 CFR 50.23 & 58.43]:

The Northern Marianas Housing Corporation (NMHC), Community Development Block Grant – Disaster Recovery (CDBG–DR), must publish a notice in the local newspapers, on the NMHC website, and on social media platform to review the completed environmental assessment and allow the public to provide feedback.

Cumulative Impact Analysis [24 CFR 58.32]:

According to the eight (8) Government Agencies determinations and/or concurrences, they do not find the project to impact the quality of the human environment significantly. All construction contractors must obtain the required permits in accordance with state laws and regulations before commencing any construction activities.

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

None.

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

None.

Summary of Findings and Conclusions:

The Northern Marianas Housing Corporation (NMHC), Community Development Block Grant – Disaster Recovery (CDBG–DR), does not find the project to impact the quality of the human environment significantly. The “WB Estates, Chalan Piao” project will be beneficial to the

community. They will contribute to addressing some of the market demands for affordable housing and the current housing shortages our island is experiencing.

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
N/A	


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.

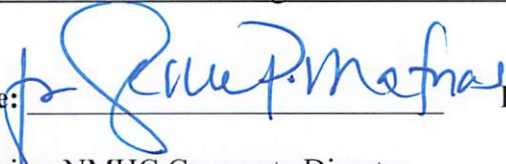
Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 4/20/2023

Name/Title/Organization: Jolina P. Ada, CDBG-DR Housing Specialist

Reviewer Signature:  Date: 5/03/23

Name/Title: Jacob Muna, NMHC Office Manager/Procurement Officer

Certifying Officer Signature:  Date: 5/3/23

Name/Title: Jesse S. Palacios, NMHC 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).

APPENDIX A

Commonwealth Ports Authority (CPA)



COMMONWEALTH PORTS AUTHORITY

Main Office: FRANCISCO C. ADA/SAIPAN INTERNATIONAL AIRPORT
P.O. Box 501055, Saipan, MP 96950-1055
Phone: (670) 237-6500/1 Fax: (670) 234-5962
E-mail Address: cpa.admin@pticom.com
Website: www.cpa.gov.mp



February 15, 2023

Mr. Melvin B. Sablan
CDBG-DR Housing Administrator
Northern Marianas Housing Corporation
PO Box 500514
Saipan, MP 96950

Dear Mr. Sablan:

Subject: Request for Determination of Effect
Lot No. 012 I 05
WB Estates - Chalan Piao, Saipan

This is in reference to your letter dated February 14, 2023 requesting for a determination of effect for the lot referenced above. The project is for multifamily or apartment project under the CDBG-DR program.

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

Should you have questions, please feel free to contact us.

Sincerely,

CHRISTOPHER S. TENORIO
Executive Director

cc: file



NMHC- SAIPAN OFFICE

RECEIVED

By: Hitulomaur

Date: 02/16/23 1:37pm
CDR Binj

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		
https://www.hudexchange.info/environmental-review/airport-hazards		

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

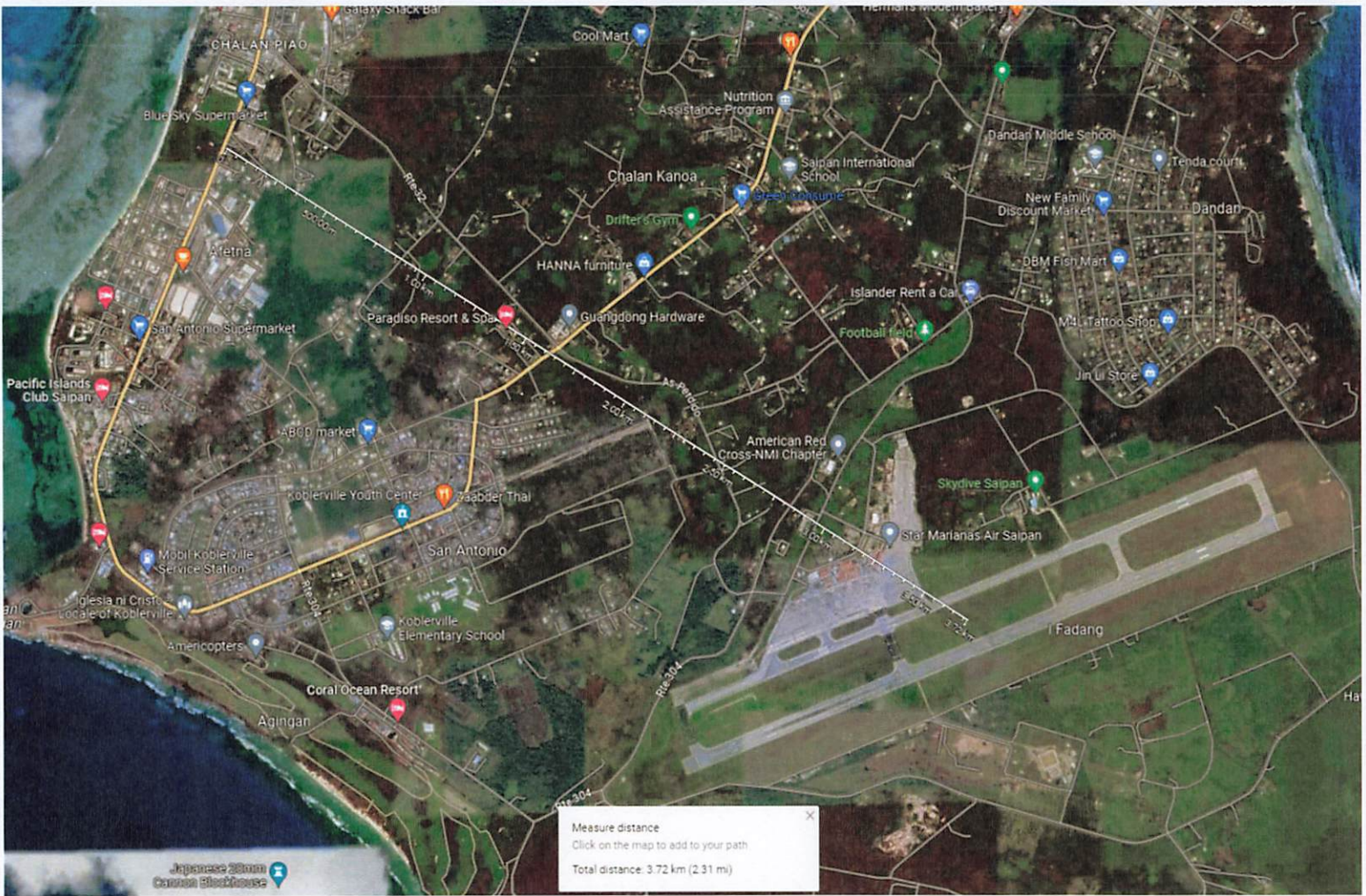
The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Commonwealth Ports Authority has determined that the project site is free from the Airport Runway Clear Zones.

Are formal compliance steps or mitigation required?

Yes

No



Waynold V. and Yvonne R. Pangelinan (WB Estates, Chalan Piao)
Chalan Piao, Saipan, MP 96950
Lot Number 012 I 05



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

Email: cnmi-cdbg-dr@nmhcgov.net

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

Tels: (670)233-9447

233-9448

233-9449

233-9450

Fax: (670)233-9452

February 14, 2023

Mr. Christopher Tenorio
Executive Director
Commonwealth Ports Authority
P.O. Box 501055
Saipan, MP 96950

Re: Request for a Determination of Effect

Dear Mr. Tenorio,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

In order for our office to complete the Environmental Review, an Environmental Assessment Statutory Checklist (24 CFR § 58.36) must be completed. We kindly request your office to issue a Determination of Effect based on the HUD requirement on Airport Clear Zones and Accident Potential Zones 24 CFR 51d for the location mentioned above.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousing-supervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,


Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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

APPENDIX B

Division of Coastal Resources Management (DCRM)



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



Richard V. Salas
Director, DCRM

February 16, 2023

Ref No: PRM23-044/307-23-019

Mr. Melvin B. Sablan
CDBG-DR Housing Administrator
Northern Marianas Housing Corporation
P. O. Box 500514
Saipan, MP 96950
Email: cnmi-cdbg-dr@nmhcgov.net and drhousingsupervisor@nmhcgov.net



**NMHC- CDBG-DR
RECEIVED**

By: Jolina P. Ada
Date: 03/03/2023
Time: 10:21 AM

RE: DCRM Determination of Effect

Dear Mr. Sablan,

The Division of Coastal Resources Management (DCRM) is in receipt of your letter dated February 14, 2023 requesting for a determination of effect for the proposed construction of the WB Estate Multifamily Apartment building for Waynold V. and Yvonne R. Pangelinan. As stated in your letter, the proposed project is situated in Chalan Piao, Saipan, identified as Lot No. 012 I 05. Moreover, the project will be funded by the Department of Housing and Urban Development (HUD) through the Community Development Block Grant – Disaster Recovery Program (CDBG-DR).

Based on the information provided, DCRM has determined that the proposed project is wholly situated outside of DCRM's designated Areas of Particular Concern (APC). As a result, the project is not likely to cause direct and significant impact to coastal resources. To the extent this project will require issuance of a federal license or permit subject to federal consistency review, submission of a consistency determination certifying that issuance of the federal license or permit complies with the enforceable policies of the CNMI Coastal Management Program (CMP) may be necessary.

DCRM does not anticipate that this project will cause significant public controversy and believes that the public and other agencies will be supportive of this activity. However, given that the project is or will be federally funded, a One-Start permit from the Division of Environmental Quality (DEQ) will be required. This application will enable the DEQ, DCRM, the Division of Fish and Wildlife (DFW), and the Historic Preservation Office (HPO) to review your project proposal more thoroughly. Moreover, as this project will be duly permitted by relevant CNMI agencies, DCRM anticipates that this project will not conflict with any CNMI environmental, conservation, or land use laws and regulations.

We look forward to continue coordination as NMHC plans and seeks permits for this important improvement project. Should you have any questions or need assistance, please contact our Permitting Section at (670) 664-8300.

Sincerely,

A handwritten signature in black ink, appearing to read 'RVS', with a long horizontal flourish extending to the right.

RICHARD V. SALAS
Director
Division of Coastal Resources Management

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		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Division of Coastal Resources Management has determined that the project site is wholly situated outside of DCRM's designated Areas of Particular Concern (APC). The project is not likely to cause direct and significant impact to coastal resources.

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
References		
https://www.onecpd.info/environmental-review/coastal-zone-management		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

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 a map showing that the site is not within a Coastal Zone.

2. Does this project include activities that are subject to state review?

Yes → Continue to Question 3.

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.

3. Has this project been determined to be consistent with the State Coastal Management Program?

Yes, with mitigation. → Continue to Question 4.

Yes, without mitigation. → 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.

No, project must be canceled.

Project cannot proceed at this location.

4. 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 State Coastal Management Program letter of consistency) 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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Division of Coastal Resources Management has determined that the project site is wholly situated outside of DCRM's designated Areas of Particular Concern (APC). The project is not likely to cause direct and significant impact to coastal resources.

Are formal compliance steps or mitigation required?

Yes

No



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

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233-9450

Fax: (670)233-9452

February 14, 2023

Mr. Richard Salas
Director
Division of Coastal Resources Management
P.O. Box 10007
Saipan, MP 96950

Re: Request for a Determination of Effect

Dear Mr. Salas,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

In order for our office to complete the Environmental Review, an Environmental Assessment Statutory Checklist (24 CFR § 58.36) must be completed. We kindly request your office to issue a Determination of Effect based on Coastal Zone Management Act Sections 307 (c) and (d) for the location mentioned above.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousing-supervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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

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

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

APPENDIX C

Department of Public Works (DPW)



Commonwealth of the Northern Mariana Islands
Office of the Secretary of Public Works
2nd floor - Cleai Joeten Commercial Center
Saipan, MP 96950



February 16, 2023
Serial No. PW23-0105

Mr. Melvin B. Sablan
CDBG-DR Housing Administrator
Northern Marianas Housing Corporation
Saipan, MP 96950

Subject: Determination of Special Flood Hazard Area – Multi-family/Apartment Project in Chalan Piao, Saipan

Dear Mr. Sablan:

This letter is in response to your request received by our office on February 14, 2023 for the determination of Special Flood Hazard Area as part of a regulatory compliance checklist for the proposed multi-family/apartment project located on **Lot No. 012 I 05** in Chalan Piao, Saipan.

After a thorough review of the Flood Insurance Rate Map and other source materials, this office has determined that the aforementioned lot is **OUTSIDE of the Special Flood Hazard Area**. (See attached maps).

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 (670) 234-2726.

Sincerely,

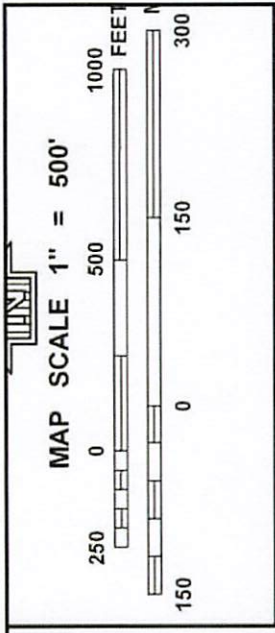
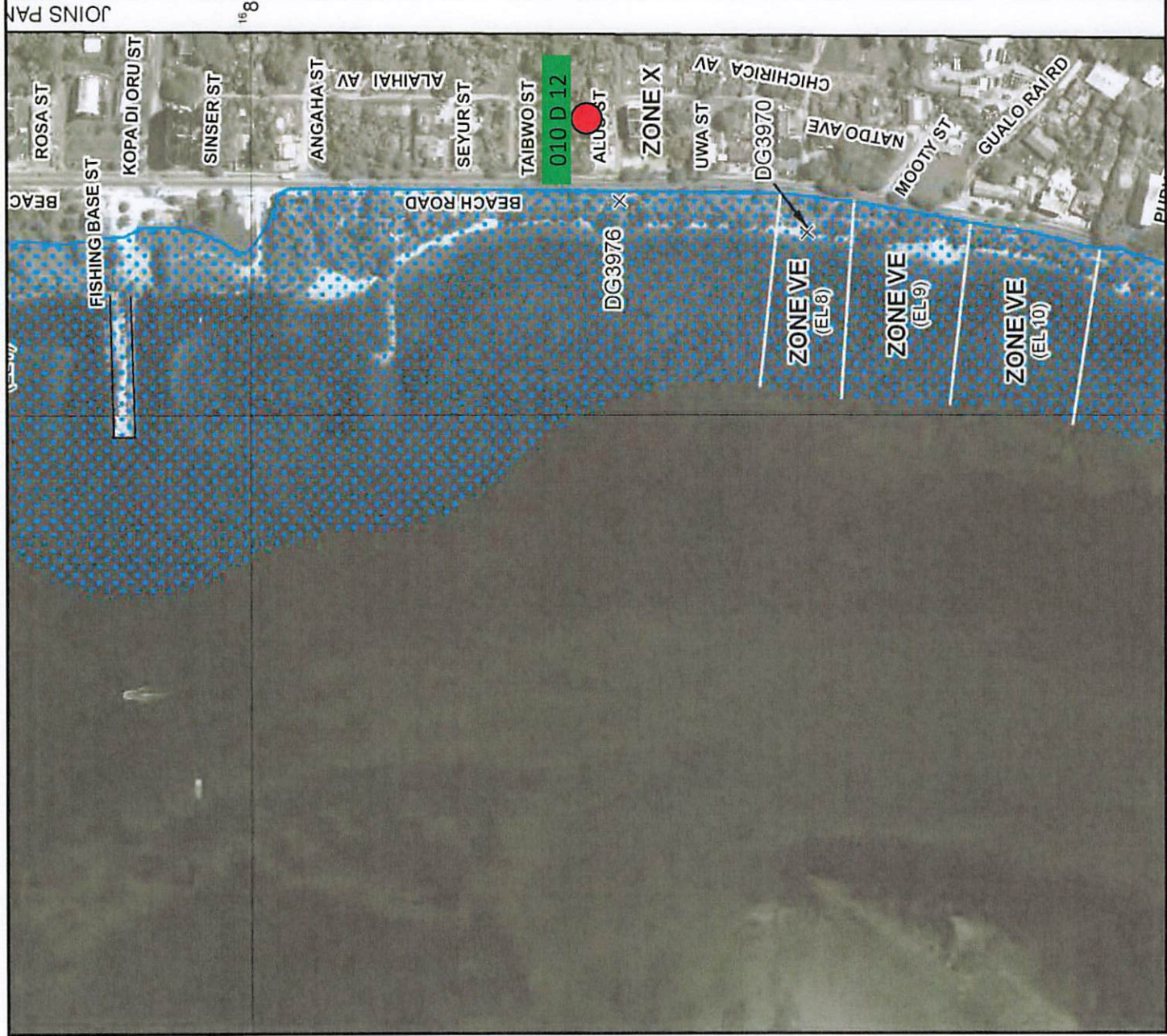
RAY NOYUMUL
Acting Secretary of Public Works

cc: Building Safety Code Division



**NMHC- CDBG-DR
RECEIVED**

By: Jolina P. Ada
Date: 01/24/2023
Time: 11:50 AM



NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0033C

FIRM
FLOOD INSURANCE RATE MAP
COMMONWEALTH OF THE
NORTHERN MARIANA
ISLANDS

PANEL 33 OF 332
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	NUMBER	PANEL	SUFFIX
COMMUNITY	690000	0033	C
COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS			

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community

MAP NUMBER
6900000033C

MAP REVISED
APRIL 3, 2006

Federal Emergency Management Agency

This is an official FIRMeTte showing a portion of the above-referenced flood map created from the MSC FIRMeTte Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

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		
https://www.hudexchange.info/environmental-review/flood-insurance		

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Department of Public Works has determined that the project site is outside of the Special Flood Hazard Area. Additionally, this project does not require flood insurance.

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management (CEST and EA)

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55
Reference		
https://www.hudexchange.info/environmental-review/floodplain-management		

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD's floodplain management regulations in Part 55?

Yes

Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(7) or (8), provide supporting documentation.

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

No → Continue to Question 2.

2. Provide a FEMA/FIRM or ABFE 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) or Advisory Base Flood Elevations (ABFEs). 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.

Does your project occur in a floodplain?

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

Yes

Select the applicable floodplain using the FEMA map or the best available information:

Floodway → Continue to Question 3, Floodways

- Coastal High Hazard Area (V Zone) → *Continue to Question 4, Coastal High Hazard Areas*
- 500-year floodplain (B Zone or shaded X Zone) → *Continue to Question 5, 500-year Floodplains*
- 100-year floodplain (A Zone) → *The 8-Step Process is required. Continue to Question 6, 8-Step Process*

3. **Floodways**

Is this a functionally dependent use?

- Yes

The 8-Step Process is required. Work with your HUD FEO to determine a way to satisfactorily continue with this project. Provide a completed 8-Step Process, including the early public notice and the final notice.

→ *Continue to Question 6, 8-Step Process*

- No

Federal assistance may not be used at this location unless a 55.12(c) exception applies. You must either choose an alternate site or cancel the project at this location.

4. **Coastal High Hazard Area**

Is this a critical action?

- Yes

Critical actions are prohibited in coastal high hazard areas. Federal assistance may not be used at this location. Unless the action is excepted at 24 CFR 55.12(c), you must either choose an alternate site or cancel the project.

- No

Does this action include construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?

- Yes, there is new construction.

New construction is prohibited in V Zones ((24 CFR 55.1(c)(3)).

- No, this action concerns only a functionally dependent use, existing construction(including improvements), or reconstruction following destruction caused by a disaster.

This construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ Continue to Question 6, 8-Step Process

5. 500-year Floodplain

Is this a critical action?

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

Yes → Continue to Question 6, 8-Step Process

6. 8-Step Process.

Does the 8-Step Process apply? Select one of the following options:

8-Step Process applies.

Provide a completed 8-Step Process, including the early public notice and the final notice.

→ Continue to Question 7, Mitigation

5-Step Process is applicable per 55.12(a)(1-3).

Provide documentation of 5-Step Process.

Select the applicable citation:

55.12(a)(1) HUD actions involving the disposition of HUD-acquired multifamily housing projects or “bulk sales” of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

55.12(a)(2) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

55.12(a)(3) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10), and the footprint of the structure and paved areas is not significantly increased.

55.12(a)(4) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action

does not meet the thresholds for “substantial improvement” under § 55.2(b)(10) and that the footprint of the structure and paved areas is not significantly increased.

→ *Continue to Question 7, Mitigation*

8-Step Process is inapplicable per 55.12(b)(1-4).

Select the applicable citation:

- 55.12(b)(1) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway or coastal high hazard area.
- 55.12(b)(2) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for “substantial improvement” under § 55.2(b)(10)
- 55.12(b)(3) HUD actions involving the disposition of individual HUD-acquired, one- to four-family properties.
- 55.12(b)(4) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573) of loans that refinance existing loans and mortgages, where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance.
- 55.12(b)(5) The approval of financial assistance to lease an existing structure located within the floodplain, but only if—
 - (i) The structure is located outside the floodway or Coastal High Hazard Area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24);
 - (ii) The project is not a critical action; and
 - (iii) The entire structure is or will be fully insured or insured to the maximum under the NFIP for at least the term of the lease.

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

7. Mitigation

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/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology
- Planting or restoring native plant species
- Bioswales
- Evapotranspiration
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements or similar easements
- Floodproofing of structures
- Elevating structures including freeboarding above the required base flood elevations
- Other

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

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 | 05.

The Department of Public Works has determined that the project site is outside of the Special Flood Hazard Area. Additionally, this project does not require flood insurance.

Are formal compliance steps or mitigation required?

- Yes
- No



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

Email: cnmi-cdbg-dr@nmhcgov.net

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

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233-9449

233-9450

Fax: (670)233-9452

February 14, 2023

Mr. Anthony Camacho
Acting Secretary
Department of Public Works
2nd Floor, Joeten Commercial Center, Oleai
Saipan, MP 96950

Re: Request for a Special Flood Hazard Area

Dear Mr. Camacho,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

In order for our office to complete the Environmental Review, an Environmental Assessment Statutory Checklist (24 CFR § 58.36) must be completed. We kindly request your assistance in determining if the location mentioned above is in a Special Flood Hazard Area.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousing-supervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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

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

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

APPENDIX D

*Bureau of Environmental and Coastal Quality
Division of Environmental Quality (BECQ-DEQ)*



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

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Fax: (670)233-9452

February 14, 2023

Ms. Zabrina Cruz
Director
Division of Environmental Quality
P.O. Box 501304
Saipan, MP 96950



Dear Ms. Cruz,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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 **WB Estates, Chalan Piao** multifamily or apartment project activity on this lot, we are required to obtain a certification from your office for the following:

- **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.
- **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.
- **Environmental Justice:**
 - That the project site is suitable for its proposed use and the project won’t be adversely affected by existing environmental conditions.



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



**NMHC- CDBG-DR
RECEIVED**

By: _____

Date: _____

Time: _____

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



NORTHERN MARIANAS HOUSING CORPORATION

Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

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233-9450

Fax: (670)233-9452

- **Sole Source Aquifers:**
 - That the project is not located within an area designated 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.
- **Air Quality:**
 - That the project is located within an “attainment” area **OR** if within a “nonattainment” area, the project conforms with the EPA-approved State Implementation Plan (SIP).
- **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.
- **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.
- **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.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousingsupervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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

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

Tels: (670)233-9447

233-9448

233-9449

233-9450

Fax: (670)233-9452

Division of Environmental Quality Concurrence:

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

A handwritten signature in blue ink, appearing to read "Zabrina Cruz".

Zabrina Cruz, Director
Division of Environmental Quality

A handwritten date in blue ink, "04/19/2023".

Date



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Commonwealth of the Northern Mariana Islands
 OFFICE OF THE GOVERNOR
 Bureau of Environmental and Coastal Quality
 Division of Environmental Quality



Based on your requests, the Division of Environmental Quality does not believe that this project will have a significant impact on the environment as defined by the National Environmental Protection 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 concurrence. Be advised of the comments, recommendations and requirements from the DEQ programs below.

Date: 0/19/2023
Request from: Northern Marianas Housing Corporation
Project Site: CDBG-DR - WB Estates Chalan Kanoa
Project Description: Construction

Wastewater, Earthmoving, & Erosion Control	Water Quality/Nonpoint Source	Clean Air Program	Safe Drinking Water	Toxic Waste Management	Solid Waste Management	Storage Tanks	Site Assessment & Remediation	Pesticides
<p>-A One-Start earthmoving permit is required for the WB Estates proposal. -Should there be no public sewer line available to connect to, an Individual Wastewater Disposal System (commonly known as a septic system) permit is also required for each home prior to construction. - There will be an application fee for the One-Start permit and IWDS permit.</p>	<p>No comments or concerns from WQS/NPS.</p>	<p>Water suppression, tarp coverage, or other best management practices must be implemented to control fugitive dust from construction activities.</p>	<p>• If a water storage tank is to be used it should be cleaned and disinfected per industry standards. • All components of the water system should be certified lead free. • Recommended to install rooftop rain catchment to be used as water source for building if possible. • All tanks and water system fittings should be NSF 61 approved for drinking water.</p>	<p>1.) All parties relating to the rehabilitation/ reconstruction shall cease activities upon the discovery of any hazardous or unusual substance or object (e.g. ordnance, old drums, oils, chemicals, etc). and shall immediately report the discovery to DEQ's Toxic Waste Management Branch. On weekends, holidays, or afterhours the parties pertaining to the project shall notify Homeland Security and Emergency Management at 670-237-8000. Failure to immediately report such findings may result in enforcement proceedings and penalties. 2.) If a spill or leak of hazardous material from Heavy Equipment is noticed, responsible party must inform BECO-DEQ immediately so that staff can assess situation so that remediations can begin.</p>	<p>Solid waste to be generated must be disposed according to applicable regulations.</p>	<p>Based on the scope of work, the Storage Tanks Branch has no comments or concerns.</p>	<p>Please see attached document for SAR Branch review</p>	<p>A pesticide treatment permit from DEQ is required for pre or post construction pesticide treatment/applications.</p>

Northern Marianas Housing Corporation (NMHC) – Lot No. 012 I 05 (WB Estates) – NEPA Review

Property Identification	Applicant Name:	Project Activity:
Lot No. 012 I 05 (Chalan Piao, Saipan)	Waynold V. / Yvonne R. Pangelinan (WB Estates) Northern Marianas Housing Corporation (NMHC)	New Construction

1. **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.

BECQ-DEQ BRANCH: Site Assessment and Remediation (SAR)

In respect to the following lot in question, there are no concerns of those sites being situated within one mile of an NPL (“Superfund”) site, or within ½ mile of a CERCLIS site, nor adjacent to any other known or suspected site contaminated with toxic chemicals or radioactive sources and determines it does not pose a health hazard.

However, there is a Formerly Used Defense Site (FUDS) within the lot area (indicated below) that has completed assessment or clean up, or are in the process of removal, at which *UXO safety measures must be practiced at all times.*

- The **Kobler Naval Supply Center** is a Formerly Used Defense Site (FUDS) at which the military constructed a total of 18 storage tanks for aviation gasoline at a number of locations within the north and south side of As Perdido Road. The Kobler Naval Supply Site is still in the process of removal planning.

For more site information, you can check our CNMI DEQ Public Record. <http://cnmideqpublicrecord.weebly.com/kobler-naval-supply-center.html>

UXO Safety

- No concerns surrounding this lots. However, the owners should take precautions in the event of any intrusive activities such as land excavations. Reason being that there could be a possibility of UXO or Unexploded Ordnance in the area. In the event UXO is discovered, work should STOP, and DFEMS be contacted.
- Even if it is indicated that there is no record of inventory there is a potential for Unexploded Ordnance (UXO) to be found in the subject site. Although, if UXO is discovered during excavation or mining activities, it is recommended that work is ceased and that the Department of Public Safety (DPS) and Department of Fire and Emergency Medical Services (DFEMS) is contacted.
- It is important that if an Unexploded Ordnance ("UXO") is encountered with the surface activities, work must stop and the Site Safety Officer must contact the Department of Fire and Emergency Medical Services ("DFEMS") at 911. DFEMS is the contact for the removal of Unexploded Ordinances that are discovered on-site.
- If UXO is frequently being discovered on the sub-surface due to land clearing activities, the need for a UXO Technician should be considered. The role of the UXO Technician is to provide safety support and monitor for any UXO during excavation activities.
 - Always remember the 3R's of UXO Safety:
 - **Recognize** – when you may have come across a munition, and that munitions are dangerous.
 - **Retreat** – do not approach, touch, move, or disturb a suspect munition, but carefully leave the area.
 - **Report** – immediately what you saw and where you saw it to local law enforcement – call 911.

BECQ-DEQ Site Assessment & Remediation (SAR)

- Joshua C. Santos (Branch Manager – Site Assessment & Remediation)
- Anthony A. Castro (Env. Specialist – Site Assessment & Remediation)

Map
Images

Lot No. 012 I 05 (Chalan Piao, Saipan) - WB Estates (Waynold V./Yvonne R. Pangelinan)

In the yellow circle, there are no CERCLIS related sites within a 1/2 mile radius from the project area. In the green circle, there are no Superfund "NPL" related sites within a 1 mile radius from the project area. The Kobler Naval Supply Center (indicated in blue) is a Formerly Used Defense Site (FUDS) at which the US military constructed a total of 18 storage tanks filled with aviation fuel at a number of locations within the north ans south end of As Perdido Road.



- [Air Quality Implementation Plans](#)
- [SIP Status Reports](#)
- [State Designated Area Reports](#)
- [National Designated Area Reports](#)
- [NAAQS Designated Area Reports](#)
- [State Infrastructure Reports](#)
- [National Infrastructure Reports](#)

You are here: [EPA Home](#) > [Air Quality Implementation Plans](#) > [SIP Status Reports](#) > [Status of Northern Mariana Islands Designated Areas](#)

Status of Northern Mariana Islands Designated Areas

Northern Mariana Islands Areas by NAAQS

NOTE: As of 03/12/2021, these reports are no longer being updated. For the latest information, see the [SIP Status Tools](#).

Jump to Northern Mariana Islands section for: [CO \(1971\)](#) [Lead \(1978\)](#) [Lead \(2008\)](#) [NO2 \(1971\)](#) [Ozone-1Hr \(1979\)](#) [Ozone-8Hr \(1997\)](#) [Ozone-8Hr \(2008\)](#) [Ozone-8Hr \(2015\)](#) [PM-10 \(1987\)](#) [PM-2.5 \(1997\)](#) [PM-2.5 \(2006\)](#) [PM-2.5 \(2012\)](#) [SO2 \(1971\)](#) [SO2 \(2010\)](#)

Northern Mariana Islands CO (1971) Areas	Return to map	
No designated areas for this pollutant.		
Northern Mariana Islands Lead (1978) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands Lead (2008) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands NO2 (1971) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands Ozone-1Hr (1979) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands Ozone-8Hr (1997) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands Ozone-8Hr (2008) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands Ozone-8Hr (2015) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands PM-10 (1987) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands PM-2.5 (1997) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands PM-2.5 (2006) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands PM-2.5 (2012) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands SO2 (1971) Areas	Return to map	Top of page
No designated areas for this pollutant.		
Northern Mariana Islands SO2 (2010) Areas	Return to map	Top of page
No designated areas for this pollutant.		

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		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

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.

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		
https://www.hudexchange.info/programs/environmental-review/site-contamination		

1. How was site contamination evaluated?¹ 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:

The Division of Environmental Quality has concurred that there are no concerns of the project site being situated 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 and determines it does not pose a health hazard.

¹ 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 requirements² 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 controls³, or use of institutional controls⁴.

² 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.

³ 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.

⁴ 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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Division of Environmental Quality has concurred that there are no concerns of the project site being situated 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 and determines it does not pose a health hazard.

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice (CEST and EA)

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	
References		
https://www.hudexchange.info/environmental-review/environmental-justice		

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes → Continue to Question 2.

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

2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?

Yes

Explain:

→ Continue to Question 3. Provide any supporting documentation.

No

Explain:

→ Continue to the Worksheet Summary and provide any supporting documentation.

3. All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Mitigation as follows will be implemented:

→ *Continue to Question 4.*

No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to Question 4.*

4. Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The proposed project won't have any adverse effects to the environment or human health. As a result, the project complies with Executive Order 12898.

Are formal compliance steps or mitigation required?

Yes

No

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		
https://www.hudexchange.info/environmental-review/air-quality		

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The United States Environmental Protection Agency State Implementation Plan (SIP) Status Report has shown “No designated areas for this pollutant” in the Northern Marianas Islands.

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		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control		

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 area¹?

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.

Unacceptable: (Above 75 decibels)

Indicate noise level here:

¹ 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.

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

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.

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		
https://www.hudexchange.info/environmental-review/wetlands-protection		

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

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 and Wildlife Service or U.S. Corps of Engine.

Are formal compliance steps or mitigation required?

Yes

No



NORTHERN MARIANAS HOUSING CORPORATION

Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

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233-9450

Fax: (670)233-9452

February 14, 2023

Ms. Zabrina Cruz
Director
Division of Environmental Quality
P.O. Box 501304
Saipan, MP 96950

Dear Ms. Cruz,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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 **WB Estates, Chalan Piao** multifamily or apartment project activity on this lot, we are required to obtain a certification from your office for the following:

- **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.
- **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.
- **Environmental Justice:**
 - That the project site is suitable for its proposed use and the project won’t be adversely affected by existing environmental conditions.



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Fax: (670)433-3690

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CDBG-DR Office
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Rota Field Office
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Fax: (670)532-9441



NORTHERN MARIANAS HOUSING CORPORATION

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- **Sole Source Aquifers:**
 - That the project is not located within an area designated 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.

- **Air Quality:**
 - That the project is located within an “attainment” area **OR** if within a “nonattainment” area, the project conforms with the EPA-approved State Implementation Plan (SIP).

- **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.

- **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.

- **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.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousing-supervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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NORTHERN MARIANAS HOUSING CORPORATION
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233-9450

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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.

Zabrina Cruz, Director

Division of Environmental Quality

Date



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APPENDIX E

Division of Fish and Wildlife (DFW)



Commonwealth of the Northern Mariana Islands

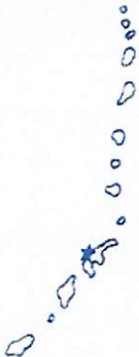
Division of Fish & Wildlife

Department of Lands and Natural Resources

Lower Base, P.O. Box 10007
Saipan, MP 96950



Telephone: 670-664-6000
Fax: 670-664-6060



February 14, 2023

Melvin B. Sablan
CDBG-DR Housing Administrator
Northern Marianas Housing Corporation
P.O. Box 500514
Saipan, MP 96950

IR-23-08: Information Request for a Determination of Effect – NEPA Compliance

Dear Mr. Sablan:

Your agency has requested information from the Division of Fish and Wildlife regarding potential impacts to threatened or endangered (T&E) species for construction of a multifamily or apartment project located at Chalan Piao, Saipan (Lot Number 012 I 05). Our comments are as follows:

Based on satellite imagery, the parcel is already developed and appears to have no habitat for T&E species. No effects to T&E species are anticipated.

This letter is not a permit or approval of the proposed projects. No land clearing activities are to take place until a site assessment application is submitted and approved by DFW. We did not conduct on-the-ground inspections of these sites. Our response is based solely on the information you provided, our current knowledge, and professional experience. The information that we provide may assist with project planning, including information required to comply with the preparation of an Environmental Assessment Statutory Checklist.

Sincerely,

Amanda W. Santos
Assistant Wildlife Biologist, DFW

Cc: Manny M. Pangelinan, Director, DFW



**NMHC- CDBG-DR
RECEIVED**

By: Jolina P. Ada
Date: 02/14/2023
Time: 2:19 PM

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		
https://www.hudexchange.info/environmental-review/endangered-species		

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Division of Fish and Wildlife has indicated that the parcel is already developed and appears to have no habitat for T&E species. No effects to T&E species are anticipated.

Are formal compliance steps or mitigation required?

Yes

No



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division
P.O. BOX 500514, Saipan, MP 96950-0514
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February 14, 2023

Mr. Manuel Pangelinan
Director
Division of Fish and Wildlife
P.O. Box 10007
Saipan, MP 96950

Re: Request for a Determination of Effect

Dear Mr. Pangelinan,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

In order for our office to complete the Environmental Review, an Environmental Assessment Statutory Checklist (24 CFR § 58.36) must be completed. We kindly request your office to issue a Determination of Effect based on HUD requirement on the Endangered Species Act 50 CFR 402 for the location mentioned above.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousing-supervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melvin B. Sablan", is written over a blue horizontal line.

Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



Tinian Field Office
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Fax: (670)433-3690

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Rota Field Office
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APPENDIX F

Natural Resources Conservation Service (NRCS)



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division
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 233-9450
 Fax: (670)233-9452

February 14, 2023

Ms. Pamela Sablan
 District Conservationist
 Natural Resources Conservation Service
 P.O. Box 5082 CHRB
 Saipan, MP 96950

Re: Request for a Determination of Effect

Dear Ms. Sablan,

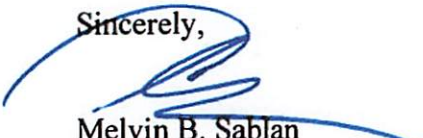
The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

In order for our office to complete the Environmental Review, an Environmental Assessment Statutory Checklist (24 CFR § 58.36) must be completed. We kindly request your office to issue a Determination of Effect based on HUD requirement on the Farmland Protection Policy Act of 1981, particularly sections 1504 (b) and 1541; 7 CFR Part 658.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousingsupervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,



 Melvin B. Sablan
 CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
 Map of Property

Cc: Corporate Director
 File



**NMHC- CDBG-DR
 RECEIVED**

By: Jolina P. Ada 
 Date: 02/15/2023
 Time: 3:10 PM

RECEIVED
 Diana Gaboleros 
 2/14/23 1:22pm

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FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request February 14, 2023				
Name of Project WB Estates, Chalan Piao		Federal Agency Involved NMHC, CDBG-DR				
Proposed Land Use Affordable Rental Housing		County and State Chalan Piao, Saipan, MP 96950				
PART II (To be completed by NRCS)		Date Request Received By NRCS 14 FEB 2023		Person Completing Form: S. TAKAI		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Acres Irrigated	Average Farm Size	
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres: %	Amount of Farmland As Defined in FPPA Acres: %				
Name of Land Evaluation System Used	Name of State or Local Site Assessment System	Date Land Evaluation Returned by NRCS				
PART III (To be completed by Federal Agency)		Alternative Site Rating				
A. Total Acres To Be Converted Directly		Site A	Site B	Site C	Site D	
B. Total Acres To Be Converted Indirectly		N/A				
C. Total Acres In Site						
PART IV (To be completed by NRCS) Land Evaluation Information						
A. Total Acres Prime And Unique Farmland						
B. Total Acres Statewide Important or Local Important Farmland						
C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted						
D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value						
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)						
PART VI (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)				
2. Perimeter In Non-urban Use		(10)				
3. Percent Of Site Being Farmed		(20)				
4. Protection Provided By State and Local Government		(20)				
5. Distance From Urban Built-up Area		(15)				
6. Distance To Urban Support Services		(15)				
7. Size Of Present Farm Unit Compared To Average		(10)				
8. Creation Of Non-farmable Farmland		(10)				
9. Availability Of Farm Support Services		(5)				
10. On-Farm Investments		(20)				
11. Effects Of Conversion On Farm Support Services		(10)				
12. Compatibility With Existing Agricultural Use		(10)				
TOTAL SITE ASSESSMENT POINTS		160	0	0	0	0
PART VII (To be completed by Federal Agency)						
Relative Value Of Farmland (From Part V)		100	0	0	0	0
Total Site Assessment (From Part VI above or local site assessment)		160	0	0	0	0
TOTAL POINTS (Total of above 2 lines)		260	0	0	0	0
Site Selected:		Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>			
Reason For Selection:						

Name of Federal agency representative completing this form:
(See Instructions on reverse side)

[Handwritten Signature]

DISTRICT CONSERVATIONIST Date: 15 FEB '23

Prime and Unique Farmlands Map



USDA-NRCS

Map Prepared by Pamela M. Sablan, District Conservationist - 02/14/2023

Response to Categorically Excluded Statutory Checklist

"Waynold V. & Yvonne R. Pangelinan; WB Estates - Construction - Chalan Piao, Saipan"



Waynold V. & Yvonne R. Pangelinan; WB Estates
Lot No. 012 I 05
Chalan Piao, Saipan



Prepared with assistance from USDA-Natural Resources Conservation Service



Project Location

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.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

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 Natural Resources Conservation Service has determined that the project site is not located in a protected Farmland area and is not applicable to irreversibly converting farmland to non-agricultural use.

→ 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/ 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 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.)

- 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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Natural Resources Conservation Service has determined that the project site is not located in a protected Farmland area and is not applicable to irreversibly converting farmland to non-agricultural use.

Are formal compliance steps or mitigation required?

Yes

No



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

Email: cnmi-cdbg-dr@nmhcgov.net

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

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

February 14, 2023

Ms. Pamela Sablan
District Conservationist
Natural Resources Conservation Service
P.O. Box 5082 CHRB
Saipan, MP 96950

Re: Request for a Determination of Effect

Dear Ms. Sablan,

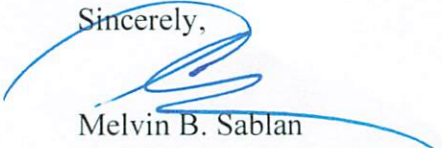
The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

In order for our office to complete the Environmental Review, an Environmental Assessment Statutory Checklist (24 CFR § 58.36) must be completed. We kindly request your office to issue a Determination of Effect based on HUD requirement on the Farmland Protection Policy Act of 1981, particularly sections 1504 (b) and 1541; 7 CFR Part 658.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousingsupervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,


Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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

FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request February 14, 2023				
Name of Project WB Estates, Chalan Piao		Federal Agency Involved NMHC, CDBG-DR				
Proposed Land Use Affordable Rental Housing		County and State Chalan Piao, Saipan, MP 96950				
PART II (To be completed by NRCS)		Date Request Received By NRCS		Person Completing Form:		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? <i>(If no, the FPPA does not apply - do not complete additional parts of this form)</i>		YES <input type="checkbox"/>	NO <input type="checkbox"/>	Acres Irrigated	Average Farm Size	
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres: %	Amount of Farmland As Defined in FPPA Acres: %				
Name of Land Evaluation System Used	Name of State or Local Site Assessment System	Date Land Evaluation Returned by NRCS				
PART III (To be completed by Federal Agency)		Alternative Site Rating				
		Site A	Site B	Site C	Site D	
A. Total Acres To Be Converted Directly						
B. Total Acres To Be Converted Indirectly						
C. Total Acres In Site						
PART IV (To be completed by NRCS) Land Evaluation Information						
A. Total Acres Prime And Unique Farmland						
B. Total Acres Statewide Important or Local Important Farmland						
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted						
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value						
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)						
PART VI (To be completed by Federal Agency) Site Assessment Criteria <i>(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)</i>		Maximum Points	Site A	Site B	Site C	Site D
1. Area In Non-urban Use		(15)				
2. Perimeter In Non-urban Use		(10)				
3. Percent Of Site Being Farmed		(20)				
4. Protection Provided By State and Local Government		(20)				
5. Distance From Urban Built-up Area		(15)				
6. Distance To Urban Support Services		(15)				
7. Size Of Present Farm Unit Compared To Average		(10)				
8. Creation Of Non-farmable Farmland		(10)				
9. Availability Of Farm Support Services		(5)				
10. On-Farm Investments		(20)				
11. Effects Of Conversion On Farm Support Services		(10)				
12. Compatibility With Existing Agricultural Use		(10)				
TOTAL SITE ASSESSMENT POINTS		160	0	0	0	0
PART VII (To be completed by Federal Agency)						
Relative Value Of Farmland (From Part V)		100	0	0	0	0
Total Site Assessment (From Part VI above or local site assessment)		160	0	0	0	0
TOTAL POINTS (Total of above 2 lines)		260	0	0	0	0
Site Selected:	Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>				
Reason For Selection:						
Name of Federal agency representative completing this form:					Date:	

(See Instructions on reverse side)

APPENDIX G

Historic Preservation Office (HPO)



Commonwealth of the Northern Mariana Islands
 Historic Preservation Office
 Department of Community & Cultural Affairs
 Buildings A-15 and A-16 Cactus St. Garapan
 Caller Box 10007
 Saipan, MP 96950



March 22, 2023

Serial: 35609
 File: 6.7.23.47

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



TEL: 664-2120-25
 FAX: 664-2139



**NMHC- CDBG-DR
 RECEIVED**

By: Jolina P. Ada
 Date: 03/27/2023
 Time: _____

RE: Determination of “Historic Properties Affected” for NMHC Affordable Rental Housing Supported by CDBG-DR Funding, WB Estates, Chalan Piao Project—Historic Preservation Office (HPO) Concurrence Letter

Dear Mr. Palacios,

Thank you for submitting your Section 106 consultation for the above-mentioned project. As stated in our previous communication, the HPO agrees that this project is an undertaking with respect to the National Historic Preservation Act (NHPA) of 1966, as amended, and thus the consultation will be conducted in accordance with Section 106 of the NHPA and §36 CFR Part 800.

This consultation is for the construction of the WB Estates, Chalan Piao Housing apartment project located in Chalan Piao, on the island of Saipan, Commonwealth of the Northern Mariana Islands.

After reviewing your consultation package, HPO concurs with your determination of **“Potential to Affect Historic Properties”**.

Although the HPO hereby concurs with the determination for the specified project, if the particulars of the project should be altered to include other areas not yet designated, then we ask to please give our office and opportunity to review and consult about potential impacts in those areas.

If there are any questions or comments you may have, please feel free to reach out to HPO at (670) 664-2120.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rita C. Chong Dela Cruz', written in a cursive style.

Rita C. 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)	36 CFR 800 "Protection of Historic Properties"
References		
https://www.hudexchange.info/environmental-review/historic-preservation		

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:

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

Archaeological Data Recovery Testing and Archaeological Monitoring are recommended prior to and during any subsurface construction activities within the APE.

→ 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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

The Historic Preservation Office has concurred with the "Potential to Affect Historic Properties" determination of Applied Archaeology, Inc.

Archaeological Data Recovery Testing and Archaeological Monitoring are recommended prior to and during any subsurface construction activities within the APE.

Are formal compliance steps or mitigation required?

- Yes
 No



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

Email: cnmi-cdbg-dr@nmhcgov.net

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

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

March 6, 2023

Ms. Rita Chong-Dela Cruz
State Historic Preservation Officer
Historic Preservation Office
P.O. Box 500090
Saipan, MP 96950

Re: Determination of “Historic Properties Affected” for NMHC Affordable Rental Housing Supported by CDBG-DR Funding

Dear Ms. Chong-Dela Cruz,

This letter pertains to **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan, Commonwealth of the Northern Marianas Islands. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

This project has been identified as an “undertaking” with respect to the National Historic Preservation Act (NHPA) of 1996, as amended. This consultation is therefore being conducted in accordance with Section 6 of the NHPA and implementing regulations found in 36 CFR § Part 800.

The project site was inspected by Mr. Joseph Farrugia and Mr. Dave Perzinski of Applied Archaeology.

Based on their findings, which was stated in the "Evaluation and Recommendation" section of their survey report:

“Applied Archaeology finds that the proposed undertaking has the **POTENTIAL TO AFFECT HISTORIC PROPERTIES** during the construction of the proposed rental housing units. To mitigate any adverse effect to potential sites or deposits within the APE, additional **ARCHAEOLOGICAL DATA RECOVERY TESTING and ARCHAEOLOGICAL MONITORING** are recommended prior to and during any subsurface construction activities within the APE.”

For your review, copies of these reports are attached herewith.



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

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233-9448

233-9449

233-9450

Fax: (670)233-9452

If you agree with our determination, please sign and date on the area provided and return it to our NMHC CDBG-DR office, located on the 3rd floor of the Ladera Bldg. along Beach Road. If you disagree, we request that you submit a written response to our request so that we can continue the consultation process.

If you have any questions or require additional information, please feel free to Jolina P. Ada at drhousingspecialist1@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse S. Palacios".

Jesse S. Palacios
Corporate Director

CONCURRED BY:

Rita Chong-Dela Cruz
State Historic Preservation Officer

Date

Enclosure(s): Scope of Work
Map of Property
Applied Archaeology Survey Report

Cc: CDBG-DR Housing Administrator
File



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

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NORTHERN MARIANAS HOUSING CORPORATION

Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

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233-9448

233-9449

233-9450

Fax: (670)233-9452

February 14, 2023

Ms. Rita Chong-Dela Cruz
State Historic Preservation Officer
Historic Preservation Office
P.O. Box 500090
Saipan, MP 96950

Re: National Historic Preservation Act Section 106 Consultation and Determination of “No Historic Properties Affected,” — Concurrence Request

Dear Ms. Chong-Dela Cruz,

Pursuant to the U.S Department of Housing and Urban Development (HUD) regulations (24 CFR § 58.36), the Northern Marianas Housing Corporation (NMHC) requests consultation with your office for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan, Commonwealth of the Northern Marianas Islands. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

Due to the utilization of Federal funds, this project has been identified as an “undertaking” with respect to the National Historic Preservation Act (NHPA) of 1996, as amended. This consultation is therefore being conducted in accordance with Section 6 of the NHPA and implementing regulations found in 36 CFR § Part 800.

Background

The Northern Marianas Housing Corporation is proposing to utilize the Community Development Block Grant - Disaster Recovery Program (CDBG-DR) funds for the **WB Estates, Chalan Piao** project. The project seeks to construct **one (1) unit: consisting of three-bedrooms**, to create a premier affordable housing community for the residents of Saipan.

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

1. Readiness to proceed
2. Proven track record of the development team
3. Project location and market demand
4. Overall affordability for the residents
5. Ability to offer great flexibility to NMHC in utilizing the remaining tax credit pool to Chinese the highest priority issues as NMHC chooses



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

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NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

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233-9448

233-9449

233-9450

Fax: (670)233-9452

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousing-supervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

A blue ink handwritten signature of Melvin B. Sablan.

Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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

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Tel: (670)233-9447/9448/9449

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

APPENDIX H

Commonwealth Zoning Board



COMMONWEALTH ZONING BOARD

5911 CLL Plaza, Chalan Pali Arnold, Chalan Laulau
Caller Box 10007, Saipan, MP 96950 Tel. 670-234-9661, FAX 234-9666
E-mail zoningboard@cnmizoning.com

Cecilia Taitano, Treasurer Shayne Villanueva, Member
Geralyn DelaCruz, Zoning Administrator



February 16, 2023

Melvin B. Sablan
CDBG-DR Housing Administrator
Northern Marianas Housing Corporation

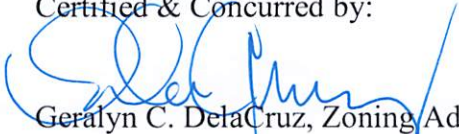
**SUBJECT: Request for Zoning Certification for Waynold V. and Yvonne R. Pangelinan;
WB Estates**

Hafa Adai and Tirow Mr. Sablan,

This is in response to your letter dated February 14, 2023 and received by our office on the same day. I certify that this project meets all requirements of **Section 404(a)** of the Amended Saipan Zoning Law of 2013.

This certification is not an approval for a permit, which is required before proceeding with any construction on this project. Failure to do so will constitute a violation and a fine imposed as per the Saipan Zoning Law.

Certified & Concurred by:


Geralyn C. DelaCruz, Zoning Administrator



**NMHC- CDBG-DR
RECEIVED**

By: Jolina P. Ada

Date: 02/17/2023

Time: _____



NORTHERN MARIANAS HOUSING CORPORATION
Community Development Block Grant – Disaster Recovery (CDBG-DR) Division

P.O. BOX 500514, Saipan, MP 96950-0514

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233-9449

233-9450

Fax: (670)233-9452

February 14, 2023

Ms. Geralyn Dela Cruz
Zoning Administrator
Commonwealth Zoning Board
P.O. Box 10007
Saipan, MP 96950

Re: Request for a Zoning Certification

Dear Ms. Dela Cruz,

The Northern Marianas Housing Corporation (NMHC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for **Waynold V. and Yvonne R. Pangelinan; WB Estates** multifamily or apartment project located at **Chalan Piao**, on the island of Saipan. The **WB Estates, Chalan Piao** project site is located on **Lot Number 012 I 05**.

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).

We kindly request for your concurrence in certifying that the project is acceptable based on the Zoning law. This concurrence will not constitute an approval for a permit.

If you have any questions or require additional information, please feel free to contact Catherine S. Sablan at drhousingsupervisor@nmhcgov.net or our office at (670)233-9447/9448/9449/9450.

Sincerely,

Melvin B. Sablan
CDBG-DR Housing Administrator

Enclosure(s): Scope of Work
Map of Property

Cc: Corporate Director
File



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

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Tel: (670)532-9410
Fax: (670)532-9441

APPENDIX I

Sole Source Aquifers

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		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

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)¹?

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.*

¹ 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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

There are no Sole Source Aquifers in the CNMI.

Are formal compliance steps or mitigation required?

Yes

No

USF ARCHIVE DOCUMENT



Sole Source Aquifer Designations in EPA, Region 9

The U.S. EPA's Sole Source Aquifer Program was established under Section 1424(e) of the U.S. Safe Drinking Water Act (SDWA.) Since 1977, it has been used by communities to help prevent contamination of groundwater from federally-funded projects. It has increased public awareness of the vulnerability of groundwater resources.

How did this program start? SDWA regulations implementing the sole source aquifer statute were first proposed in 1977 for the Edwards Underground Reservoir in San Antonio, Texas. These regulations guided U.S. EPA in the subsequent designation of 64 sole source aquifers across the United States.

What does the Sole Source Aquifer Program do? The Sole Source Aquifer program allows for EPA environmental review of any project which is financially assisted by federal grants or federal loan guarantees. These projects are evaluated to determine whether they have the potential to contaminate a sole source aquifer. If there is such a potential, the project should be modified to reduce or eliminate the risk, or federal financial support may be withdrawn. This doesn't mean that the Sole Source Aquifer program can delay or stop development of landfills, roads, publicly owned wastewater treatment works or other facilities. Nor can it impact any direct federal environmental regulatory or remedial programs, such as permit decisions.

The Sole Source Aquifer Program's review authority extends only to projects funded with **federal assistance** that are to be implemented in designated sole source aquifer areas. (For regulations applicable to new private development, you should consult with your local, county or state environmental health agency.)

Typical projects reviewed by the U.S. EPA include housing projects undertaken by Housing and Urban Development, and highway construction and expansion projects undertaken by the Federal Highway Administration. In 1991, the U.S. EPA reviewed 152 federal assistance projects totaling \$571 million; of these projects, 25 had to be modified to prevent contamination of sole source aquifers. Modifications included the redesign of bridges and highways to prevent spills of hazardous materials.

How do you designate an aquifer as a "Sole Source" Aquifer? As the name implies, only a "sole source" aquifer can qualify for the program. To be a sole source, the aquifer must supply more than 50% of a community's drinking water. Any individual, corporation, association, or federal, state or



local agency may petition the U.S. EPA for sole source aquifer designation, provided the petition includes sufficient hydrogeologic information. An outline describing how such petitions should be prepared is contained in *The Sole Source Aquifer Designation Petitioner Guidance*, copies of which are available at EPA Regional offices (see contact information below.)

What about Boundaries? Determination of sole source aquifer boundaries is a difficult aspect of the designation process since the "designated area includes the surface area above the aquifer and its recharge area." Thus, some sole source aquifers extend across state boundaries. The 10,000 square-mile Eastern Snake River Aquifer, for example, includes portions of Idaho, Nevada, Utah, and Wyoming.

In Region 9: nine sole source aquifers have been designated in the following areas as shown on the map: Upper Santa Cruz and Avra Basin Aquifer, covering parts of Pima, Pinal, and Santa Cruz Counties, Arizona; Naco-Bisbee Aquifer, Arizona; Ocotillo-Coyote Wells, Imperial County, California; Fresno Aquifer, California; Scotts Valley Aquifer, Santa Cruz County, California; Campo-Cottonwood Aquifer, San Diego County, California; Northern Guam Aquifer, Guam; Southern Oahu Aquifer, Hawaii; and Molokai Aquifer, Hawaii.

Region 9 SSA maps are on the web at www.epa.gov/safewater/ssanp.html. For more information about SSA designation and project reviews, please call David Albright, manager of the Ground Water Office, at (415) 972-3971 or email albright.david@epa.gov.



There are no Sole Source Aquifers in the CNMI.

APPENDIX J

Wild and Scenic Rivers

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		
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers		

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

The project site is located in Chalan Piao, Saipan on Lot Number 012 I 05.

There are no Wild and Scenic Rivers in the CNMI.

Are formal compliance steps or mitigation required?

Yes

No



NATIONAL WILD AND SCENIC RIVERS SYSTEM



NATIONAL SYSTEM

MANAGEMENT

RESOURCES

PUBLICATIONS

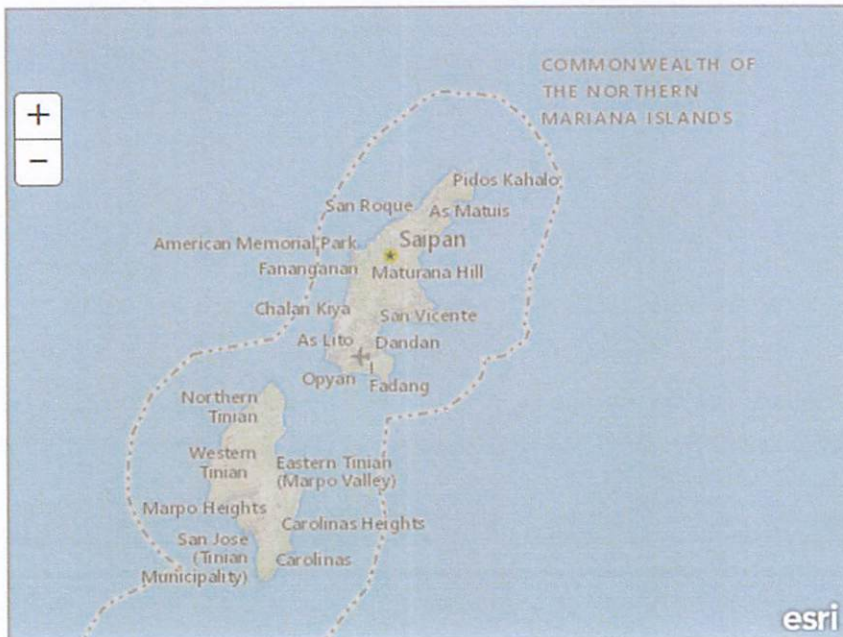
CONTACT US

50 YEARS

SITE INDEX

HAWAII

Hawaii has approximately 3,905 miles of river, but no designated wild & scenic rivers.



esri

[+ View larger map](#)

Hawaii does not have any designated rivers.

EXPLORE DESIGNATED RIVERS



Hawaii

Choose A River

Dark and foreboding one minute, sun-drenched and exploding with color the next, tropical rivers span every mood.



There are no Wild and Scenic Rivers in the CNMI.

WB ESTATES, CHALAN PIAO

SCOPE OF WORK



D&A Construction

PO Bcx 502754 Saipan MP 96950 • Telfax: (670) 234-9942 • Cel: (67C) 483-9942
E-mail: lpzenterprizes@yahoo.com

February 9, 2023

Mr. WAYNE PANGELINAN, OWNER

Chalan Piao
Saipan, MP 96950

Re : Cost Proposal for Construction of 2-Unit Two Bedroom Full Concrete One Story Duplex House.

Dear Mr. Pangelinan,

We are please to submit our price proposal for construction of Regular 2-Units Two Bedroom Full Concrete One Story Duplex House located in Lot No. 456-I, Chalan Piao, Beach Road, Saipan.

The scope of work includes furnishing of labor, supervision, materials, equipment, and consumables to complete the works in accordance with NMHC CDBG-DR Program and Owner's requirement and specifications.

Scope of Works:

1. Site Clearing, Grubbing, and Erosion Control and demolition of existing structure.
2. Excavation, backfilling, compaction testing of sub-base for wall and column footings.
3. Fabrication and installation of forms and rebars for wall and column footings.
4. Concrete pouring of 3,000 psi ready mix concrete for column and wall footings.
5. Backfilling, compaction, and testing of sub-base for slab on grade.
6. Concrete pouring of 3,000 psi ready mix concrete for slab on grade with wire mesh reinforcement.
7. Construction of 4", 6" & 8" cmu walls with #5 vertical bars 16" o.c. and #4 horizontal bars @ every two layers grout all cells
8. Fabrication and installation of forms and rebars for lintel beams, columns, roof beams and roof slab.
9. Concrete pouring of 3,000 psi ready mix concrete of lintel beams, columns, roof beams, and roof slab.
10. Plastering of new cmu wall, concrete columns, beams, roof slab ceiling and fascia.
11. Electrical works including electrical conduits, wirings, panel box, weather head, meter socket, receptacles, lighting fixtures, smoke detector, communications, switches, grounding and all appurtenances as per plan.
12. Plumbing works including cold and hot waterline, sewer pipeline, vents and cleanouts.
13. Supply and install plumbing fixtures at restroom, kitchen sink, & accessories.
14. Supply and install of new interior and exterior doors including accessories with paint finish as per door scheduled.
15. Supply and install new sliding windows with 3/16" thick safety glass on aluminum anodized frame.
16. Supply and install new 24" x 24" cermic floor tiles at living room, dinign room, bedroom and kitchen.
17. Supply and install new ceramic floor and wall tiles at bathroom.
18. Fabrication and install bedroom closet with paint finish as per plan.
19. Fabrication and install kitchen countertop and cabinets with paint finish.
20. Painting of interior & exterior wall, ceiling, fascia and all exposed concrete with one coat primer and two coats of latex paint finish.
21. Supply and apply two coats of elastomeric roof coating to all new concrete roof surfaces.
22. Apply soil termite pest treatment to sub-base backfill of wall and coulumn footings and slab on grade.

- 23. Supply and install aluminum typhoon shutters on all windows.
- 24. Connect to sewer line the new constructed building, including restoration of asphalt pavement.
- 25. Preparation of permit application and fee for DPW Building Code, Zoning, & BECQ.
- 26. Cleaning and hauling all debris to designated disposal area.

TOTAL COST PROPOSAL: \$ 240,000.00 (Two Hundred Forty Thousand Dollars)

Terms and Conditions:

1 Terms of Payment:

- 1.1 First Payment: Upon completion of excavation, backfilling, compaction and concrete pouring of wall and column footings, install project sign board (10%) \$ 24,000.00
- 1.2 Second Payment: Upon completion of concrete pouring of slab on grade, cmu walls, lintel beams (25%) \$ 60,000.00
- 1.3 Third Payment: Upon completion of plastering, plumbing & electrical rough-in, concrete pouring of columns, beams, and roof slab (25%) \$ 60,000.00
- 1.4 Fourth Payment: Upon completion of Painting, install doors & windows, floor tiles Kitchen countertop and cabinets, closets and plumbing & electrical finish, septic tank and leaching field (25%) \$ 60,000.00
- 1.5 Final Payment: Upon completion of all construction, acceptance for occupancy, and submission of a Final Lien Waiver and Release from the contractor, builder's warranty, termite treatment certification, geotesting results, DEQ IWDS certificate, and certificate of acceptable from homeowners (15%) \$ 36,000.00

2 Performance & Payment bond, Builders Risk included on our cost proposal

3 Time of Performance: Works will be completed with in 180 caledar days upon issuance of Notice to Proceed.

4 Preparation of drawings, design, and A&E stamp.

5 Exclusions:

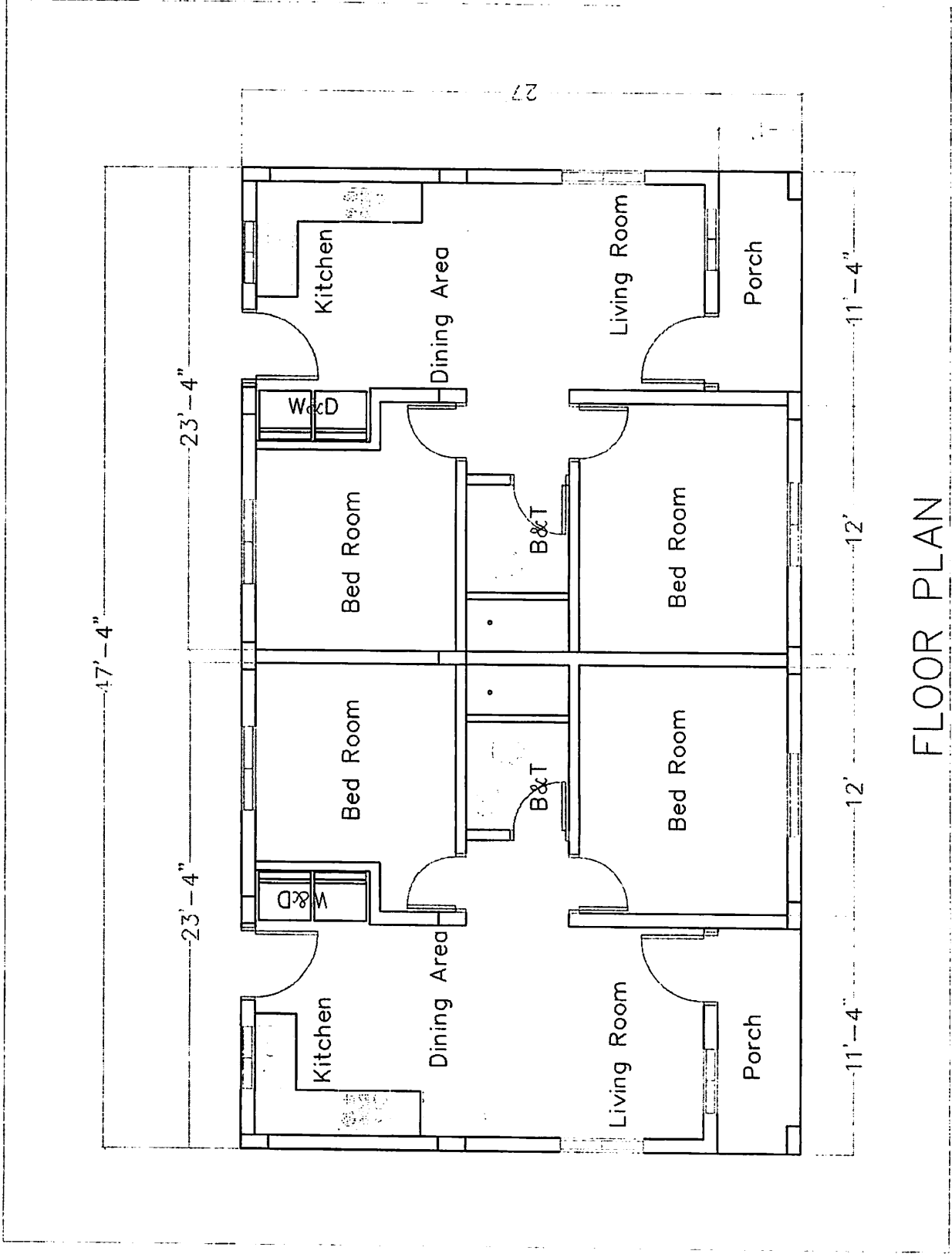
- 5.1 Any additional works not mentioned on above scope of works.
- 5.2 Survey of lot plan not included on our scope of works.
- 5.3 Supply and install typhoon shutter on exterior main entrance and rear exit doors.

Respectfully Submitted;

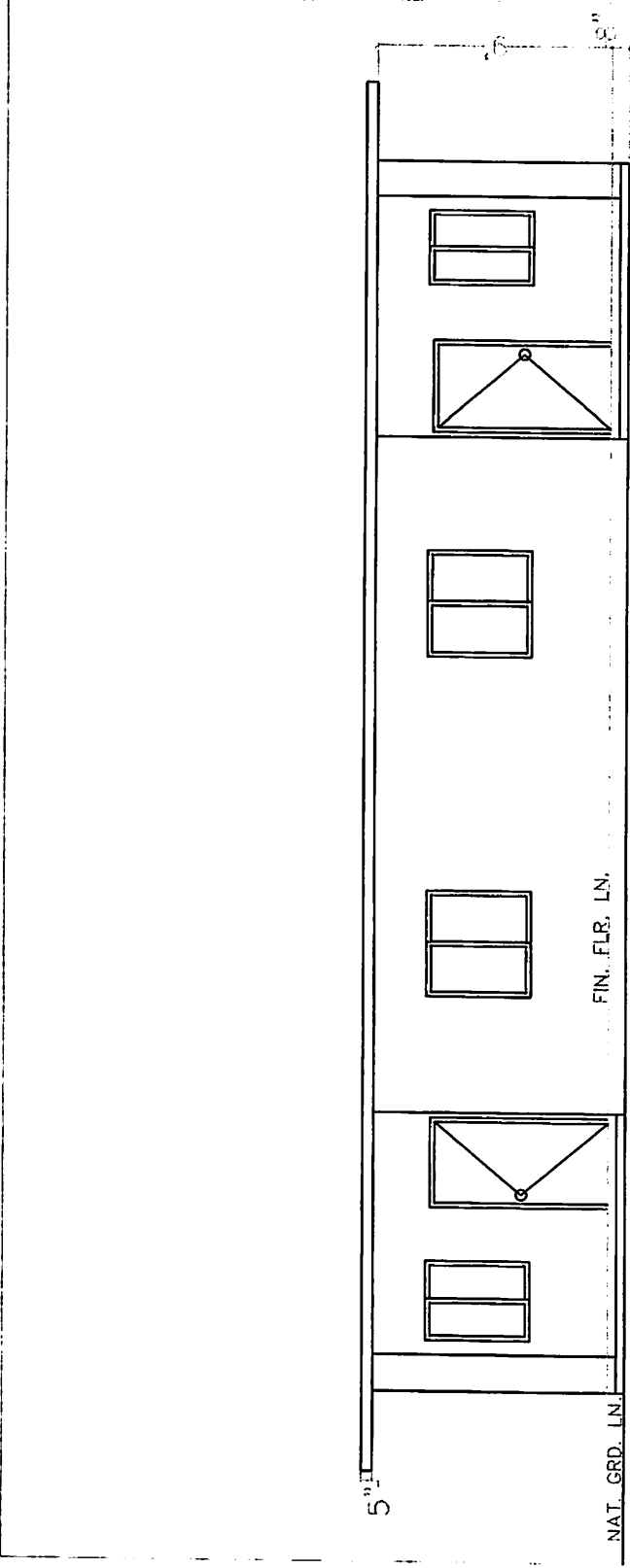
Approved and Accepted By:


Edward Navarro
General Manager

Print Name & Sign Above



FLOOR PLAN



FRONT ELEVATION

REPORTS

APPLIED ARCHAEOLOGY, INC.
ARCHAEOLOGICAL SURVEY REPORT

Report Title: Survey of An Affordable Rental Housing Site in Dandan, Saipan for the Northern Marianas Housing Corporation, CDBG-DR

Work Order #: ARH-05-2023

Island: Saipan

Village: Chalan Piao

Lot/Tract Number: 012 I 05

GPS Coordinates: N 15.137862, E 145.699407

Lot Size: 927 square meters (0.0927 ha)

Applicant Name: Waynold V. and Yvonne R. Pangelinan

Program Type: NMHC CDBG-DR Affordable Rental Housing

Principal Investigator: Michael F. Dega, Ph.D.

NMHC Field Representative: Raymond Palacios

Field Inspection by: Joseph Farrugia and D. Perzinski. **Inspection Date:** Feb. 23, 2023

Report Prepared by: D. Perzinski, J. Farrugia, M. Dega **Report Date:** March 6, 2023

Evaluation: Potential to Affect Historic Properties

Recommendations: Archaeological Testing and Monitoring

Description of the Undertaking: The proposed undertaking would consist of the construction of an affordable rental housing complex and may include excavation for the foundation and installation of associated utilities. The work may also entail asphalt removal, and grading/filling activities required for the project. This activity has been found to meet the definition of an undertaking pursuant to Title 36 Code of Federal Regulations § 800.16(y). As a result, Northern Marianas Housing Corporation is required to comply with Section 106 of the NRHP.

The project area of potential effect (APE), findings previous archaeological research, and historic background are illustrated in Figures 1 through 17.



Figure 1: Aerial image showing the location of APE (Google Earth, 2022).

RESULTS OF FIELDWORK:

Methods: Archaeological field inspection, 100% pedestrian survey and one shovel test pit.

Topography of Survey Area: The APE is located on the Western Coastal Plain on a level lot off of Beach Road. The lot is fully developed with little exposed ground surface.

Elevation: 3 meters

Soils: Young (1989) classifies the soil as Shioya that are described as “Very deep, excessively drained, level to nearly level soils; on coastal strands... formed in water deposited limestone sand” (Young, 1989:7-8).

A single shovel test pit (STP) was excavated in the northeast corner of the lot to a depth of 67 cm at which time the unit was stopped due to collapse (Figure 13 and 14). The subsurface sediments exposed during shovel testing consisted of:

Stratum I: 0-3 cm; 7.5 YR 4/2 (dark brown) silt sand that contained a mix of modern trash and decaying organic material; lower boundary is clear and smooth.

Stratum II: 3-67 cm; 7.5 YR 6/4 (light brown) sand; contains historic refuse and marine invertebrate midden; stratum appears mixed and previously disturbed; to base of excavation.

Vegetation: Vegetation in the APE was a mix of tangantangan, sugarcane, papaya, *Albizia*, coconut, *Dracaena*, moringa, kadena di amor, noni and large cassava.

Has the APE been disturbed? If yes, describe:

Previous disturbances have occurred in the project area since at least the Japanese era. The land in pre-War times was agricultural as seen in Figure 16 below. WWII combat operations fell directly upon the APE with its location just inland from the invasion beach Yellow Beach 1. Following the war, and subsequent U.S. military reconstruction shows the APE across Beach Road from large, beachfront military installations (Figure 17), though it does not appear that the APE was developed. Later historic and modern development of the garment industry buildings and more recently as a residence with several additions added to the structure have further impacted the ground surface.

Survey Results:

The pedestrian survey was conducted on February 15, 2023, and included confirming the lot boundaries, photo documentation of the property and written documentation of the conditions and environment of the APE.

The lot is bounded by an access road to the north and south, Beach Road to the west and a residence to the east. The APE is almost entirely covered by a main concrete structure and additional wooden and concrete block add-ons. The undeveloped portion of the APE is covered in trash and overgrown plants and trees.

A single shovel test pit revealed a previously disturbed sand horizon that contained a mix of historic (likely WWII) and prehistoric cultural material (midden). The STP was excavated to 67 cm below surface with cultural materials being encountered within the upper 10 cm through the base of excavation.

Pedestrian inspection did not identify any surface sites or deposits or any structures that were over 50 years old. The highly disturbed and developed nature of the APE did not allow for any substantial subsurface testing which may reveal additional near surface deposits like those seen in STP 1.



Figure 2: Lot 012 I 05 View east of lot from across Beach Road (photo: J. Farrugia 2/23/2023).



Figure 3: Lot 012 I 05 View southeast of northwest corner of property (photo: J. Farrugia 2/23/2023).

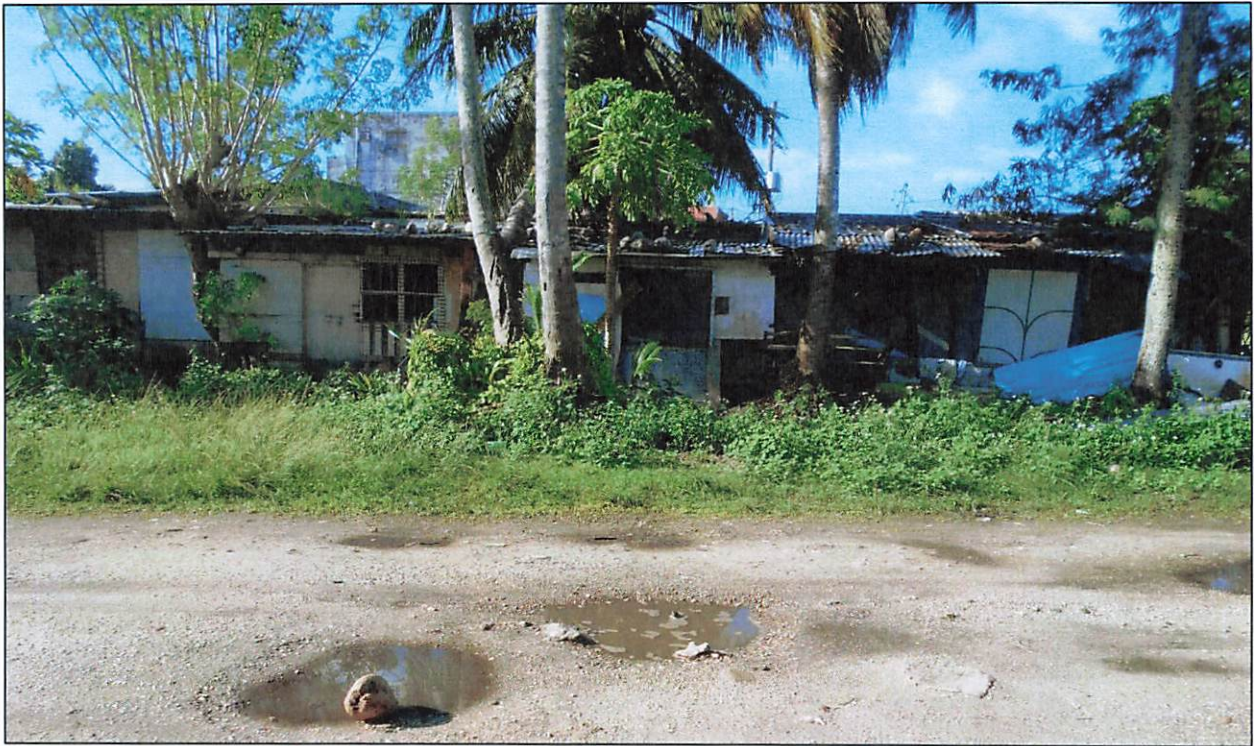


Figure 4: Lot 012 I 05 View south of side of structure from dirt road 15m east of Beach Road (photo: J. Farrugia 2/23/2023).



Figure 5: Lot 012 I 05 View east of southwest corner of the lot from the shoulder of Beach Road (photo: J. Farrugia 2/23/2023).



Figure 6: Lot 012 I 05 View north from southeast property corner (photo: J. Farrugia 2/23/2023).



Figure 7: Lot 012 I 05 View north of southeast corner at the rear of structure (photo: J. Farrugia 2/23/2023).



Figure 8: Lot 012 I 05 View north of patio along the rear of structure (photo: J. Farrugia 2/23/2023).



Figure 9: Lot 012 I 05 View north of northeast corner of structure (photo: J. Farrugia 2/23/2023).



Figure 10: Lot 012 I 05 View south of northeast corner of lot from dirt road (photo: J. Farrugia 2/23/2023).

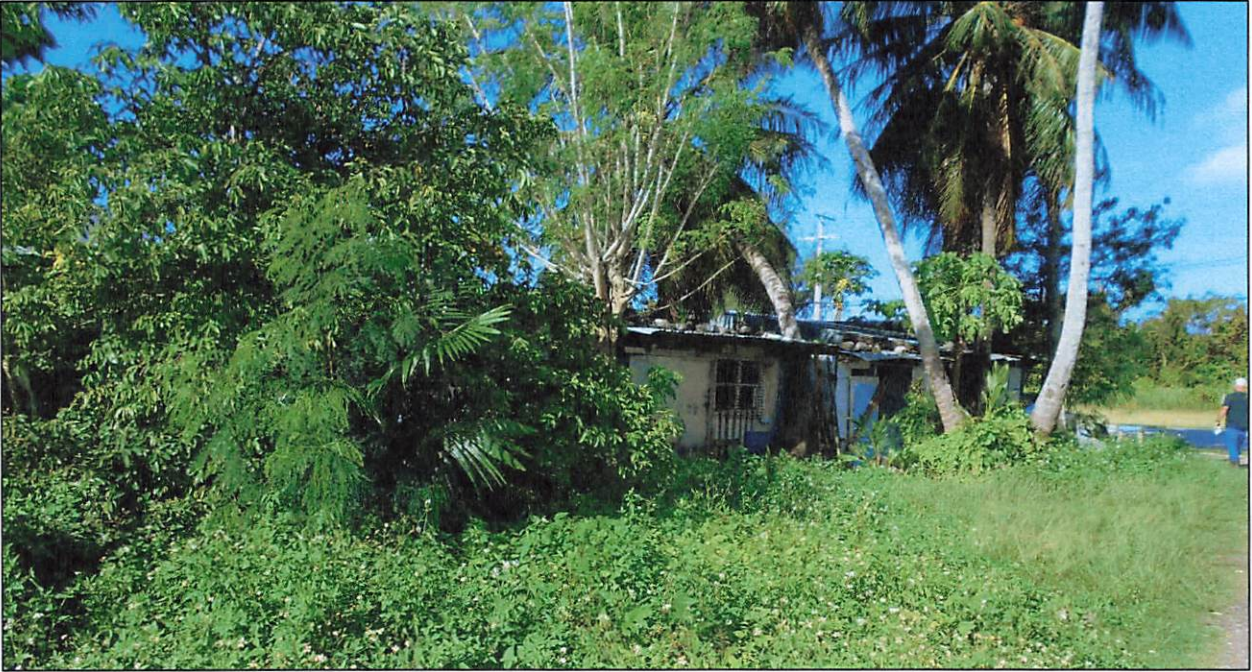


Figure 11: Lot 012 I 05 View west from northeast corner of lot (photo: J. Farrugia 2/23/2023).



Figure 12: Lot 012 I 05 View east of two patios along Beach Road side of structure (photo: J. Farrugia 2/23/2023).



Figure 13: Lot 012 I 05 STP #1 at 67 cmbs; contained invertebrate midden and historic trash (photo: J. Farrugia 2/23/2023).



Figure 14: Lot 012 I 05 Cultural material recovered from STP #1 (photo: J. Farrugia 2/23/2023).

SURVEY FINDINGS

Eligible Properties: 0

Isolates: 0

LITERATURE SEARCH:

Previous Inventories:

Within APE: 1

Within 500 meters: 3

Previously Recorded Sites:

Within APE: 2

Within 500 meters: 4

NRHP of NHL Sites

Within APE: 1 (Landing Beaches- Yellow 1)

Within 500 meters: 0

Within HPO Archaeological Sensitivity Zone? Yes

SUMMARY OF FINDINGS:

Per 36 CFR §800.4(b)(1), Applied Archaeology made reasonable and good faith identification efforts to determine if any historic properties exist within or near the area of potential effect. The research included literature searches of previous archaeological studies in Saipan and searches on the NRHP and National Historic Landmark databases. Applied Archaeology also conducted a pedestrian survey and pre-construction inspection to identify any existing sites or deposits and evaluate the undertaking's potential to affect historic properties within the APE.

Chalan Piao is the location of numerous previously documented historic and prehistoric sites (Figure 15). This portion of Saipan has been researched since Alexander Spoehr first identified Marianas Redware pottery near the APE in the 1950s and recognized it had a distinctly different ceramic assemblage than later periods of settlement.

In 1980, the Pacific Studies Institute (PSI) conducted an archaeological and historical resource survey of the Susupe-Chalan Kanoa Flood Control Study Area for the U.S. Army Engineer Division (Thomas and Price 1980). The project encompassed large swaths of land between Lake Susupe and the coastline with three loci of prehistoric cultural material located during the study. Locus A and B were located far north of the APE and consisted of Latte Period ceramic and midden scatters. Locus C encompassed the APE and two sites 200-300 m south of the APE were estimated to have been occupied in the pre-Latte and Latte periods. The study also identified forty-three structures of probable historic significance eligible for inclusion in the National Register either individually or as a historic district. The structures were predominantly from the Japanese colonial

period and included 23 dwellings, 10 structures from a Japanese communications complex, and various other industrial buildings, bunkers, and catchment tanks (Ibid).

Just south of the APE, salvage excavations by Micronesian Archaeological Research Services recovered an abundance of cultural material that included shell midden, pottery, lithics and shell artifacts (Moore et al. 1992). Further analysis by Amesbury et al. (1996) found the deposit to be an example of an early pre-latte occupation radiocarbon dated to 1731–1226 BC (Amesbury et al. 1996). Analysis of marine shell midden yielded a high percentage (over 90% by weight) of bivalves, primarily *Anadara antiquata*, *Gafrarium pectinatum* and *Tellina palatam*, within the earliest deposits of both units (Moore et al., 1992:89). In the upper, more recent levels of the stratum, *A. antiquata* shell decreases steadily from a high of 60% by weight in the oldest deposits to 38% in the later deposits (Ibid.).

Approximately 500 m north of the APE, archaeological investigations were conducted at Chalan Kanoa Elementary School (now William S. Reyes Elementary School) for a remedial action plan on the 12-acre campus. Two sites (SP-4-0770 and SP-4-0771) were documented during the work and were interpreted as pre-World War II Japanese trash pits (SP-4- 0770) and an early pre-latte deposit (SP-4-0771) (Cleghorn and McIntosh, 2002). The -0771 deposit contained a ceramic and marine shell midden assemblage that were consistent with an early pre-Latte Period occupation and was radiocarbon dated to c. 3,000 BP. The pottery consisted of Marianas Redware that had examples of incising and lime-impressed lines, while the marine invertebrate midden was dominated by bivalves (Ibid). The high percentage of *Anadara* is indicative of mangrove forest, a once common coastal habitat during the mid-Holocene highstand c. 5,000-1,500 BP (Dickinson, 2003). *Anadara* has also been found in other deposits in Saipan that were dated to the early pre-Latte Period (Moore et al. 1992; Butler, 1995; Carson and Hung, 2017).

Additional human remains and a Latte Period cultural layer were encountered while excavating for fiber optic cable at Hopwood Middle School, 250 m north of the APE. No report was produced on the findings, but field notes revealed that several Latte Period burials and an intact cultural layer were found along several meters of utility trenches (notes on file at CNMI-HPO).

The current pedestrian survey of the APE failed to document any structures, features or deposits over 50 years old. No surface traces of prehistoric or historic land use were found, though previous archaeological research and historic documents show that both occurred near or within the APE. The lack of any prehistoric deposits is likely the result of massive historic land disturbance first from the conversion of natural forest and grassland into agricultural fields, and later from modern development and construction activities.



Figure 15: Image showing locations of previously archaeological research near the APE.

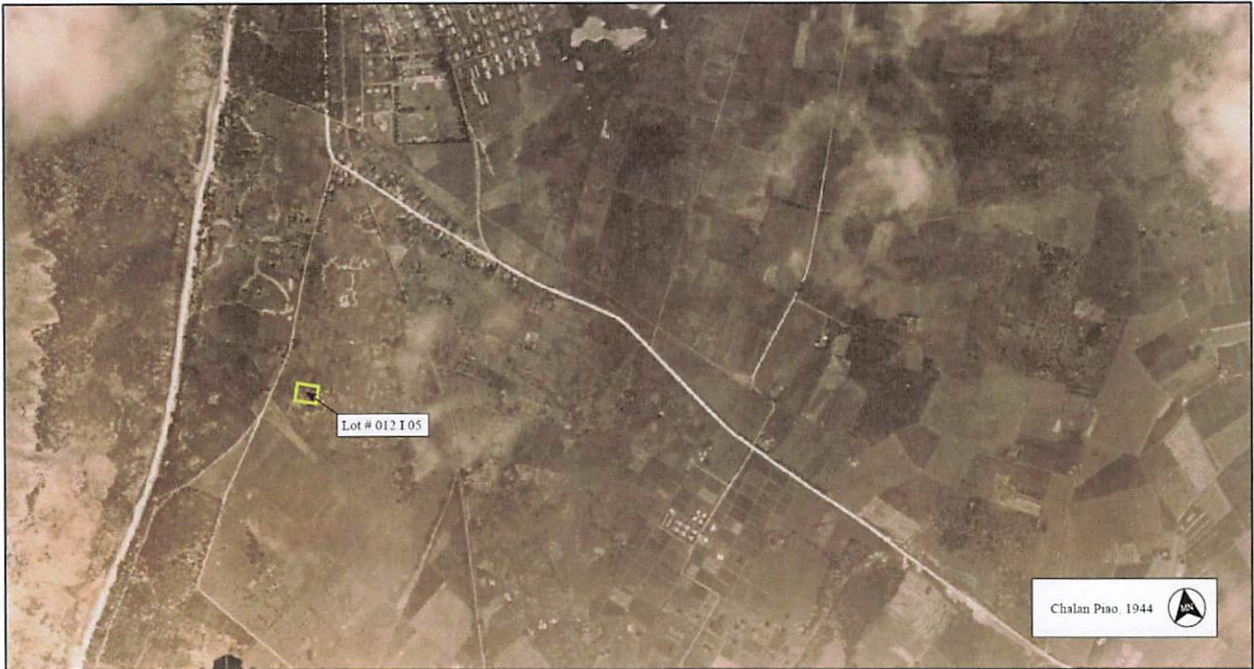


Figure 16: Aerial reconnaissance photo of Chalan Piao in 1944 showing location of APE.



Figure 17: 1945 aerial reconnaissance photo showing location of APE across road from major military installations.

EVALUATION AND RECOMMENDATION:

An archaeological assessment and pedestrian survey with subsurface testing was conducted on February 23, 2023 by Applied Archaeology. No surface sites were encountered, though one STP yielded positive results for historic and prehistoric cultural material. A literature review found numerous studies that have identified that both prehistoric and historic land use has occurred within and around the APE. Based on available records, the existing structure within the APE does not meet the 50-year requirement for consideration for listing in the NRHP.

Based on the above findings, Applied Archaeology finds that the proposed undertaking has the **POTENTIAL TO AFFECT HISTORIC PROPERTIES** during the construction of the proposed rental housing units. To mitigate any adverse effect to potential sites or deposits within the APE, additional **ARCHAEOLOGICAL DATA RECOVERY TESTING** and **ARCHAEOLOGICAL MONITORING** are recommended prior to and during any subsurface construction activities within the APE. If during the course of any unmonitored construction activities any archaeological or historic sites or deposits are encountered, all construction activities will cease. HPO will be notified of the find and work will cease until measures are taken to minimize or reduce harm to the site or deposit

Signature of Principal Investigator:



Michael F. Dega, Ph.D., Applied Archaeology

REFERENCES

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NORTHERN MARIANAS HOUSING CORPORATION
COMMUNITY DEVELOPMENT BLOCK GRANT- DISASTER RECOVERY (CDBG-DR)
OFFICE

Date: February 21, 2023

Contractor: APPLIED ARCHAEOLOGY LLC

Reference: COST PROPOSAL FOR NMHC CDBG-DR Affordable Rental Housing
Per Contract #NMHC 2022-019; DR ARH 005-2023 Chalan Piao, Saipan, CNMI

Archaeological Survey for:

Chalan Piao Lot No. 012 1 05 Waynold V. and Yvonne R. Pangelinan \$4,720.63

Total DR ARH 003-2023.....\$4,720.63

Submitted By: Michael Dega, Ph.D., Owner, Applied Archaeology, LLC

Approved By: Jesse S Palacios, Corporate Director, NMHC

Approval Date

2/22/23

Note: This proposal is being submitted for approval by the Corporate Director of NMHC prior to the commencement of services. Copy of approved cost proposal together with the work order must be included with invoice for payment.

This proposal includes the following breakdown of costs:

Fieldwork (labor) = \$1,008.00

Per diem = \$345.00

Writing/Lab/Drafting = \$2,290.00

Editing/PI Edit/Production = \$918.00

Tax (3.5%) = \$159.63



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


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

WORK ORDER

Date: February 14, 2023

Vendor: Applied Archaeology

Work Order Number: DR ARH 005-2023

Requested By: Housing Supervisor, Catherine S. Sablan 

Division: NMHC CDBG-DR Affordable Rental Housing

Work Description: Production of Cost Proposal for Approval Per Contract No. NMHC 2022-019
To Be Completed Within Ten (10) Business Days – Wednesday, March 1, 2023


Lot/Tract Number	Location	Applicant(s) Name
Lot No. 012 I 05	Chalan Piao, Saipan	Waynold V. and Yvonne R. Pangelinan

Manager Approval:

 2/15/23

Melvin B. Sablan, Housing Administrator

Concurred By:

 02/15/23

Jonathan I. Arriola, Project Manager

Note: This work order form shall be submitted to the contractor to produce a cost proposal for approval. Upon approval of the cost proposal by the Corporate Director, the contractor shall commence services. Contractor shall include the work order as part of their submission request for payment. Failure to submit this work order with the payment request shall result in the delay of timely payment to the Contractor.



“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



Waynold V. and Yvonne R. Pangelinan (WB Estates, Chalan Piao)
Chalan Piao, Saipan, MP 96950
Lot Number 012 I 05



Waynold V. and Yvonne R. Pangelinan (WB Estates, Chalan Piao)

Chalan Piao, Saipan, MP 96950

Lot Number 012 105



Waynold V. and Yvonne R. Pangelinan (WB Estates, Chalan Piao)

Chalan Piao, Saipan, MP 96950

Lot Number 012 1 05

