



U.S. Department of Housing and Urban  
Development

451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov/espanol.hud.gov](http://www.hud.gov/espanol.hud.gov)

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

### Project Information

**Project Name:** Construction of Classrooms and Laboratories  
(Subrecipient: Northern Marianas College)

**Responsible Entity:** Northern Marianas Housing Corporation (NMHC)

**Grant Recipient** (if different than Responsible Entity): Commonwealth of the Northern Mariana Islands (CNMI)

**State/Local Identifier:**

**Preparer:** Northern Marianas College

**Certifying Officer Name and Title:** Jesse S. Palacios, Corporate Director, Northern Marianas Housing Corporation

**Grant Recipient** (if different than Responsible Entity):

**Consultant** (if applicable): N/A

**Direct Comments to:**

Rachel Fusco, Capital Improvement Projects Director  
William Torres, Grants Coordinator  
Northern Marianas College (NMC)



NMHC- SAIPAN OFFICE

RECEIVED

By: RF

Date: 1/25/21 4:28p.m

**Project Location:**

The proposed project is located on Tract 21699 and Tract 21699-1, As Terlaje, Saipan.

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

The project will consist of two (2) 2 storey concrete classroom buildings with 16 classrooms each. The 32 state of the art classrooms will accommodate various instructional delivery methods such as active learning classrooms, flexible learning classrooms, hybrid learning / makerspace / studio lab and immersive learning classrooms as needed. The classrooms will be instructional spaces for content ranging from Criminal Justice, Language and Humanities, Liberal Arts, Science, Math, Health, Athletics, Education, to Social Science and Fine Arts. The classroom buildings are aiming for LEED certification with a focus on indoor environmental quality to support student success.

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

The Northern Marianas College (NMC) is seeking assistance under the Community Development Block Grant Disaster Recovery (CDBG-DR) to reconstruct classrooms after the devastating impact of Super Typhoon Yutu. Super Typhoon Yutu made landfall on the islands of Saipan and Tinian on October 24, 2018 and destroyed a majority of NMC's buildings, including 37 out of 39 classrooms. The College aims to construct modern, hardened facilities to continue its essential role of providing workforce training programs to the residents of the Northern Mariana Islands. The Northern Marianas College is the lone U.S.-accredited public institution of higher education in the CNMI. The institution plays a critical role in the local economy because it is the principal conduit for building the Commonwealth's workforce capacity and for expanding its economic base.

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

The Northern Marianas College suffered extensive damage to its main campus facilities. Of the 25 total buildings, 18 sustained severe damage ranging from 70% to 100% damage levels according to preliminary reports from NMC's Facilities Department and FEMA officials. This constitutes an astounding 72-75% destruction rate to the College's facilities. As a result, 1,300 students are currently taking classes in temporary tents that are vulnerable and are highly likely to be damaged in the next typhoon. Additionally, the urgency is compounded by the risk of students possibly leaving the Commonwealth and seeking their college education elsewhere in the mainland U.S. if they continue to take classes in these tents for an extended period of time. Because NMC students contribute millions of dollars every year to the local economy through their federal financial aid, their departure from the CNMI will erode the local economic base and further exacerbate the emigration of highly trained and educated individuals ("brain drain").

### **Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
	CDBG-DR	\$14,678,103.00

**Estimated Total HUD Funded Amount: \$14,678,103.00**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$14,678,103.00**

### **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 or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	<b>Are formal compliance steps or mitigation required?</b>	<b>Compliance determinations</b>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Commonwealth Ports Authority (CPA) has determined that the project site is free from the Runway Protections Zone.  <b>Appendix A</b>
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Division of Coastal Resources Management concurs with the proposed project. The proposed project will be conducted in a manner that complies with the CNMI Coastal Resources Management Program and is consistent with that program.  <b>Appendix B</b>

<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Department of Public Works (DPW) has determined that the project site is not in the Special Flood Hazard Area. Therefore, flood insurance is not required.  <b>Appendix C</b>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b>  Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Bureau of Environmental and Coastal Quality has determined that the project will not affect the air quality at the project site. * The contractors will be required to apply for permits in order to commence construction at the project site.  <b>Appendix D</b>
<b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) & (d)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Division of Coastal Resources Management concurs with the proposed project. The proposed project will be conducted in a manner that complies with the CNMI Coastal Resources Management Program and is consistent with that program.  <b>Appendix B</b>
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Bureau of Environmental and Coastal Quality concurred with the findings of the Northern Marianas College (NMC). There is no suspected contamination of toxic substances at the project site. The project is located in an area that is surrounded by apartments and small businesses.  <b>Appendix D</b>
<b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Division of Fish and Wildlife has determined that the project site is free from any threatened or endangered species.  <b>Appendix E</b>
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site is not located near explosive or flammable hazards.  <b>Appendix D</b>

<b>Farmlands Protection</b>  Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The United States Department of Agriculture Natural Resources Conservation Service has determined that there will be no impact to protected farmlands.  <b>Appendix F</b>
<b>Floodplain Management</b>  Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Department of Public Works (DPW) has determined that the project site is not in the Special Flood Hazard Area. Therefore, flood insurance is not required.  <b>Appendix C</b>
<b>Historic Preservation</b>  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The CNMI Historic Preservation Office (HPO) has determined that the project site has "No Adverse Effect" to significant historic and/or archaeological properties.  <b>Appendix G</b>
<b>Noise Abatement and Control</b>  Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The contractor is required to apply for permits in order to commence construction at the project site. The Bureau of Environmental and Coastal Quality has regulations regarding noise control.  * Construction activities will take place during the day.
<b>Sole Source Aquifers</b>  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no sole source aquifers located in the CNMI.  <b>Appendix H</b>
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Division of Coastal Resources Management concurs with the proposed project. The proposed project will be conducted in a manner that complies with the CNMI Coastal Resources Management Program and is consistent with that program.  <b>Appendix B</b>
<b>Wild and Scenic Rivers</b>	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The CNMI does not have wild or scenic rivers as per the National Park Service ( <a href="http://nps.gov/subjects/rivers/data.htm">nps.gov/subjects/rivers/data.htm</a> ) and the

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		National Wild and Scenic Rivers System (rivers.gov).
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project will not result in disproportionate adverse human health or environmental impacts relative to minority and low-income populations.

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The Saipan Zoning Office has determined that the project is permitted within the "school, public" zoning district. The project is beneficial as it will replace existing typhoon damaged classrooms on the college campus. <b>Appendix I</b>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil information was obtained from the soil survey of the islands of Aguijan, Rota, Saipan and Tinian. The soil survey was compiled by the USDA Soil Conservation Service.

		<p>* The contractor will be required to apply for a permit from the Bureau of Environmental and Coastal Quality to address erosion and sediment control prior to construction work. Additional soil testing will also be required during the design phase to complete the structural design of the classrooms.</p> <p><b>Appendix J</b></p>
Hazards and Nuisances including Site Safety and Noise	2	The contractor will be required to apply for permits through the Department of Public Works (DPW) in order for the construction to commence. The permitting agencies will provide guidance to the contractor to prevent hazards, noise reduction, and site safety.
Energy Consumption	2	The project will consist of two (2) 2 storey concrete classroom buildings with 16 classrooms each. The project will follow the 2018 International Building Code and is targeting LEED certification to ensure that the building is energy efficient.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	The project will consist of two (2) 2 storey concrete classroom buildings with 16 classrooms each. The construction activity may provide job opportunities to CNMI residents. The knowledge and skills obtained in the the CDBG-DR funded classrooms will definitely lead to employment and job opportunities.
Demographic Character Changes, Displacement	1	The project is beneficial as it will replace existing typhoon damaged classrooms on the college campus. The construction of the classrooms will not affect the demographics or cause displacement.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	1	The project will be a beneficial addition to the Northern Marianas College (educational facility).
Commercial Facilities	1	The project will be a beneficial addition to the commercial facilities adjacent to the Northern Marianas College. The

		students will be likely patrons of local businesses in the area.
Health Care and Social Services	2	The project will not affect any health care or social services.
Solid Waste Disposal / Recycling	2	The project will not affect any solid waste disposal and recycling facilities.
Waste Water / Sanitary Sewers	2	The project will not affect any waste water or sanitary sewer facilities.
Water Supply	2	The project will not affect any water supply facilities.
Public Safety - Police, Fire and Emergency Medical	2	The project will not affect public safety facilities.
Parks, Open Space and Recreation	2	The project will not affect parks, open space or recreation.
Transportation and Accessibility	2	The project will not affect any transportation facility. The project is located at an existing college campus with easy access. The project will conform to the standards of the CNMI Zoning law.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The project will not affect the unique natural features or water sources at the project site. The project site has been developed and the new classrooms are replacements for existing typhoon damaged structures.
Vegetation, Wildlife	2	The project will not affect vegetation or wildlife. The project site has been developed and the new classrooms are replacements for existing typhoon damaged structures.
Other Factors	2	The project has been determined to be free from any environmental impacts. The contractors will comply with guidance from the permitting agencies in order for construction to commence.

**Additional Studies Performed:**

N/A - There is no significant impact to the environment for this project. All regulatory agencies were consulted in preparation of the Environmental Assessment.



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

Field Inspection was completed on December 3, 2020 by Ms. Rachel Fusco, NMC Capital Improvement Project Director

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

- ◆ Commonwealth Ports Authority (CPA)
- ◆ Department of Public Works (DPW)
- ◆ Division of Environmental Quality (DEQ/BECQ)
- ◆ Coastal Resources Management (CRM/BECQ)
- ◆ Division of Fish and Wildlife (DFW/DLNR)
- ◆ USDA-Natural Resources Conservation Services (NRCS)
- ◆ CNMI Historic Preservation Office (HPO)
- ◆ Region 9 documentation on Designated Sole Source Aquifers from EPA
- ◆ Documentation from the National Park Service for Scenic Rivers in the CNMI
- ◆ Zoning Board
- ◆ Soil Survey Documentations from USDA Soil Conservation Services

**List of Permits Obtained:**

There will be no permits to be obtained at this time but prior to the construction of the project the Contractor will be responsible to apply for a Building Permit from the Department of Public Works. The Contractor will also be required to secure a "One Stop Permit" that will be issued by the Bureau of Environmental and Coastal Quality. The subrecipient has also secured Section 106 clearance.

**Public Outreach [24 CFR 50.23 & 58.43]:**

**Cumulative Impact Analysis [24 CFR 58.32]:**

There will be no significant impact to the environment due to the construction of classrooms and laboratories. This project will be closely monitored by the permitting agencies to ensure that requirements are met. The Department of Public Works (DPW) will be monitoring the project to insure that Building Code requirements are met. The newly constructed classrooms will replace the recently demolished, typhoon damaged classrooms that were previously on site.

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

There is no significant impact to the environment as a result of this project.

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

N/A

**Summary of Findings and Conclusions:**

The project will not impact the environment. The NMC is the sole provider of higher education in the CNMI. The new classrooms will benefit the NMC students for years to come.

**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.

- Prior to construction the contractor will be required to apply for all necessary permits in order to commence construction work.
- NMHC and the NMC will closely monitor the project to ensure that the contractor complies with the scope of work and permit requirements from the regulatory agencies.

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: Rachel Fusco Date: 1/25/2021

Name/Title/Organization: Rachel Fusco, NMC Capital Improvement Projects Director

Concurred By: Joselyn Muma Date: 1/25/2021  
Joselyn Muma, Office Manager

Name/Title/Organization: Northern Marianas Housing Corporation

Certifying Officer Signature: [Signature] Date: 1/26/21

Name/Title: Jesse S. Palacios, Corporate Director, Northern Marianas Housing Corporation

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



# Commonwealth Ports Authority

Francisco C. Ada/Saipan International Airport

PO BOX 501055 • SAIPAN • MP • 96950

Phone: (670) 237-6500/01

Fax: (670) 234-5962

E-Mail Address: [cpa.admin@pticom.com](mailto:cpa.admin@pticom.com)

Website: <https://cnmports.com>



December 9, 2020

Mr. Frankie M. Eliptico  
Interim President  
Northern Marianas College  
PO Box 501250  
Saipan, MP 96950

Dear Mr. Eliptico:

Subject: Request for Determination of Effect  
Lot No. TR.21699-R3  
Northern Marianas College, Saipan

This is in reference to your letter dated December 3, 2020 requesting for Determination of Effect for the above-referenced lot number. After review of the lot and its location, we found it to be free from the Runway Clear Zones. As such, the determination of effect is hereby given.

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

Sincerely,

CHRISTOPHER S. TENORIO  
Executive Director

cc: Airport Manager



# Northern Marianas College

## Office of the President

P.O. Box 501250 • Saipan, MP 96950 U.S.A.

Phone: (670) 237-6700 • Fax: (670) 234-1270

[www.marianas.edu](http://www.marianas.edu)

-td

December 3, 2020

NMC Corr. no. 20-059

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

Re: Request for a Determination of Effect

Dear Mr. Tenorio,

Northern Marianas College (NMC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for the proposed construction of two (2) two-story classroom buildings that will replace the 37 classrooms that were destroyed during Super Typhoon Yutu in 2018. The proposed project site is located on the island of Saipan, specifically on lot number TR.21699-R3 (please see attached maps for reference).

The proposed project will be funded by the Department of Housing and Urban Development (HUD) through the Community Development Block Grant - Disaster Recovery (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 Airport Clear Zones and Accident Potential Zones 24 CFR 51d for the location mentioned above.

If you have any questions or concerns, please do not hesitate to contact me or Ms. Rachel Fusco at [rachel.fusco@marianas.edu](mailto:rachel.fusco@marianas.edu).

Sincerely,

Frankie M. Eliptico  
Interim President





Island of Saipan  
Commonwealth of the  
Northern Mariana Islands

Northern Marianas  
College (2009,  
photo from Google Earth)



Figure 2. Proposed project site location on the main NMC campus on Saipan

**Saipan parcels**

Owner

Lot ID TR.21699-R3

Zoom to

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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 501300, Saipan, MP 96950  
Tel: (670) 664-8300, Fax: (670) 664-8313  
[www.cnm.gov](http://www.cnm.gov)



Janice E. Castro  
Director, DCRM

December 22, 2020

Ref No: PRM21-020

Mr. Frankie M. Eliptico  
Interim President  
Northern Marianas College  
P.O. Box 501250  
As Terlaje, Saipan 96950

**Re: Request for Determination of Effect**

Dear Mr. Eliptico,

The Division of Coastal Resources Management (DCRM) is in receipt of your letter dated December 3, 2020 requesting for a determination of effect for the proposed construction of two 2-story classroom buildings on the Northern Marianas College (NMC) campus in As Terlaje, Saipan. As stated in your letter, the buildings will be replacing the 37 classrooms that were destroyed during Super Typhoon Yutu in 2018. The project is located on Lot No. TR.21699-R3 and will be funded by the Department of Housing and Urban Development (HUD) through the Community Development Block Grant – Disaster Recovery (CDBG-DR).

Based on our partial assessment of your proposal, including the attached vicinity maps and photos of the project site, DCRM anticipates that the project is not likely to have a significant adverse effect to coastal resources. However, this partial assessment does not constitute a final determination of effect until a full proposal with all required documents are submitted to DCRM for a thorough review. In light of NMC's anticipated funding by the Department of Housing and Urban Development, DCRM has determined the following findings to support its partial assessment as follows:

- (1) Based on general information of the project, the project site is not partially or wholly situated in any of DCRM's designated Areas of Particular Concern (APCs) nor is it within close proximity to an environmentally sensitive area. Therefore, these proposed actions are not subject to a CRM APC permit. *However, this assessment does not serve as DCRM's final determination until a thorough evaluation of the project is performed;*
- (2) As proposed, the project will be primarily conducted within the boundaries of Lot No. TR.21699-R3. The area was previously disturbed with pre-existing buildings that have now been demolished. As a result, DCRM anticipates that the project is not likely to have significant adverse effects on the pattern and type of land use or growth and distribution of population including the character of existing government properties and residential areas;



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

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

Sincerely,



JANICE E. CASTRO  
Director

Division of Coastal Resources Management

cc: Ms. Rachel Fusco  
BECQ Administrator  
DEQ WEEC  
DCRM Enforcement



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



December 22, 2020  
Serial No. PW20-1073

Mr. Frankie M Eliptico  
Interim President  
Northern Marianas College  
Saipan, MP 96950

RE: Determination of Special Flood Hazard Area

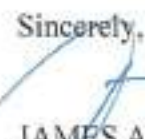
Dear Mr. Eliptico:

This letter is in response to your request received by our office on December 09, 2020 for the determination of Special Flood Hazard Area on lot number TR.21699-R3 as a part of a regulatory compliance checklist regarding a proposed construction of two (2) two-story classroom buildings in the island of Saipan.

After a thorough review of the Flood Insurance Rate Map (FIRM Panel No. 6900000045C) and other source materials, this office has determined that the aforementioned lot is **NOT** in the Special Flood Hazard Area. See attached map.

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

Sincerely,

  
JAMES A. ADA  
Secretary of Public Works

cc: Building Safety Code Division



Island of Saipan, CNMI

Northern Marianas College







# Northern Marianas College

## Office of the President

P.O. Box 501250 • Saipan, MP 96950 U.S.A.

Phone: (670) 237-8700 • Fax: (670) 234-1270

[www.marianas.edu](http://www.marianas.edu)

December 2, 2020

NMC Corr. no. 20-061

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



Re: Request for Concurrence of Determination of Effect

Dear Mr. Arriola,

Northern Marianas College (NMC) is in the process of preparing the Environmental Assessment Statutory Checklist (24 CFR § 58.36) for the proposed construction of two (2) two-story classroom buildings that will replace the 37 classrooms that were destroyed during Super Typhoon Yutu in 2018. The proposed project site is located on the island of Saipan, specifically on lot number TR.21699-R3 (please see attached maps for reference).

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

NMC has determined that there is no effect on the following:

**a. Impact of the project on air quality:**

*-NMC has determined that there will be no impact on air quality.*

**b. Proximity to any known or suspected sites contaminated with toxic chemicals or radioactive materials:**

*-NMC has determined that there is no suspected or visual indication of toxic chemicals or radioactive materials located at the project site.*

**c. Project involved in development of noise sensitive uses or within a major roadway or railroad:**

*-NMC has determined that the project is not involved in the development of noise sensitive uses or is within a major roadway or railroad.*

**d. Separation from ground explosive or flammable fuel or chemical containers:**

*-NMC has determined that the project site is located at an acceptable separation distance from any above ground explosive or flammable fuel or chemical containers. The project will not expose such hazards to people or buildings.*

Upon agreement of our determination please sign below indicating concurrence of your agency.

If you have any questions or concerns, please do not hesitate to contact me or Ms. Rachel Fusco at [rachel.fusco@marianas.edu](mailto:rachel.fusco@marianas.edu).

Sincerely,



Frankie M. Eliptico  
Interim President

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Division of Environmental Quality Concurrence:

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



Jonathan Arriola, Director  
Division of Environmental Quality

12/11/2020  
Date:



island of Saipan  
Commonwealth of the  
Northern Mariana Islands

Northern Marianas  
College (2009,  
photo from Google Earth)



Figure 2. Proposed project site location on the main NMC campus on Saipan



**Saipan parcels**

Owner

Lot ID TR21699-R3

Zoom In

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## Northern Marianas Housing Corporation (NMHC) Request

### LOTS:

- **Lot No. TR.216990-R3 (As Terlaje) – Northern Marianas College**

1. **Explosive or Flammable Operations:** The project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemical 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.

### BRANCH: Storage Tanks (TANKS)

- No concerns in regards to the lot in question. However, NMC does have a total of (2) Aboveground Storage Tanks, one 1,500-gallon double-wall AST for diesel fuel, and one 750-gallon single-wall AST for diesel fuel. There are both permitted ASTs under the **Permit No. S-124-17-032**.
  - Permit was issued in September 15, 2017, and is valid for (5) years – expires on September 15, 2022.
  - If NMC has plans to get new storage tanks as part of the campus renovation, please ensure that the NMC personnel responsible for maintaining the ASTs to work with our Storage Tanks team (664-8511/06) to guide through the process. New tanks or replacing of piping require a AST Permit to Install, followed by a AST Permit to Operate.
  - NMC can contact the Storage Tanks team at 664-8511/06, and ask for Jason Reyes (Env. Technician), Jacob Lizama (Env. Specialist), and/or Robert Deleon Guerrero (Manager) for assistance.
2. **Toxic/Hazardous/Radioactive, Material, Contamination, Chemical or Gases:** That the project does not involve new development for habitation; OR the project involves new development for habitation but is not located within one mile of an NPL (“Superfund”) site, within ½ mile of a CERCLIS site, nor adjacent to any other known or suspected sited contaminated with toxic chemicals or radioactive source determines it does not pose a health hazard.

### BRANCH: Site Assessment and Remediation (SAR)

- In respect to the 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 source determines it does not pose a health hazard. However, just to point out the FUDS sites and Brownfields sites that have completed assessments and cleanup as per lot:



## **UXO Safety**

- No concerns surrounding this site. However, the owner 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, in the event that 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 in the event that 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 Ordnance that are discovered on-site.
- In the event that 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.

## **Hazardous Substance / Petroleum Products**

- In the event there are unknown containers, drum containers, with no labeling or unknown contents found on-site, we advise that NMC look into hiring a Environmental Professional (EP) that can sample the drums, containers and conduct waste characterization. Also, the EP can properly remove and dispose of the hazardous substances, etc.
- NMC can contact BECQ-DEQ Site Assessment and Remediation at 664-8506/34, and ask for Robert Deleon Guerrero (Manager) and/or Joshua Santos (Env. Specialist) for assistance.

## **BECQ-DEQ Storage Tanks, Site Assessment & Remediation (ST/AR)**

- Robert B. Deleon Guerrero (Manager)
- Joshua C. Santos (Env. Specialist – Site Assessment & Remediation)
- Jacob T. Lizama (Env. Specialist – Storage Tanks)
- Jason Q. Reyes (Env. Technician – Storage Tanks)



# Commonwealth of the Northern Mariana Islands

Division of Fish & Wildlife

Department of Lands and Natural Resources

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



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

December 11, 2020

Frankie M. Eliptico  
Interim President  
Northern Marianas College  
PO Box 501250  
Saipan, MP 96950-0514

Subject: Information Request (#IR-21-03), NMC Request for a Determination of Effects for Wetlands and Endangered Species

Dear Mr. Eliptico:

The Division of Fish and Wildlife has reviewed your Determination of Effect information request for the proposed construction of two (2) two-story classroom buildings on lot number TR. 21699-R3 in Finasisu, Saipan. We have no record of special status species detections on or adjacent to the project site. Furthermore, it is unlikely the project will have an effect on special status species because there is no appropriate habitat at the site, based on satellite imagery.

Please note that DFW does not have jurisdiction over wetlands and offering guidance on such matters is outside of our scope. Please contact the Bureau of Environmental and Coastal Quality for further guidance pertaining to wetlands.

*This letter is not a permit or approval of the proposed projects.* Instead, the information that we provide may assist you in project planning, including information required to comply with the preparation of an Environmental Assessment Statutory Checklist. We did not conduct on-the-ground inspections of the sites. Our response is based solely on the information you provided, our current knowledge, and professional experience.

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

Sincerely,

Emilie Kohler  
Wildlife Biologist, DFW

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



United States Department of Agriculture

12/08/2020

Frankie M. Eliptico  
Interim President  
Northern Marianas College  
Office of the President  
PO Box 501250  
Saipan, MP 96950

Re: Request for a Determination of Effect on Farmland Protection Policy Act for  
Construction of Two (2) Two-Storey Classroom Buildings, T.R. 21699-R3, Saipan:

Dear Mr. Eliptico:

NRCS has determined that no protected farmlands will be impacted. The project area is not subject to the FPPA because the proposed project area is located within an urban area, as shown on the attached map. Additionally, the new construction, it is not within the GIS identified Prime Farmland Soils mapped area.

We appreciate your office taking measures to ensure the conservation of prime farmland by adhering to the Farmland Protection Policy Act (FPPA). Thank you for your cooperation. Feel free to contact our office with any future technical needs you may have relating to soils and/or natural resources conservation.

Sincerely,

Pamela M. Sablan  
District Conservationist  
Saipan Field Office  
(670) 233-3415 ext. 103  
[Pamela.Sablan@usda.gov](mailto:Pamela.Sablan@usda.gov)

Attachments: Project Site Map  
FPPA Determination



# Prime and Unique Farmlands Map

USDA-NRCS

Map Prepared by Pamela M. Sablan, District Conservationist - 12/08/2020

Response to Categorically Excluded Statutory Checklist

"Proposed Construction of Two (2) Two-Storey Classroom Buildings- Northern Marianas College Campus, Saipan"




Prepared with assistance from USDA-Natural Resources Conservation Service

0 500 1,000  
Feet




## Legend

 Project Location

## U.S. Department of Agriculture

**FARMLAND CONVERSION IMPACT RATING**

<b>PART I</b> (To be completed by Federal Agency)		Date Of Land Evaluation Request <b>12/03/2020</b>				
Name of Project <b>Northern Marianas College</b>		Federal Agency Involved <b>HUD through CDBG-DR</b>				
Proposed Land Use <b>Construction of Classroom Buildings</b>		County and State <b>Tinian, MP</b>				
<b>PART II</b> (To be completed by NRCS)		Date Request Received By NRCS <b>12/07/2020</b>		Person Completing Form: <b>Pamela M. Sablan</b>		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Acres Irrigated	Average Farm Size	
Major Crop(s)	Farmable Land in Govt. Jurisdiction Acres: %	Amount of Farmland As Defined in FPPA Acres: %				
Name of Land Evaluation System Used	Name of State or Local Site Assessment System	Date Land Evaluation Returned by NRCS				
<b>PART III</b> (To be completed by Federal Agency)		Alternative Site Rating				
		Site A	Site B	Site C	Site D	
A. Total Acres To Be Converted Directly		N/A				
B. Total Acres To Be Converted Indirectly						
C. Total Acres In Site						
<b>PART IV</b> (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						
<b>PART V</b> (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)						
<b>PART VI</b> (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 558.5 b. For Corridor project use form NRCS-GPA-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
<b>PART VII</b> (To be completed by Federal Agency)						
Relative Value Of Farmland (From Part V)		100	0	0	0	0
Total Site Assessment (From Part VI above or local site assessment)		160	0	0	0	0
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: <b>Pamela M. Sablan, District Conservationist</b> Date: <b>12/08/2020</b>						
(See Instructions on reverse side)						

## Appendix G





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



TEL: 664-2120-25

January 13, 2021

Mr. Jesse S. Palacios  
Corporate Director  
Northern Marianas Housing Corporation  
P.O. BOX 500514  
Saipan, MP 96950-0514

**Subject: NHPA Section 106 Consultation for proposed U.S. Department of Housing and Urban Development CDBG-DR grant funded classroom construction at the Northern Marianas College, Saipan, Commonwealth of the Northern Mariana Islands.**

Dear Mr. Palacios,

Thank you for contacting the Division of Historic Preservation Office for Section 106 review for the construction of classrooms at the Northern Marianas College. As the additional construction falls within the previously examined APE and does not substantively alter the previous determination of eligibility and effect, HPO concurs with NMHC's determination of *No Effect to Historic Properties*.

If there are any further questions or comments please feel free to reach out to John Palacios or myself at (670) 664-2120.

Best Regards,

Rita Chong-Dela Cruz  
State Historic Preservation Officer

cc: Frankie Eliptico, NMC Interim President  
Joseph P. Deleon Guerrero, Secretary, DCCA



## NORTHERN MARIANAS HOUSING CORPORATION

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

Tels. (670) 234-6866  
234-9447  
234-7689  
234-7670  
Fax: (670) 234-9021

January 12, 2021

Ms. Rita Chong-Dela Cruz  
CNMI State Historic Preservation Officer  
CNMI Historic Preservation Office  
Caller Box 10007 CHRB  
Saipan, MP 96950

**Subject: National Historic Preservation Act Section 106 consultation for proposed U.S. Department of Housing and Urban Development CDBG-DR grant assistance to construct 32 classrooms at the Northern Marianas College, Saipan, Commonwealth of the Northern Mariana Islands**

Dear Ms. Chong-Dela Cruz:

As you know the Northern Marianas Housing Corporation (NMHC) and the Northern Marianas College (NMC) are planning the construction of 32 classrooms at NMC's Saipan campus. The proposed project is subject to National Historic Preservation Act (NHPA) Section 106 consultation and review, and thus the NMHC is requesting consultation with your office. The purpose of this letter is to provide additional information on the project to aid in your review and consultation with NMHC.

Enclosed is documentation of the NMC's effort to identify and evaluate historic properties pursuant to 36 CFR §800.4. This documentation includes:

- Documentation of effort to identify and evaluate historic properties; and
- An assessment of the undertaking's potential to affect historic properties pursuant to 36 CFR §800.4(d) or 36 CFR §800.5. NMC has provided a letter report which includes historical background of the proposed project APE and an assessment of the potential for archaeological and historic sites. Based on information gathered during the review, the NMC made a determination of no effect to historical properties.

We ask for your concurrence on these findings and determination. If further information is required, please do not hesitate to contact Mr. Frankie M. Eliptico, Interim President by phone at (670) 237- 6833 or via e-mail at [frankie.eliptico@marianas.edu](mailto:frankie.eliptico@marianas.edu). You can also contact me at [jspalacios@nmhc.gov.net](mailto:jspalacios@nmhc.gov.net) or (670)233-9447.

**"NMHC is a fair housing agency and an equal opportunity, lender and employer"**



Ms. Rita Chong-Dela Cruz  
January 12, 2021  
Page 2

Sincerely,



Jesse S. Palacios  
Corporate Director

Enclosures

Copy to: Frankie Eliptico, NMC Interim President  
Rachel Fusco, NMC CIP Director  
Fred Camacho, CDBG-DR Compliance Manager



## *Northern Marianas College*

P.O. Box 501250 • Saipan, MP 96950 • Phone: (670) 234-5498 Ext. 6700  
Fax: (670) 234-1270 • website: [www.marianas.edu](http://www.marianas.edu)

January 11, 2021

Ms. Rita Chong-Dela Cruz  
State Historic Preservation Officer  
Historic Preservation Office  
Department of Community and Cultural Affairs  
Airport Road, Caller Box 10007  
Saipan, MP 96950

SUBJECT: Section 106 review and determination of effect for the proposed 32 Classrooms,  
Northern Marianas College, Saipan, Commonwealth of the Northern Mariana  
Islands

Dear Ms. Chong-Dela Cruz:

The Northern Marianas College (NMC) is planning the construction of 32 Classrooms at its Saipan campus (Figure 1). The project is defined as a federal undertaking pursuant to 36 CFR Part 800.16(y) due to the use of U.S. funding from the Housing and Urban Development's (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program, and is therefore subject to National Historic Preservation Act (NHPA) Section 106 consultation and review. The Northern Marianas Housing Corporation (NMHC) has been designated as the authorized representative for the project. The purpose of this letter is to review the proposed undertaking and summarize its potential effect (if any) on historic properties.

### **Proposed Project and Area of Potential Effect**

The proposed undertaking is the construction of two (2) 2 storey concrete classroom buildings with 16 classrooms each. The 32 state of the art classrooms will accommodate various instructional delivery methods such as active learning classrooms, flexible learning classrooms, hybrid learning / makerspace / studio lab and immersive learning classrooms as needed. The classrooms will be instructional spaces for content ranging from Criminal Justice, Language and Humanities, Liberal Arts, Science, Math, Health, Athletics, Education, to Social Science and Fine Arts. The new classroom buildings are large components of the plans to restore and reconstruct the Saipan campus after the devastation of Super Typhoon Yutu in October 2018. The Category 5 storm had wind gusts exceeding 200 miles per hour, and destroyed 80 percent of the NMC facilities (NMC n.d.: 2). Figure 2 shows the status of NMC buildings as of January 11, 2021.

The area of potential effect (APE) is the same location where NMC's previous classroom buildings stood (Figure 3). The APE is presently an open field due to the recent demolition of the storm-damaged buildings.

## Background

The 32 Classrooms APE is on the Saipan campus of Northern Marianas College, which is at the upper edge of Fina Sisu, a ridge of high ground east of Lake Susupe and Chalan Kanoa. The APE is on the south side of the cross-island road between San Jose on the west coast and San Vicente on the east coast, called Chalan Monsignor Guerrero Road.<sup>1</sup>

Historical references to the area of the APE are few. The first definitive documentation of land use are 1944 U.S. pre-invasion topographic maps (e.g., USAFICPA 1944) and photographs that show the area to be part of the expansive cultivated landscape of the island (Figure 5). In 1922, Japan had established civilian rule in Micronesia under its League of Nations Mandate, and Saipan became the seat of the Marianas District of the Nan'yō Chō (or South Seas government) (Russell 2012:11). In the following decades, the colonial government encouraged economic development, with emphasis on large-scale commercial sugar cultivation manned by imported labor, primarily Okinawans. Led by the Nan'yō Kōhatsu Kabushiki Kaisha (NKK, South Seas Development Company), sugar production became a primary driver in the Japanese Micronesian economy (Peattie 1988). By the mid-1930s, there were three large sugar plantations, a modern processing mill at Chalan Kanoa, and a network of narrow gauge railroad lines to connect fields to the mill.

Commercial agriculture came to an end with World War II, as the Japanese government diverted farm labor to building island defenses in the late years of the war. The APE figured prominently in the initial days of the 1944 American invasion of the island. It lay inland of Blue Beach, the 4th Marine Division assault target on D-Day, June 15, 1944; just to the north was the Green Beach landing zone of the 2nd Marine Division. The line separating the two Marine divisions roughly bisected Lake Susupe and followed the alignment of the San Jose-San Vicente cross-island road. Although the first day of the invasion saw limited progress inland of the beaches, by the afternoon of the June 16, the Marines had reached and controlled the Fina Sisu ridge line (Crowl 1960:97). However, on the next day, Japanese resistance on the open ground to the east pushed the American forces back to the ridge line, and the area of the present APE was still not reached by the end of the day on June 18. As Crowl (1960:115) comments: "It was becoming apparent that the main line of Japanese resistance would be in the area north and east of Lake Susupe." It was not until June 20 that the entire waist of the island from the landing beaches to the east coast was under U.S. control.

Immediately after the island was secured, Navy and Army construction transformed Saipan into a military landscape. Between August and December 1944, five Army Engineer Aviation Battalions converted the Japanese Aslito Field at the south end of the island into an operational base to accommodate the new B-29 Superfortress aircraft that were sent on bombing missions to the Japanese homeland (Denfeld and Russell 1984:3). In addition, there was

---

<sup>1</sup> The present road follows the alignment of a road that was part of the transportation network established by Georg Fritz (first district officer for the German administration) in the early years of the 20th century. The intent was to connect the main town of Garapan with other communities to the north and south, as well as across the island to the east coast: "The improved road system allowed relatively easy travel along the western coast and allowed the untapped resources of the eastern side of the island to be exploited" (Russell 1984:36).

extensive construction of living quarters, supply and repair facilities, bomb storage areas, and infrastructure (Russell 2012:14). Figure 6 is an aerial photograph taken in 1945 showing the APE developed as an encampment of some sort (source: University of Hawai'i, Hamilton Graduate Library, Maps, Aerial Photographs, and GIS Collection); it is not clear when this facility was dismantled.

In 1947, the U.S. and the United Nations established the foundation for a strategic trusteeship of the islands of the former Japanese Mandate (Russell 2012:22). Called the Trust Territory of the Pacific Islands (TTPI), the islands would be administered by a civilian authority through the Department of the Interior. However, in 1952, President Harry S. Truman signed an executive order giving authority and responsibility of the Northern Mariana Islands (NMI) to the Navy; although not publicly acknowledged, this move was for national security covert reasons (Russell 2012:39). For the next decade, Saipan and the other islands of the NMI were under military control, in contrast to the other TTPI districts that were administered through the Interior Department.

Under newly elected President John Kennedy in 1961, substantive moves were made to re-integrate the NMI into the TTPI, and to accelerate political, economic, and social development with increased funding (Russell 2012:79). Whether by coincidence or forward-thinking planning, a U.S. Navy Construction Battalion (Seabees) detachment began clearing an area at As Terlaje for a new civilian hospital in 1961; construction on the facility began a year later (Navy Crossroads 1962; Congressional Record 2010:H6860) (Figure 7). In 1962, the Navy closed its hospital at Maturana Hill (which had been open to military and civilian patients) when the new civilian-run Doctor Torres Hospital opened with a capacity up to 150 beds. Figure 8 shows the hospital grounds in 1968; note that Buildings A through J, and possibly Buildings Q, R, and S, of the current campus were in existence at the time.

The medical facility recognized the contributions of Dr. Jose D. Torres, who had dedicated his professional life to the field of medicine and health on Saipan (Navy Crossroads 1962). Dr. Torres was born in 1895, received about one year of formal medical schooling in Japan during his youth, and had been doing medical work on the island since the German Period. A 1962 article written about the opening of the hospital (Navy Crossroads 1962) noted: "During the WWII invasion of Saipan, the Commanding General was so impressed with Dr. Torres' assistance that he issued him a personal commendation. Doctors from Naval Hospital, Guam return from periodic visits to Saipan praising Dr. Torres' personal and professional attributes." The article goes on to say that Dr. Torres had become known as the "Doctor of Saipan."

In 1986, the Doctor Torres Hospital was replaced by the Commonwealth Health Center in Chalan Kanoa, and the older hospital became the home of NMC. Northern Marianas College was established in 1981 as a division within the CNMI Department of Education; from its beginning, its mission was to meet the higher education and vocational training needs of the NMI. In 1985, NMC was designated as the land grant college for the commonwealth (<http://www.marianas.edu/content.php?id=5&cat=101>, accessed on-line December 14, 2019).

## **Previous Archaeological and Historical Investigations and Identified Archaeological and Historical Sites in the Vicinity of the APE**

There have been no archaeological surveys or historical studies in the vicinity of the APE, and there are no previously identified archaeological or historical sites within or in the vicinity of the APE.

A site visit was carried out on December 15, 2019, by Luke Simonds (International Archaeology, LLC, Project Director and Saipan Office Manager), a Secretary of the Interior-qualified archaeologist, in order to examine the condition of existing buildings within the APE. It appears that there have been extensive interior and exterior modifications to the structures since the facility became the NMC campus, and the damage wrought by Super Typhoon Yutu has rendered the buildings unrepairable, as noted in the NMC (n.d.) Preliminary Engineering Report.

## **Assessment of Potential for Archaeological and Historical Sites**

The area in which the proposed 32 Classrooms will be located has been intensively modified in the 20th century. It was historically cultivated in sugarcane, was the general area of intensive World War II battles in the early days of the 1944 U.S. invasion, and was the site of a post-invasion military encampment. It does not fall within the Division of Historic Preservation defined areas of archaeological sensitivity. The likelihood of intact surface and/or subsurface archaeological remains is evaluated to be low.

The location is the site of the former Doctor Torres Hospital, the only public hospital during the TTPI period. Built in 1962, it could be evaluated as significant at the state level in relation to the transition from military governance to the Trust Territory civilian government and development of Saipan during that time; further, the hospital is associated with an important individual in the history of public health in Saipan, Dr. Jose D. Torres. However, as shown in a 1968 aerial photograph (see Figure 8), only some of the extant buildings were in existence at that time. These buildings fall within the present APE, and all but Building J are evaluated to be "not repairable" in the NMC Preliminary Engineering Report (NMC n.d.) (see Figure 2). Further, per the site visit by an SOI-qualified archaeologist, exterior and interior modifications have resulted in a loss of integrity to these buildings. They are thus evaluated to have lost integrity of design, setting, materials, workmanship, and feeling, and thus do not meet the fundamental significance criteria for listing on the National Register of Historic Places.

\*\*\*\*\*

In compliance with Section 106 of the NHPA, and its implementing regulations at 36 CFR part 800, the Northern Marianas Housing Corporation has determined there will be No Effect to Historic Properties as a result of this undertaking, and asks for your concurrence with our determination of effect.



Thank you for your time and we look forward to your response, which can be sent via e-mail to both [frankie.eliptico@marianas.edu](mailto:frankie.eliptico@marianas.edu) and [rachel.fusco@marianas.edu](mailto:rachel.fusco@marianas.edu) or by post to PO Box 501250 Saipan, MP 96950. Please do not hesitate contacting me if you should have any questions or concerns; I can be reached at the above email address or by phone at (670) 237-6833.

Regards,



Frankie M. Eliptico  
Interim President

## REFERENCES

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- 2010 A Tribute to Our First Nurses. Congressional Record (House) 156(128):H6860- H6861. Accessed on-line at <https://www.govinfo.gov/content/pkg/CREC-2010-09-22/html/CREC-2010-09-22-pt1-PgH6860-2.htm>, December 14, 2019.

### Crowl, Philip A.

- 1960 *Campaign in the Marianas. United States Army in World War II. The War in the Pacific*. Center of Military History, United States Army, Washington, D.C.

### Navy Crossroads

- 1962 Torres Hospital Turned Over to Trust Territory. *Navy CROSSROADS*, September 7. Accessed on-line at <http://www.pacificdigitallibrary.org>, December 14, 2019.

### NMC (Northern Marianas College)

- n.d. *Workforce Development & Training Center. Preliminary Engineering Report*. Northern Marianas College.

### Peattie, Mark R.

- 1988 *Nan'yō. The Rise and Fall of the Japanese in Micronesia, 1885-1945*. Center for Pacific Islands Studies, School of Hawaiian, Asian, and Pacific Studies, University of Hawaii. University of Hawaii Press, Honolulu.

### Russell, Scott

- 1984 *From Arabwal to Ashes. A Brief History of Garapan Village: 1818 to 1945*. Micronesian Archaeological Survey Report No. 19.

2012 *The Capitol Hill Complex. A Significant Cold War Site on Saipan, Commonwealth of the Northern Mariana Islands*. Prepared for the CNMI Division of Historic Preservation. Pacific Marine Resources Institute, Saipan.

Denfeld, D. Colt, and Scott Russell

1984 *Home of the Superfort: An Historical and Archaeological Survey of Isely Field*. Micronesian Archaeological Survey Report Number 21. Office of the High Commissioner, Trust Territory of the Pacific Islands, Saipan.

USAFICPA (U.S. Army Forces in the Central Pacific Area)

1944 Special Air and Gunnery Target Map. Saipan-Tinian Area. Sheet 3 of 9 sheets. Scale 1:20,000. Prepared for Joint Intelligence Center, Pacific Ocean Area. 64th Engineer Topographic Battalion, USAFICPA.

island of Saipan  
Commonwealth of the  
Northern Mariana Islands



Northern Marianas  
College (2009,  
photo from Google Earth)



Figure 1. Location of proposed 32 Classrooms, Northern Mariana College, Saipan.





Legend:



Buildings that  
have been repaired



Buildings planned  
for repair and restoration



Property Line



Buildings that  
are not repairable



Buildings that are not  
repairable and have  
been demolished



Figure 2. Status of NMC buildings, as of January 11, 2021 (source: NMC).



Figure 3. Area of potential effect (source: NMC n.d.:4).





Southeast side of Building E



Building E interior



West side of Building H



East side of Building D



Building I interior



Building D Interior

Figure 4. Selected building exteriors and interiors, as of December 15, 2019; showing damage from 2018 Super Typhoon Yutu.

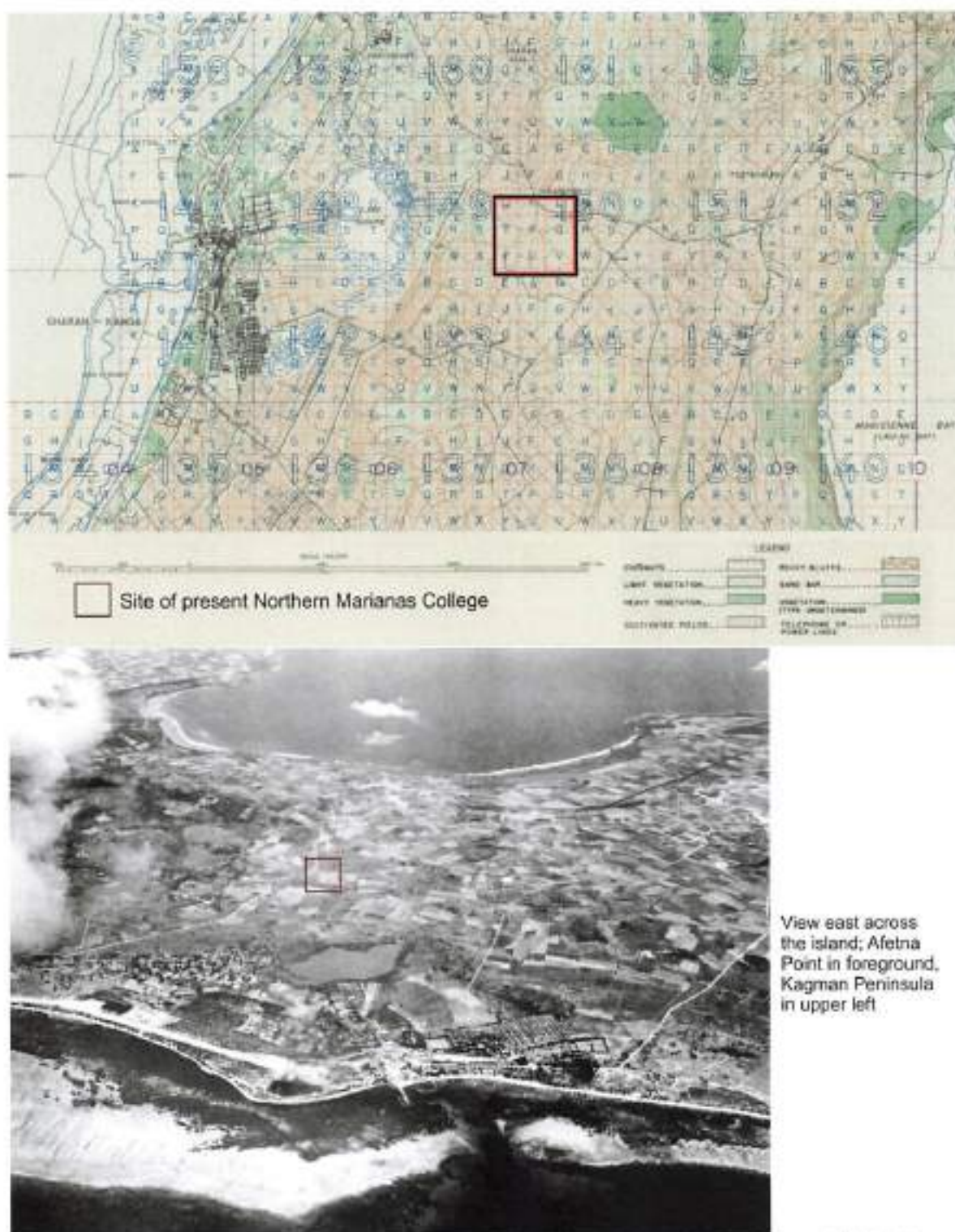


Figure 5. The area of the present Northern Marianas College in 1944, marked with a red/black box: (upper) section of a 1944 U.S. pre-invasion topographic map (USAFICPA 1944) showing the NMC area as “cultivated land;” (lower) a 1944 pre-invasion aerial photograph.



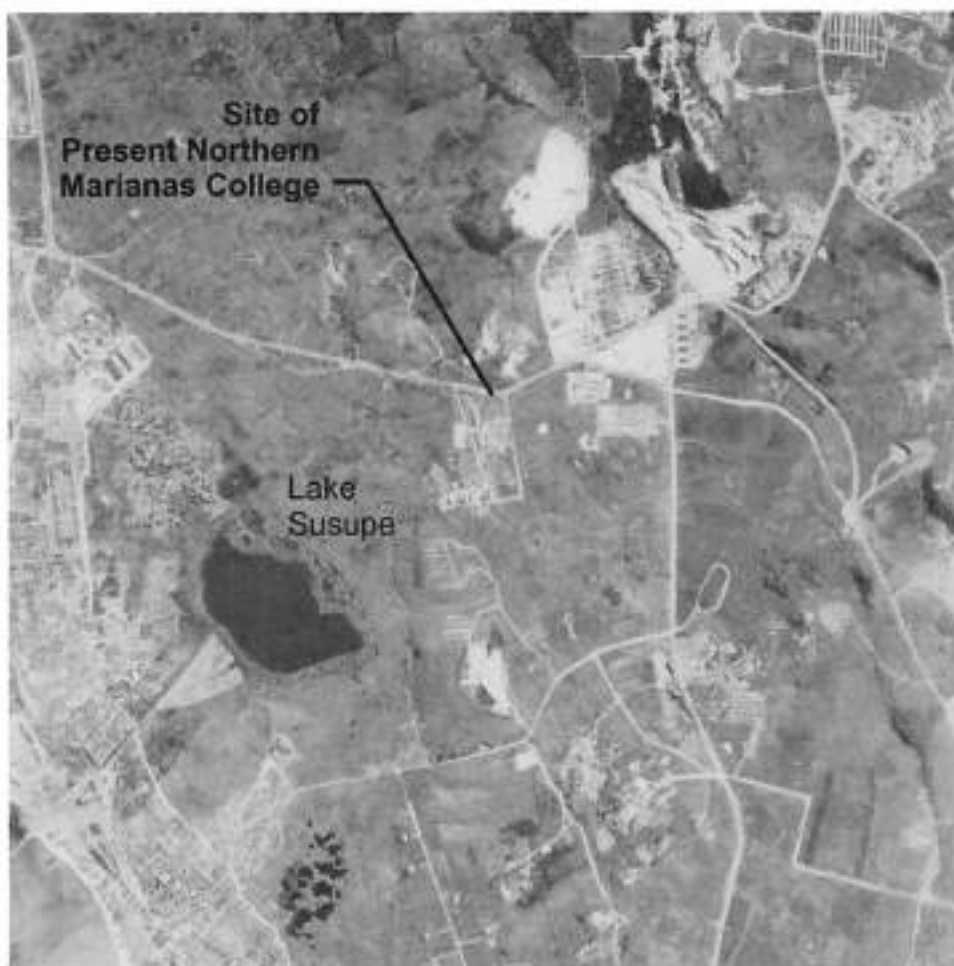


Figure 6. Aerial photograph taken in 1945, showing the Northern Marianas College campus as an encampment (source: University of Hawai'i Library, Maps, Aerial Photographs, and GIS Collection, accessed December 14, 2019).



Figure 7. Doctor Torres Hospital under construction, 1962 (source: University of Hawai'i, Library Digital Image Collections, Trust Territory Archives Photographs, accessed December 14, 2019).

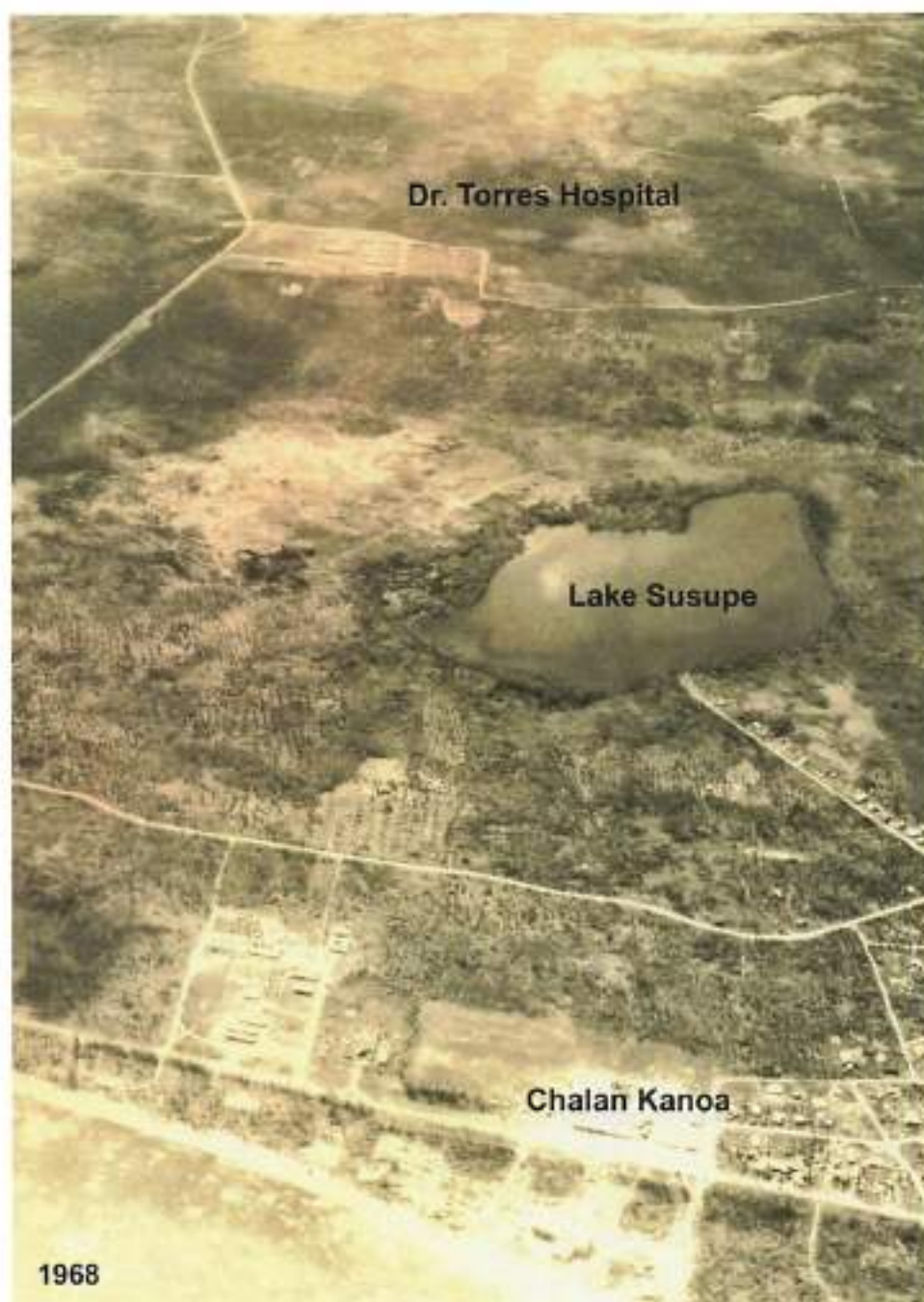
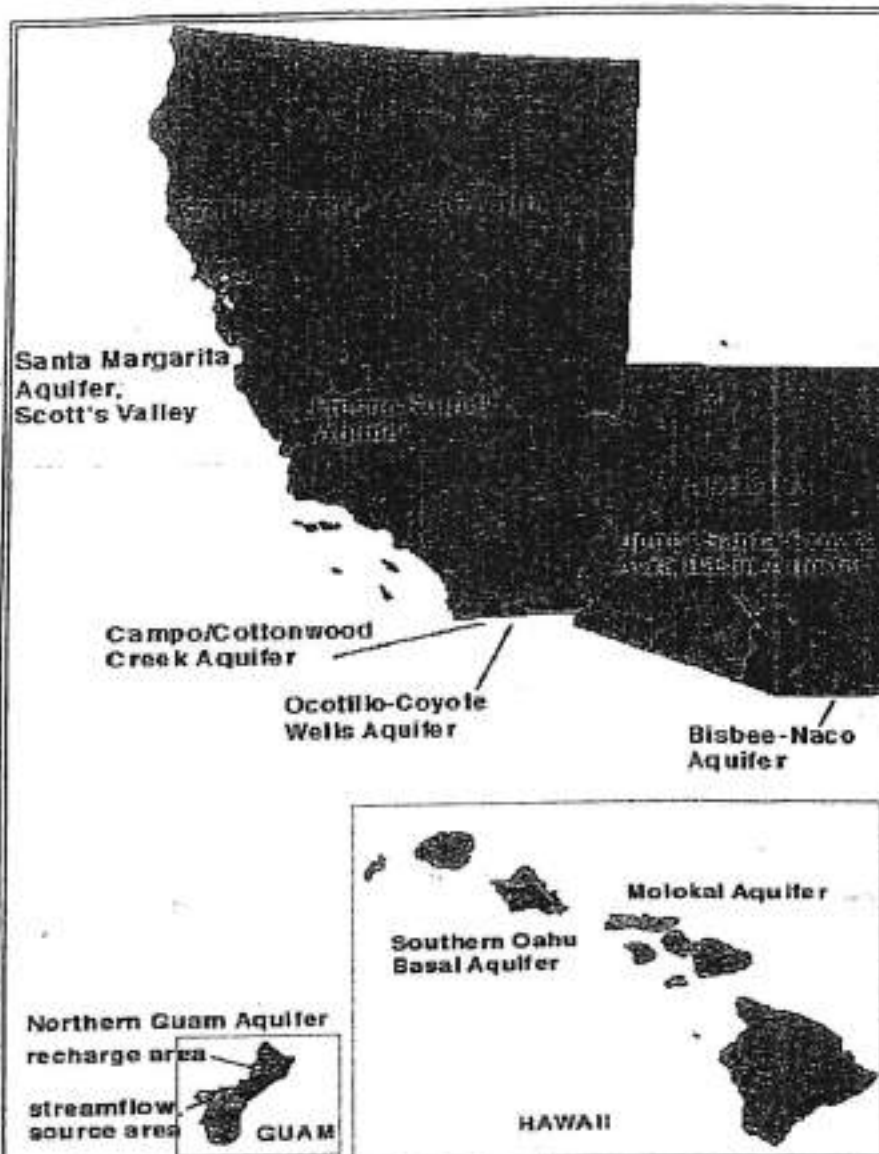


Figure 8. Doctor Torres Hospital at the top of the ridge line of Fina Sisu above Lake Susupe and Chalan Kanoa, 1968 (source: University of Hawai'i Library, Maps, Aerial Photographs, and GIS Collection). Note that only Buildings A through J are on the parcel.

# Designated Sole Source Aquifers in EPA Region IX

Arizona, California, Hawaii, Nevada, Guam, and American Samoa



Hillary Hecht  
EPA Region 9  
Ground Water Office, WTR-9  
75 Hawthorne Street  
San Francisco, CA 94105  
phone: (415) 972-3530  
e-mail: [hecht.hillary@epa.gov](mailto:hecht.hillary@epa.gov)

The 9 designated Sole source aquifers in Region IX are listed below. Contact the coordinator above for more information.

## DESIGNATED SOLE SOURCE AQUIFERS IN REGION IX:

State	Sole Source Aquifer Name	Federal Reg. Cit.	Publ. Date	GIS map
AZ	Upper Santa Cruz & Avra Basin Aquifer	49 FR 2948	01/24/84	yes (PDF)
AZ	Bisbee-Naco Aquifer	53 FR 38337	09/30/88	yes (PDF)
CA	Fresno County Aquifer	44 FR 52751	09/10/79	yes (PDF)
CA	Santa Margarita Aquifer, Scotts Valley	50 FR 2023	01/14/85	yes (PDF)
CA	Campo/Cottonwood Creek	58 FR 31024	05/28/93	yes (PDF)
CA	Ocotillo-Coyote Wells Aquifer	61 FR 47752	09/10/96	yes (PDF)
GU	Northern Guam Aquifer System	43 FR 17867	04/26/78	yes (PDF)
GU	Southern Guam Aquifer System	52 FR 46406	11/30/87	yes (PDF)





# COMMONWEALTH ZONING BOARD SAIPAN ZONING OFFICE

Commonwealth of the Northern Mariana Islands

2<sup>nd</sup> Floor Joeten Dandan Commercial Center  
Caller Box 10007, Saipan, MP 96950 | Tel. 670-234-9661 | FAX 234-9666  
E-mail: [staff@cnmizoning.com](mailto:staff@cnmizoning.com)  
Website: [www.cnmizoning.com](http://www.cnmizoning.com)



Tatiana Babauta, Chairwoman  
Francisco C. Aguon, Vice Chairman  
Joe E. Ayuya, Jr., Member

Perry A. Inos, Jr., Treasurer  
Kevin C. Guerrero, Secretary

Geralyn C. Delacruz, Zoning Administrator

December 9, 2020

Mr. Frankie M. Eliptico  
Interim President  
Northern Marianas College  
P. O. Box 501250  
Saipan, MP 96950

Subject: Request for Determination of Effect  
Ref – NMC Corr. No. 20-066

Hafa Adai yan Tirow President Eliptico:


The Commonwealth Zoning Board and the Office received your letter dated December 3, 2020 requesting information from our office relative to compliance with the Amended Saipan Zoning Law of 2013.

The Commonwealth Zoning Board is responsible to regulate land use on the island of Saipan. As the use of this project remains the same, "School, public" per the Saipan Zoning Law of 2013, there are no adverse effect to land use with the proposed scope of work.

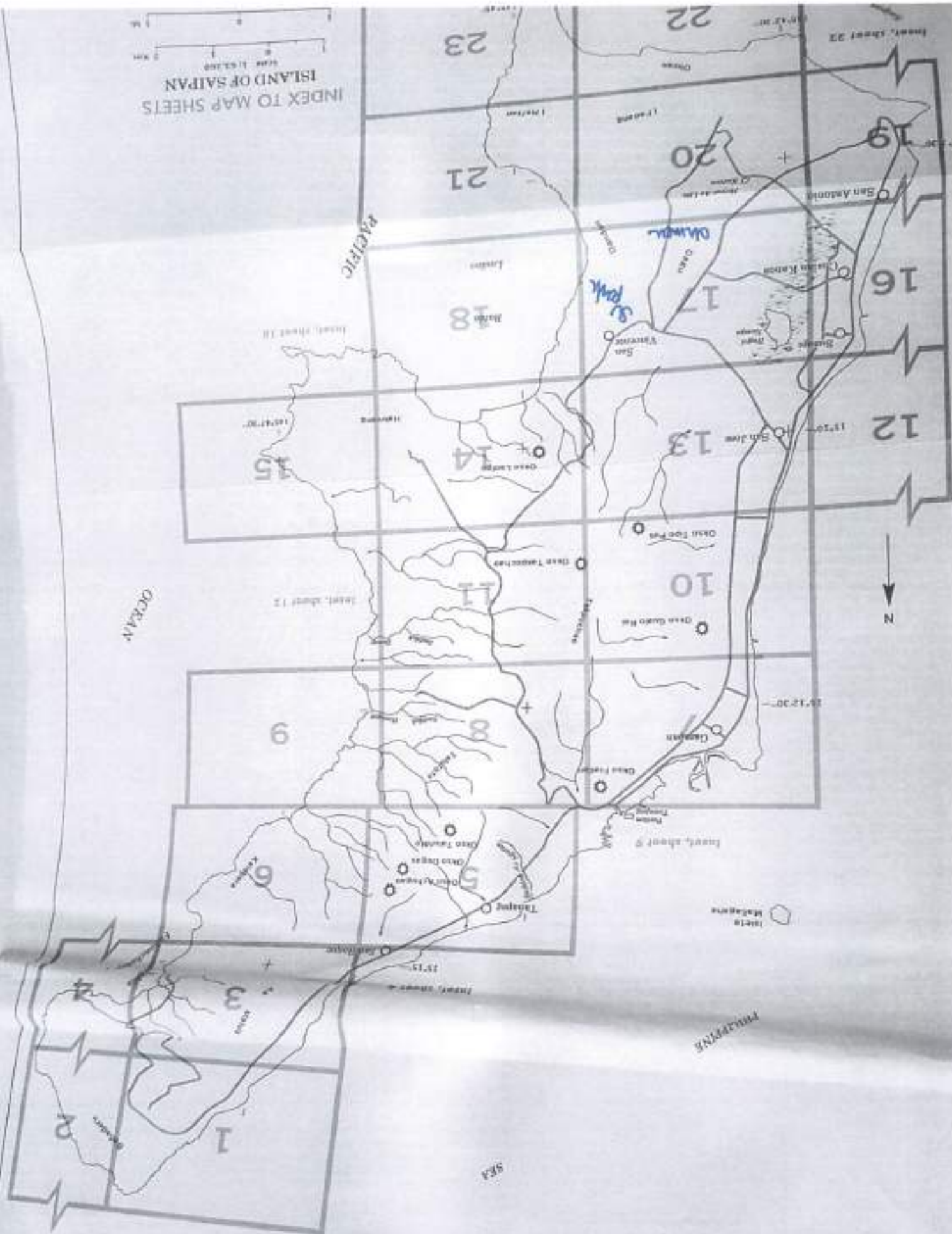
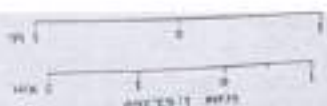
Please be advised that prior to the start of any construction, a Zoning Clearance (*Government Service*), will be required. Our office will gladly assist in obtaining this.

Should you have any questions or concerns, please feel free to contact me at (670)234-9661 or via email at [geri.delacruz@cnmizoning.com](mailto:geri.delacruz@cnmizoning.com).

Sincerely,

  
Geraldyn C. Delacruz  
Zoning Administrator

INDEX TO MAP SHEETS  
ISLAND OF SAIPAN





PHILIPPINE

Isola Maricao

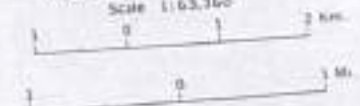


OCEAN

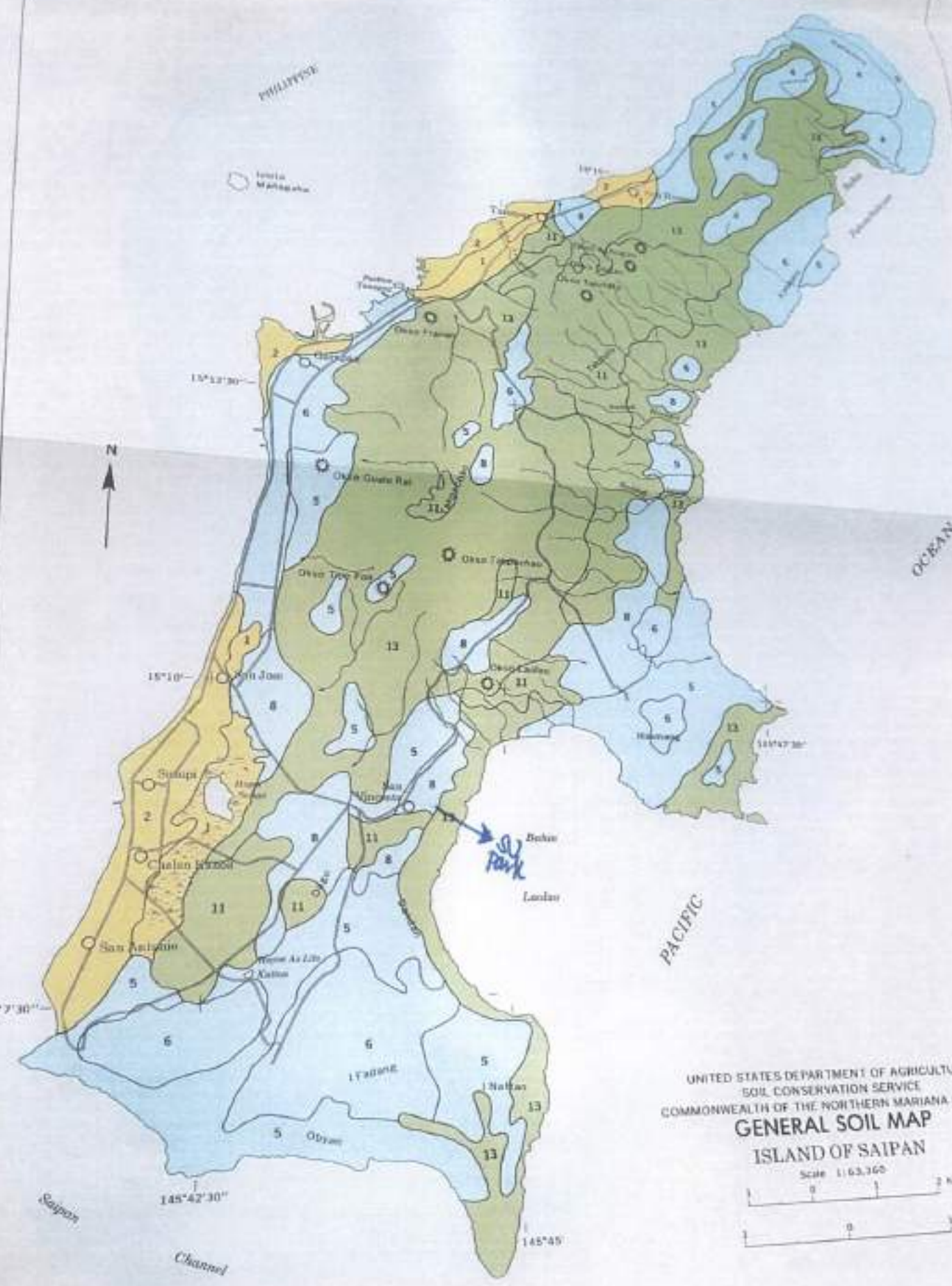
PACIFIC

UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS  
**GENERAL SOIL MAP**  
ISLAND OF SAIPAN

Scale 1:63,360



Each area outlined on this map consists of  
1/4 of an acre. The map is then



percent of Tinian. On Saipan, it is about 75 percent Banaderu soils and 20 percent Rock outcrop. On Tinian, it is more than 90 percent Banaderu soils and less than 5 percent Rock outcrop. Of minor extent, on both islands, are small areas of Saipan soils and some areas of Takpochao soils along escarpments.

Banaderu soils formed in sediment over porous limestone. Typically, these soils have a thin, black mucky loam surface layer over a dusky red and dark red clay subsoil. Limestone is at a depth of 25 to 50 centimeters.

Rock outcrop consists of white, porous limestone derived from coral reef formations. The surface is jagged and irregular.

This unit is used for commercial and subsistence farming, grazing, watershed, and wildlife habitat. It can be used for urbanization and recreational development.

Nearly level areas of this unit are moderately suited to commercial or subsistence farming. These areas, such as those on Pina on Tinian, are limited by shallow soil depth. Other areas, mostly on Saipan, are limited by slope and Rock outcrop.

Most areas of this unit are well suited to grazing. Rock outcrop and slope limit rangeland management practices in some areas.

Nearly level areas are moderately suited to urbanization. The underlying limestone will interfere with excavation. Rock outcrop and slope are severe limitations in some areas.

The main limitations for recreational development are shallow soil depth and, in some areas, slope and Rock outcrop. The broad plateau areas are suited to ball fields, golf courses, and related facilities, whereas the sleeper, rocky plateau margins provide good vantage points for trails and scenic overlooks.

The high plateaus of this unit are important watershed areas. The infiltration of rainwater into the porous limestone recharges the ground water supplies. The forested, isolated areas on Saipan provide important wildlife habitat.

### 5. Chinen-Takpochao

*Very shallow and shallow, well drained, nearly level to strongly sloping soils; on limestone plateaus and side slopes*

This map unit is on limestone plateaus on Saipan, Tinian, and Aguijan. Takpochao soils generally are in the strongly sloping areas and are on exposed coastal benches. About half of this unit has slopes of less than 5 percent. Slopes are long and plane. Vegetation is

mainly forest. Some areas are in grasses and forbs or are farmed.

This unit makes up about 21 percent of Saipan, about 14 percent of Tinian, and about 70 percent of Aguijan. It is about 75 percent Chinen soils and about 20 percent Takpochao soils. Of minor extent in this unit are small areas of Chacha, Kagman, and Saipan soils on Saipan and some areas of Saipan soils on Tinian and Aguijan. Rock outcrop is associated with the Takpochao soils.

Chinen soils are shallow and well drained. These soils formed in sediment over porous limestone. Typically, they have a very dark grayish brown clay loam surface layer about 6 centimeters thick over a dark brown clay and yellowish red clay loam subsoil. Limestone is at a depth of 25 to 50 centimeters.

Takpochao soils are very shallow and well drained. These soils formed in sediment over porous limestone. Typically, they are black very cobbly loam and very dark grayish brown and dark yellowish brown very cobbly clay over limestone. Depth to limestone is 10 to 40 centimeters.

This unit is used for subsistence and commercial farming, grazing, urbanization, recreational development, watershed, and wildlife habitat.

Chinen soils are moderately suited to commercial and subsistence farming. They are limited by shallow soil depth and droughtiness. Takpochao soils are too shallow and cobbly to farm.

This unit is well suited to grazing. The main limitation is droughtiness. Rock outcrop in areas of Takpochao soils interfere with use of rangeland management practices.

Chinen soils are moderately suited to homesite and urban development. The shallow depth to bedrock interferes with excavation. Takpochao soils are severely limited by the areas of Rock outcrop.

The limitations for recreational development include droughtiness, slope in some areas, and Rock outcrop in areas of Takpochao soils. Broad, nearly level areas of Chinen soils in this unit are moderately suited to playgrounds, ball fields, and other recreational facilities.

This unit is underlain by porous limestone. The infiltration of rainwater into this limestone recharges the ground water supplies. Forested areas provide habitat for wildlife.

### 6. Chinen-Urban Land

*Shallow, well drained, nearly level soils, and Urban land on limestone plateaus*



This unit is on limestone plateaus on Saipan, Tinian, and Aguijan. Many areas of this unit have been bulldozed and disturbed. Piles of rubble and debris are common. More than 90 percent of the soils in this unit have been modified or strongly altered by human activity. About 85 percent of this unit has slopes of less than 5 percent. Slopes are long and plane. The vegetation on the Chinen soils is mainly forest. Some areas are in grasses and forbs. Urban land does not support vegetation.

This unit makes up about 4 percent of Saipan, 10 percent of Tinian, and less than 1 percent of Aguijan. It is about 50 percent Chinen soils that are very gravelly sandy loam, 25 percent Urban land, and 15 percent Chinen soils that are clay loam. Of minor extent on Saipan is about 10 percent Kagman soils, and on Tinian about 10 percent of mapped areas are Dandan soils and pit areas. On both islands, there are small areas of Takpochao soils.

Chinen soils formed in fill material that was spread over the natural surface of earlier Chinen soils. The surface layer is about 25 centimeters of very gravelly sandy loam fill material. Below this are the buried Chinen soils, which consist of thin very dark grayish brown clay loam over a yellowish red clay loam subsoil. Depth to limestone is about 50 to 75 centimeters.

Urban land consists of paved, impervious areas such as airstrips, roads, buildings, and parking lots.

This unit is used for homesite and urban development, subsistence farming, grazing, wildlife habitat, and watershed. It can be used for recreational development.

This unit is poorly suited to commercial or subsistence farming. It is limited by the very gravelly fill material and the presence of other disturbed areas.

This unit is poorly suited to grazing. The main limitation is droughtiness.

This unit is moderately suited to urban development. The main limitation is the depth to bedrock.

The main limitations for urban development are droughtiness, the very gravelly surface layer, and the areas of Urban land.

## 7. Dandan-Chinen

*Shallow and moderately deep, well drained, nearly level to strongly sloping soils, on limestone plateaus*

This unit is on limestone plateaus on Tinian and Rota. On Tinian, about 75 percent of the unit has slopes of less than 5 percent; on Rota, most slopes are 5 to 15 percent. Slopes are long and plane. The

vegetation is mainly forest. Some areas are in grasses and forbs.

This unit makes up about 52 percent of Rota, about 2 percent of Tinian. It is about 45 percent Chinen soils and about 40 percent Chinen soils. The extent are small areas of Takpochao soils.

The Dandan soils formed in sedimentary limestone. Typically, these soils have a clay loam and dark brown clay surface, reddish brown and reddish brown clay limestone is 50 to 100 centimeters.

The Chinen soils formed in sedimentary limestone. Typically, these soils have a grayish brown clay loam surface layer, thick over a dark brown clay and yellow loam subsoil. Depth to limestone is 25 centimeters.

This unit is used for commercial and farming, grazing, homesite development and wildlife habitat. It can be used for urban development, for which it is moderately suited.

This unit is moderately suited to commercial or subsistence farming. The main limitations are shallow depth and droughtiness. It includes some of the best farming area on Tinian.

This unit is well suited to grazing. Most land on Tinian is in this unit.

The main limitation for urban development is depth to bedrock.

This unit is underlain by porous limestone. Infiltration of rainwater into the limestone ground water supplies on Tinian. Forest provide habitat for wildlife.

## B. Kagman-Saipan

*Deep and very deep, well drained, nearly level to strongly sloping soils, on limestone plateaus*

This map unit is on limestone plateaus on Tinian and Rota. About 65 percent of the unit has slopes of less than 5 percent. Other areas have 5 to 15 percent. Slopes are long and undulating. The vegetation is mainly forest. Some areas are in grass or are farmed.

This unit makes up about 9 percent of Rota, about 3 percent of Tinian. On Saipan, it is about 20 percent Kagman soils, 20 percent Saipan soils, 20 percent Chacha soils, and about 10 percent Chacha soils. Of minor extent are a few small areas of Urban land. On Tinian, mapped areas are about

Kagman soils, 20 percent Saipan soils, and 10 percent Chinen soils and other soils of minor extent, including Takpochao soils.

The Kagman soils are moderately well drained. These soils formed in sediment more than 100 centimeters thick over limestone. Typically, they have a dark brown clay surface layer about 15 centimeters thick over a slowly permeable strong brown clay subsoil.

The Saipan soils are well drained. These soils formed in sediment more than 100 centimeters thick over limestone. Typically, they have a dark brown and dark reddish brown clay surface layer over a moderately permeable reddish brown and yellowish red clay and silty clay subsoil.

This unit is used for commercial and subsistence farming, grazing, urban development, watershed, and wildlife habitat. It can be used for recreational development.

This unit generally is well suited to farming and grazing, and it includes some of the best farmland in the Northern Marianas. The Kagman soils are limited by wetness during the rainy season.

This unit is moderately suited to homesite and urban development. The main limitations are low soil strength, the moderate shrink-swell potential of the Kagman soils, and slope in some areas. Septic tank absorption fields must be large enough to compensate for the slow permeability of the Kagman soils.

This unit is moderately suited to recreational development. The main limitations are low soil strength and the hazard of compaction when the soil is wet. Compaction adversely affects turf grasses. Soil compaction can be prevented by restricting use during the rainy season.

Forested areas provide habitat for wildlife.

## 9. Luta

*Very shallow, well drained, nearly level to strongly sloping soils; on limestone plateaus*

This map unit is on limestone plateaus on Rota. About half of the unit has slopes of less than 5 percent, and the other half has slopes of 5 to 15 percent. Slopes are long and plane. The vegetation is forest in some areas and grasses and forbs in other areas.

This unit makes up about 67 percent of Rota. It is about 85 percent Luta soils and 10 percent limestone Rock outcrop and other components of minor extent, including Takpochao soils on narrow escarpments and exposed coastal plateaus. About 5 percent of the unit is

short, steep escarpments that separate different plateau levels.

Luta soils formed in sediment over porous limestone. Typically, these soils are dark brown and brown cobbly clay loam about 15 centimeters deep over limestone. Depth to limestone commonly is 10 to 25 centimeters.

This unit is used for subsistence and commercial farming, grazing, urban and recreational development, watershed, and wildlife habitat.

Most of this unit is poorly suited to farming. It is limited by very shallow soil depth, droughtiness, and the areas of Rock outcrop. About 30 percent of the unit is too rocky to farm. Irrigation is needed in the dry season. Areas on the Sabana are wetter and therefore are moderately suited to farming.

Most areas of this unit are moderately suited to grazing. Because the soils are droughty, forage production is low in the dry season. Many areas are too rocky to clear and manage intensively.

This unit is moderately suited to homesite and urban development. The main limitation is the shallow depth to bedrock. Construction sites are difficult to prepare in areas that include Rock outcrop.

The main limitations for recreational development are very shallow soil depth, droughtiness, cobbles, and areas of Rock outcrop.

This unit is underlain by porous limestone. The infiltration of rainwater into the limestone recharges the ground water supplies on Rota. Forested areas provide habitat for wildlife.

## 10. Saipan-Dandan

*Moderately deep and very deep, well drained, nearly level to gently sloping soils; on limestone plateaus*

This map unit is on limestone plateaus on Tinian. About 85 percent of the unit has slopes of less than 5 percent. Other areas have slopes of 5 to 15 percent. The minor Takpochao soils are in the steeper areas, which are short, steep escarpments separating different plateau levels. Small areas of Rock outcrop are also on the escarpments. Slopes are long and plane. The vegetation is forest in some areas and is grasses and forbs in other areas.

This unit makes up about 5 percent of Tinian. It is about 55 percent Saipan soils, 30 percent Dandan soils, 10 percent Chinen soils, and 5 percent Takpochao soils.

The Saipan soils formed in sediment and are more than 100 centimeters deep over porous limestone. Typically, these soils have a dark brown and dark