

Federal Consistency Report

Project:



VIRGIN ISLANDS DEPARTMENT OF AGRICULTURE TEMPORARY OFFICE MODULAR BUILD-OUT

(Project #70844)

Project Location



Physical Address:
11 Estate Carolina
St. John, USVI 00830

GPS Coordinates:
[18.346261, -64.717568](#) => Latitude 18° 20' 46.54" N; Longitude 64° 43' 3.24" W



Figure 1 – Exterior of Temporary Office Modular



Figure 2 – Interior of Temporary Office Modular

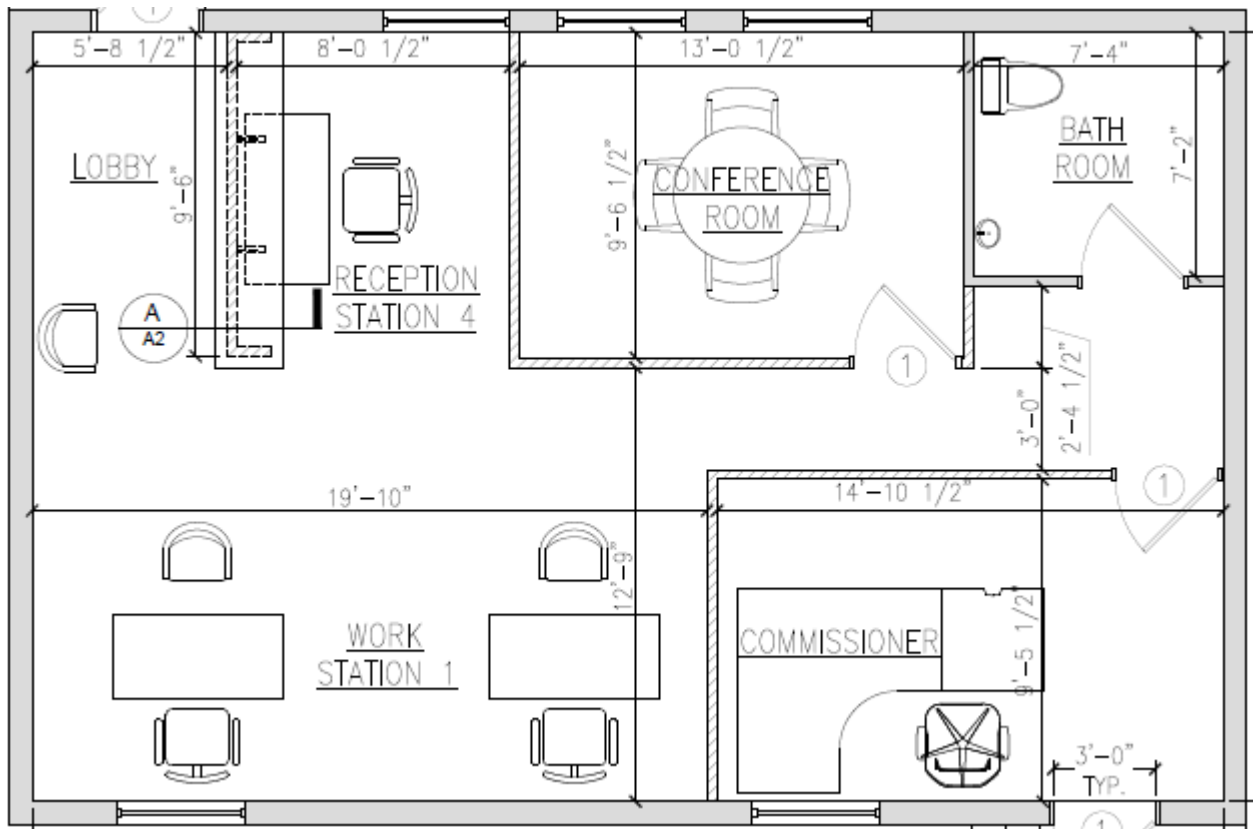


Figure 3 – Proposed Floor of Interior Build-Out

Project Introduction

Situated on the property are two buildings thought to be constructed in 1920 and 1945. Both two-story structures are constructed of masonry and stucco and have hipped roofs. Record breaking hurricane-force winds from Irma and Maria in 2017 blew the second floor off both buildings, fallen trees and other debris damaged both buildings as well as the bath houses; allowing water intrusion. Vegetative debris was strewn throughout the property. Therefore, the objective of this project is to prepare a temporary office space using the existing modular trailer where the employees of the Virgin Islands Department of Agriculture site can work safely while construction is being done on the buildings.

Scope of Work

The scope of work includes Installation of Interior Walls and Interior Doors, Relocation of Existing Electrical Lighting Fixtures, Relocation of Mechanical Air Diffuser, and other Miscellaneous work. All work shall be performed in accordance with the Scope of Work, Manufactures Specifications, Bid Schedule, U.S. Virgin Islands Building Code, International Building Code, and the direction of the Project Architect/ Engineer in writing.

ENVIRONMENTAL IMPACTS

1.0 Climate & Weather

Best Management Practices (BMPs) implementing sediment and erosion control measures will be utilized to ensure that rainfall runoff does not adversely impact the site improvements that are limited to any excavation that may be done. These measures will include a combination of silt fences, gravel construction entrance and egress points with wash down areas. The existing pre-manufactured temporary modular building will incorporate many hazard mitigation measures to account for climate and weather such as wind-rated straps to anchor the temporary office modular to the ground and the burying of electrical lines.

2.0 Landform Geology, Soils, and Historic Land Use

The project site's property consists of three different types of soils. The most present is "Solitude gravelly fine sandy loam (0-2% slope)". Next is "Victory-Southgate (2-12% slope)". Finally, there is a small area with "Cinnamon Bay loam (0-5% slope)". The Solitude series consists of very deep, poorly drained, slowly permeable soils in areas adjacent to saline marshes, flats, and ponds. The Victory-Southgate series consists of moderately deep (Victory) to shallow (Southgate), well drained, moderately permeable soils on summits and side slopes of volcanic hills and mountains. The Cinnamon Bay series consists of very deep, well drained, moderately permeable soils on alluvial fans

and terraces. – The soil information was obtained from the National Cooperative Soil Survey-

All improvements being constructed are primarily limited to the interior build-out of the modular units. Excavation will be done for the burial of the electrical utility line between the meter and the modular unit. In addition, some excavation may be needed for partial burial of the temporary septic tank.

3.0 **Drainage, Flooding, and Erosion Control**

The actual project site where the modular unit is located is in FEMA Flood Zone A and is highlighted as a special flood hazard with a 1% annual chance of flood with no base flood elevation (See Figure 4). The eastern portion of the property starting at about 276ft from the Coral Bay Harbor is in Flood Zone AE with a base flood elevation of 9 ft above sea level whereas the grade elevation ranges from 6-4ft above sea level (See Figure 5). Therefore, in the event of a flood this area would be under water by about 3 to 5 ft. The temporary office modular is located approximately 344ft from the 9ft base flood elevation boundary and is located where grade is approximately 15ft above sea level. In addition, the finish floor elevation will be 1'-10" above grade. Therefore, it has been determined that the temporary office modular will meet the minimum 1ft above flood level standard. See Figure 4 for details.

Best Management Practices (BMP's) will be implemented from the onset of construction to manage sediment and erosion control and ensure no adverse impacts.

There will be no other major construction or expansion. Siteworks are primarily limited to the excavation for the burying of the electrical service line from the existing meter to the modular unit.

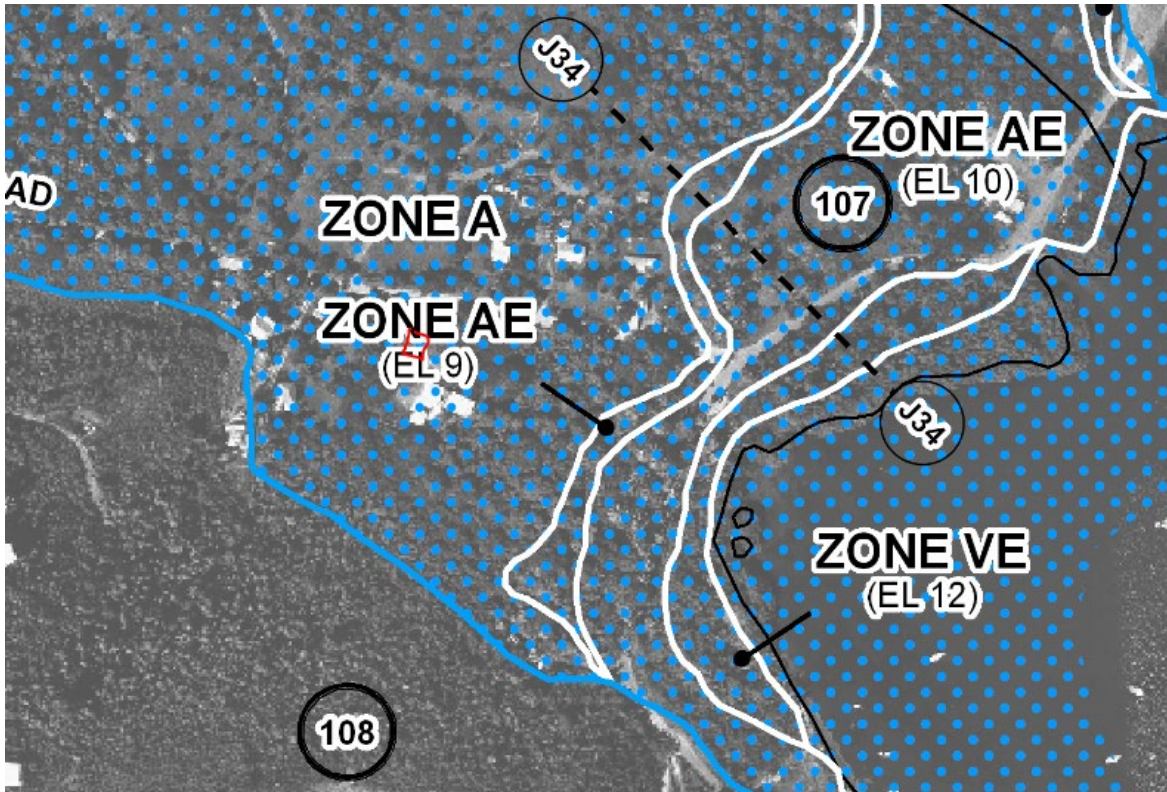


Figure 4 - Screenshot of FIRM. Red box indicates project site.

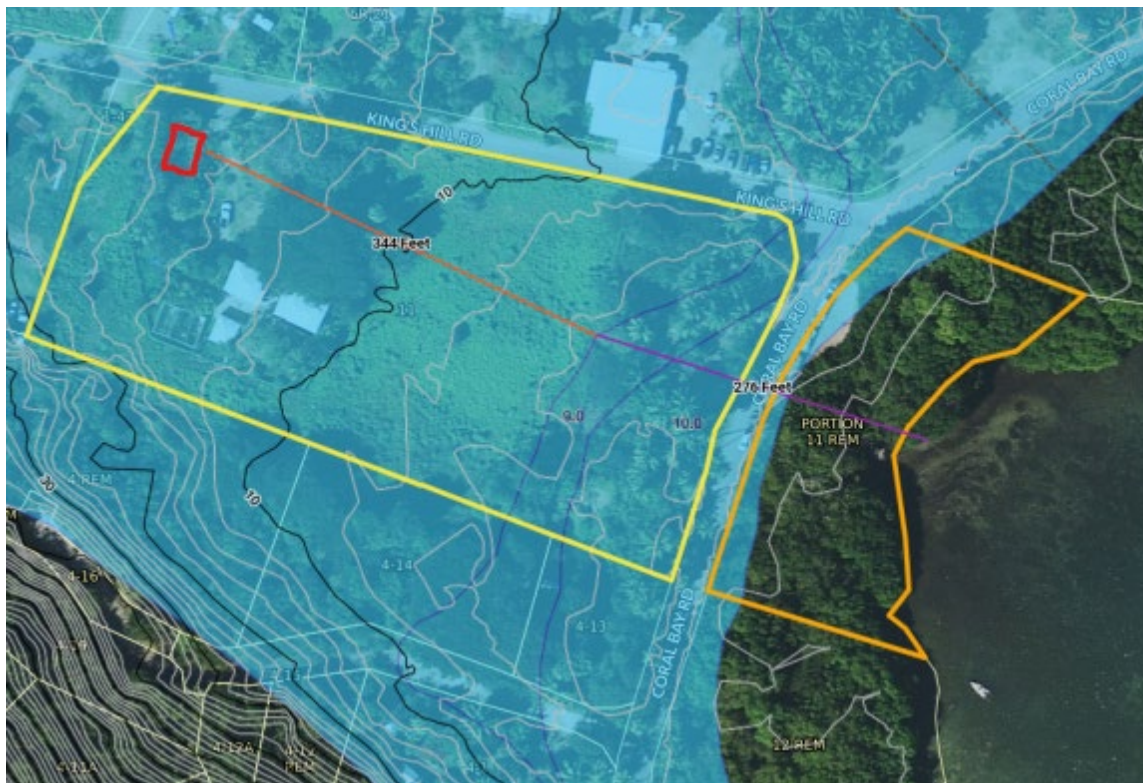


Figure 5 - Detailed Screenshot from Mapgeo displaying topography, FEMA Flood Zone, and distances. Red box indicates project site.

4.0 Drainage Patterns

The proposed project will not impact existing drainage patterns. All excess water drains toward the harbor.

5.0 Fresh Water Resources

Best Management Practices (BMP's) will be implemented to manage sediment and erosion control and ensure no adverse impacts to the freshwater resources during excavation activities.

6.0 Oceanography

The project site is located in Coral Bay, St. John about 650ft from the harbor. The modular unit is located in Flood Zone A, thus the base flood elevation is not determined.

7.0 Marine Resources

This project will not have an impact on marine resources. BMP implementation will take care of waste management.

8.0 Terrestrial Resources

There will be no significant impacts to existing terrestrial resources or native vegetation.

9.0 Wetlands

The project will have no impacts on any wetlands as no wetlands exist within the project footprint or are adjacent to the project site.

10.0 Rare and Endangered Species

There are no habitats present onsite for any rare and/or endangered species and as such, no federal, local, or threatened endangered species will be impacted by this project.

11.0 Air Quality

All of St. Thomas is designated Class II by the Environmental Protection Agency (EPA) in compliance with the National Ambient Air Quality Standards. In Class II air quality regions, the following air pollutants are regulated: open burning, visible air contaminants, particulate matter emissions, volatile petroleum products, sulfur compounds, and internal combustion engine exhaust (Virgin Islands Code Rules and Regulations). A compact excavator may be used for trenching; consequently, a small amount of engine exhaust fumes may be generated. This however is negligible and will not have any significant adverse impact on the air

quality. Once the construction ceases the air quality will be returned to ambient pre-construction conditions.

IMPACT ON MAN'S ENVIRONMENT

1.0 Land and Water Use plans

The project site is located at Plot No. 11, Estate Carolina, St. John, USVI 00830. The parcel is approximately 3.5 acres and is zoned Public "P". The proposed development will not change the current land use.

2.0 Visual Impacts

The project will occupy a small area of the property and consists mostly of indoor work therefore not causing an "eye sore".

3.0 Social and Economic Impacts

The execution of this project will enable the members of VIDA to have a safe, comfortable environment to work while the main buildings are going through major construction. This is important to allow the awarded contractor and his crew for that following project to work without the risk of harming or disrupting the members of this VIDA site.

Historical and Archeological Resources

There are a few historical structures on site of what used to be a bay rum factory. The work being done for this project is far enough from the historical structures and will not cause any impact to their condition.

4.0 Water Disposal and Accidental Spills

A temporary septic system will be added to the modular unit. Proper handling will be done to ensure that the water source and wastewater systems are connected correctly to prevent any spill. The removal of the wastewater will be completed periodically by a 3rd party waste removal company. VIDA members will be responsible for initiating this process.

COASTAL CONSISTENCY

This project will have a negligible impact on environmental resources and ambient water quality during construction. Best Management Practices (BMPs) involving sediment and erosion control devices such as silt fences, hay bales, and gravel construction access driveways will be implemented during construction to negate the potential of adverse environmental impacts. The proposed project will occur on undisturbed land. However,

minimal disturbance will occur for utility trenching, anchoring of modular, and potential partial burial of temporary septic tank.

The Coastal Zone Management Act of 1972 requires that federal actions, within and outside the coastal zone, which have reasonably foreseeable effects on any coastal use (land or water), or natural resources of the Coastal Zone be consistent with the enforceable policies of a state's federally approved Coastal Management Program. The project will not impact any natural resources. As proposed, it will be undertaken in a manner consistent to the maximum extent practicable with the enforceable policies of the U.S. Virgin Islands' CZM Program. This Federal Consistency Determination demonstrates this Project's compliance with the U.S. Virgin Islands' CZM Program. The project meets each of the basic goals of the USVI for its coastal zone as set forth in the Virgin Islands Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, §903(b)]. Additional details are as follows:

USVI Code Title Twelve Conservation, Chapter 21 § 903 (b)

1. Protect, maintain, preserve and, where feasible, enhance and restore, the overall quality of the environment in the coastal zone, the natural and man-made resources therein, and the scenic and historic resources of the coastal zone for the benefit of residents of and visitors of the United States Virgin Islands.

The bulk of the work will take place inside the modular unit. Minimal disturbance will occur around the unit. The project will not impact any natural resources.

2. Promote economic development and growth in the coastal zone and consider the need for development of greater than territorial concern by managing: (1) the impacts of human activity and (2) the use and development of renewable and nonrenewable resources so as to maintain and enhance the long-term productivity of the coastal environment.

This Temporary Office Build-out is the first phase of returning this VIDA site to its pre-disaster condition. Before Hurricanes Irma and Maria this site served many purposes such as a community center. The land around the property is still being used for agriculture today and will not be disturbed by the work being done.

3. Assure priority for coastal-dependent development over other development in the coastal zone by reserving areas suitable for commercial uses including hotels and related facilities, industrial uses including port and marine facilities, and recreation uses.

The proposed project does not impact coastal dependent development within the coastal zone area.

4. Assure the orderly, balanced utilization and conservation of the resources of the coastal zone, taking into account the social and economic needs of the residents of the United States Virgin Islands.

The proposed project is designed to fall within a small portion of the property. The project will not impact any natural resources or the needs of the residents of the USVI.

5. Preserve, protect and maintain the trust lands and other submerged and filled lands of the United States Virgin Islands so as to promote the general welfare of the people of the United States Virgin Islands.

The proposed project will not impact trust lands or other submerged or filled lands of the U.S. Virgin Islands.

6. Preserve what has been a tradition and protect what has become a right of the public by ensuring that the public, individually and collectively, has and shall continue to have the right to use and enjoy the shorelines and to maximize public access to and along the shorelines consistent with constitutionally protected rights of private property owners.

The proposed project will in no way affect public access to, or use of, the shoreline. The project is located inland.

7. Promote and provide affordable and diverse public recreational opportunities in the coastal zone for all residents of the United States Virgin Islands through acquisition, development, and restoration of areas consistent with sound resource conservation principles.

The proposed project will not affect public recreational opportunities in the coastal zone.

8. Conserve ecologically significant resource areas for their contribution to marine productivity and value as wildlife habitats, and preserve the function and integrity of reefs, marine meadows, salt ponds, mangroves, and other significant natural areas.

The project will have no impact on natural resources and will utilize best management practices (BMPs) to minimize areas of disturbance, thereby protecting adjacent habitats.

9. Maintain or increase coastal water quality through control of erosion, sedimentation, runoff, siltation and sewage discharge.

The proposed project will have no long-term change on sedimentation or erosion. The project will not impact any natural resources and will improve the visual landscape within the surrounding community. It will maintain coastal water quality through control of erosion, sedimentation, runoff, and siltation. As designed, it protects, maintains, preserves, and enhances the overall quality of the environment in the coastal zone, the natural and man-made resources therein, and the scenic and historic resources of the coastal zone for the benefit of residents of and visitors of the Eldra Schulerbrandt Mental Health Facility. It is therefore consistent with the policy set forth in the Virgin Islands Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, § 903 (b)].