

Dated: June 16, 1999.

**Deborah Jospin,**

*Director, AmeriCorps, Corporation for National and Community Service.*

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**DEPARTMENT OF DEFENSE**

**Department of the Navy**

**Notice of Public Hearing and Extension of the Public Comment Period for the Draft Environmental Impact Statement (DEIS) for Disposal and Reuse of Surplus Navy Property Identified in the Guam Land Use Plan (GLUP '94)**

**AGENCY:** Department of the Navy, DOD.

**ACTION:** Notice.

**SUMMARY:** The Department of the Navy (Navy) has prepared and filed with the U.S. Environmental Protection Agency (EPA) the DEIS for Disposal and Reuse of Surplus Navy Property Identified in the Guam Land Use Plan (GLUP '94). Navy announced locally that a public hearing would be held on June 24, 1999 at the Guam Hilton for the purpose of receiving oral and written comments on the DEIS. This notice announces to the public that Navy is extending the public comment period for the DEIS until July 30, 1999 and rescheduling the public hearing that was previously announced locally in Territory of Guam Newspapers and direct mailings. Federal and Government of Guam agencies, interested individuals, and organizations are invited to be present or represented at the public meeting that is hereby rescheduled as show below.

**DATES:** The public meeting will be held on July 15, 1999 at 7:00 p.m.

**ADDRESSES:** Guam Hilton, Marianas Ballroom, 202 Pale San Vitores Road, Tumon, Guam 96931.

**FOR FURTHER INFORMATION CONTACT:** Mr. Gerald Gibbons (PLN231GG), Pacific Division, Naval Facilities Engineering Command, 258 Makalapa Drive, Suite 100, Pearl Harbor, HI 96860-3134, telephone (808) 471-9338, facsimile (808) 474-5909.

**SUPPLEMENTARY INFORMATION:** Pursuant to Section 102(2)(c) of the National Environmental Policy Act of 1969, as implemented by Council on Environmental Quality regulations (40 CFR Parts 1500-1508), the Navy has prepared and filed with the EPA the DEIS for Disposal and Reuse of Surplus Navy Property Identified in the GLUP '94. A Notice of Intent (NOI) to prepare an EIS was published in the **Federal Register** on April 10, 1998. A public

scoping meeting announcement was published on April 18, 19, and 20, 1998, in the Pacific Daily News on Guam. A public scoping meeting was held on May 7, 1998 at the Chamorro Village Main Pavilion, Paseo Complex, Agana, Guam. The notice of availability of the DEIS was published in the **Federal Register** on May 21, 1999.

The proposed action is the disposal of approximately 2,798 acres of surplus Navy property in the Territory of Guam in a manner consistent with the reuse identified by the local redevelopment authority, the Guam Economic Development Authority (GEDA), in its Reuse Plan for GLUP '94 Navy Surplus Properties. The property covered in the EIS has been divided into 20 parcels located in Dededo, Tiyan, Tamuning, Barrigada, Nimitz Hill, Apra Heights, Naval Station, Piti, and Santa Rita. Nineteen parcels were identified as releasable in the GLUP '94. One parcel, the Officers Housing site at Naval Air Station (NAS) Agana, was not considered in the GLUP '94 but was recommended for disposal as part of the 1995 Base Realignment and Closure (BRAC) decision. This parcel was included in GEDA's Reuse Plan and is included in the scope of this EIS.

The DEIS evaluates three reuse alternatives and a "No Action" Alternative. The reuse alternatives are based upon conceptual land use plans documented in GEDA's Reuse Plan and approved by Governor Carl T.C. Gutierrez of Guam. Each reuse alternative proposes various land uses, e.g., residential, commercial, etc., as well as roadway improvements. The "No Action" Alternative assumes Navy's retention of the parcels in caretaker status and continuation of existing leases according to their terms.

The Preferred Alternative recommended by GEDA consists of the following elements: retention of open space for recreation and conservation, single-family affordable housing, a golf resort, commercial centers, warehouse and light industrial space, and agricultural activities. The EIS also evaluates reuse alternatives with lower and higher intensities of development. The Lower Intensity Alternative would retain more open space and involve renovation rather than expansion of certain facilities and less new construction. The Higher Intensity Alternative would provide more new construction, and development densities would approach the maximum allowed under local zoning.

Except for traffic and air quality impacts at one intersection, potentially significant impacts under all of the reuse alternatives can be mitigated to

nonsignificant levels. The impacts which can be mitigated by the local reuse authority to nonsignificant levels include infrequent exceedance of air quality standards during peak-hour traffic at intersections, incompatible land uses and noise, effects on cultural resources, traffic congestion at key intersections, increases in school enrollment in three districts due to new housing development, and cumulative impacts on health care, police, fire, and civil defense services. Unacceptable traffic conditions at the intersection of Route 1 and Route 16 would occur with or without the proposed reuse. Mitigation would compensate for the reuse component of traffic at this intersection, but it would still remain above capacity. The following potentially significant but mitigable impacts are identified for the Higher Intensity Alternative: inadequate capacity of the Agana wastewater treatment plant during peak flow conditions, cumulative solid waste impacts, and impacts of the proposed power plant at Rizal/Afleje beach on the marine environment. The "No Action" Alternative has the least potential for environmental impacts and demands on Guam's infrastructure.

The DEIS has been distributed to agencies and other interested parties. Copies may be reviewed at the Agana, Barrigada, Dededo, Merizo, and Yona public libraries. A limited number of single copies are available upon request from the contact listed above. A public hearing will be held on July 15, 1999 at the Guam Hilton to inform the public of the DEIS findings and to solicit and receive oral and written comments. Government agencies and interested parties are invited to be present at the hearing. Oral comments will be heard and transcribed by a court recorder; written comments are also requested to ensure accuracy of the record. All comments, both oral and written, will become part of the official record. In the interest of available time, each speaker will be asked to limit oral comments to three minutes. Longer comments should be summarized at the public hearing and submitted in writing either at the hearing or mailed to Mr. Gerald Gibbons at the address given above. Comments must be postmarked no later than July 30, 1999 to be considered in the Final EIS.

Dated: June 19, 1999.

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