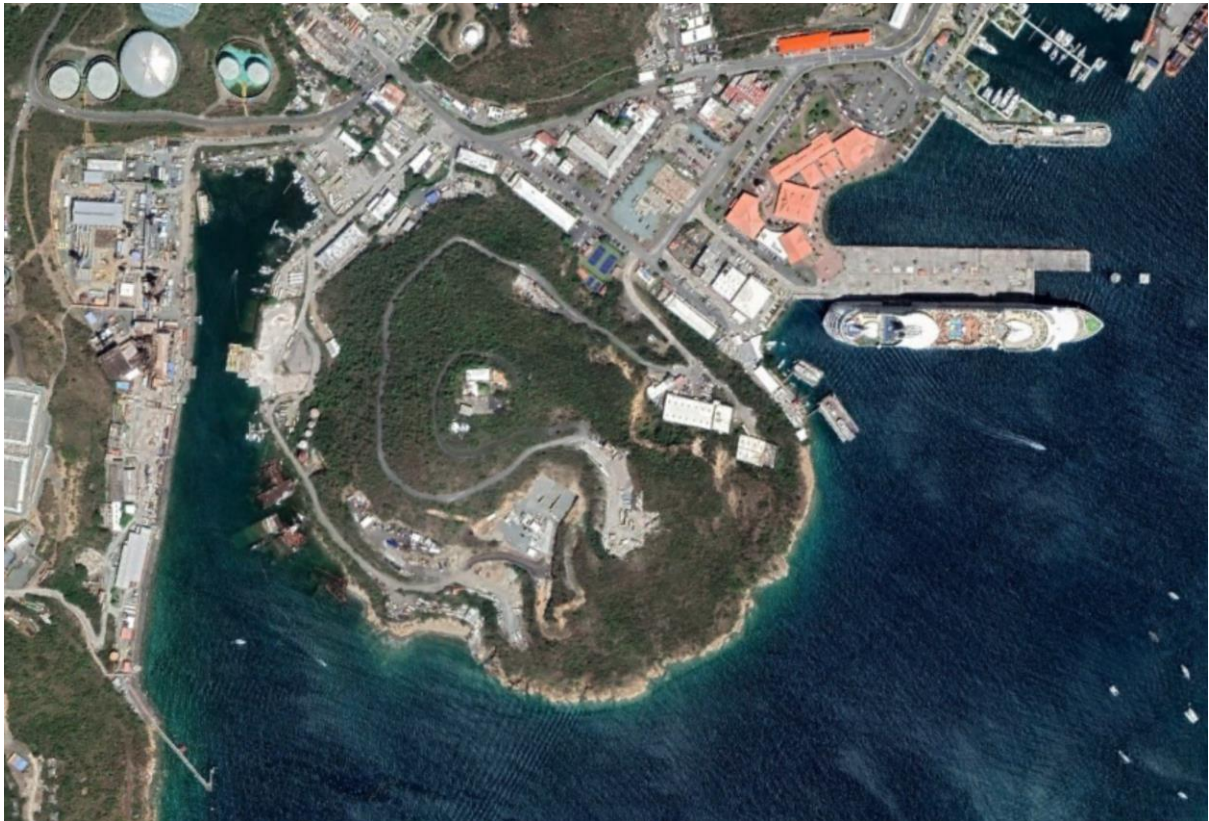


Environmental Assessment



DEMOLITION AND RENOVATION OF THE WTJX RADIO STATION

PARCELS NO. 158 & 158A HAYPIECE HILL

SOUTHSIDE QUARTER, ST. THOMAS

PREPARED BY

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MAY 2024

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A handwritten signature in blue ink, appearing to read 'Amy Claire Dempsey', with a long horizontal flourish extending to the right.

Amy Claire Dempsey, M.A.
President, Bioimpact, Inc.



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List of Acronyms

APE Area of Potential Effect

BMPs Best Management Practices

CAA Clean Air Act

CBRS Coastal Barrier Resources System

CERCLA Comprehensive Environmental Response, Compensation, and Liability Act

C.F.R. Code of Federal Regulations

CWA Clean Water Act

CZMA Coastal Zone Management Act

DPNR Department of Planning Natural Resources

EA Environmental Assessment

EFH Essential Fish Habitat

EJ Environmental Justice

EO Executive Order

EPA Environmental Protection Agency

ESA Endangered Species Act

FEMA Federal Emergency Management Agency

FIRM Flood Insurance Rate Map

FONSI Finding of No Significant Impact

HSEM Homeland Security and Emergency Management

IPaC Information for Planning and Consultation

MBTA Migratory Bird Treaty Act

NAVD North American Vertical Datum

NAAQS National Ambient Air Quality Standards

NEPA National Environmental Policy Act

NHPA National Historic Preservation Act

NOAA National Oceanic and Atmospheric Administration

NPDES National Pollution Discharge Elimination System

NPS National Park Service

NRCS Natural Resources Conservation Service
NRHP National Register of Historic Places
NWI National Wetlands Inventory
OSHA Occupational Safety and Health Administration
RCRA Resource Conservation and Recovery Act
SHPO State Historic Preservation Office
SWPPP Stormwater Pollution Prevention Plan
TMDL Total Maximum Daily Load
TPDES Territorial Pollutants Discharge Elimination Systems
USACE United States Army Corps of Engineers
U.S. United States
USDA United States Department of Agriculture
USFWS United States Fish and Wildlife Service
USGS United States Geological Survey

1.0 Introduction

In September 2017, Hurricanes Irma and Maria caused significant damage to the United States Virgin Islands (USVI or “the territory”). President Donald Trump issued one disaster declaration (DR-4335-VI) for Irma on September 7, 2017, and another one (DR-4340-VI) for Maria on September 20, 2017 encompassing the entire territory. The declarations authorized federal assistance to affected communities and certain non-profit organizations in accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 (42 United States Code [U.S.C.] § 5172), as amended. The Declaration also authorized direct federal assistance. The Virgin Islands Territorial Emergency Management Agency is FEMA’s grant Recipient and WJTX Radio Station is FEMA’s Subrecipient. This Environmental Assessment (EA) is prepared in accordance with Section 102 of the National Environmental Policy Act (NEPA) of 1969, as amended; and the Regulations for Implementation of NEPA (40 Code of Federal Regulations [CFR] Parts 1500 to 1508). This EA considers the potential environmental impacts of the proposed project and alternatives to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI). In accordance with above regulations and FEMA Directive 108-1 and FEMA Instruction 108-1-1, FEMA is required, during decision-making, to evaluate and consider the environmental consequences of major federal actions it funds or undertakes.

1.1 Project Location

The WJTX Radio Station is located on the crest of Haypiece Hill on the south shore of St. Thomas, approximately 1.5 miles southwest of the town of Charlotte Amalie. The radio station is located at 18.330323° N latitude and -64.958155°W longitude on Parcels 158 and 158A Haypiece Hill, Southside Quarter, St. Thomas, U.S. Virgin Islands.

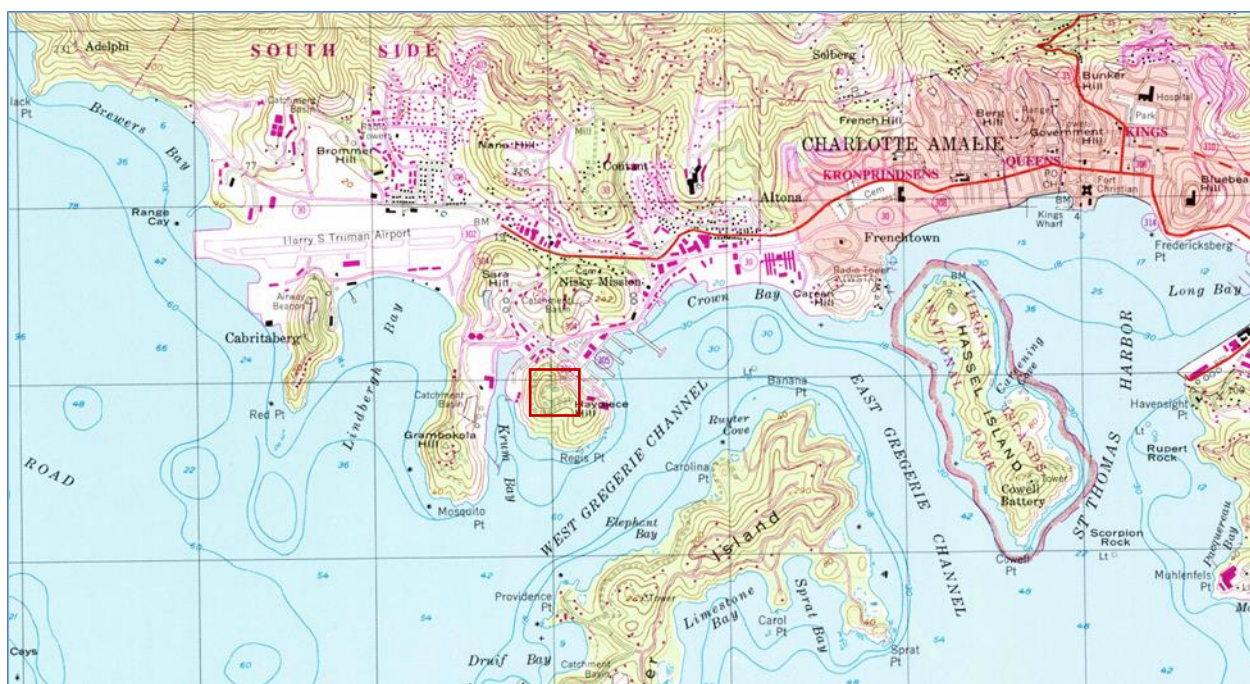


Figure 1. Location of WJTX Radio Station



Figure 2. Parcels 158 and 158A Haypiece Hill, St. Thomas

2.0 Purpose and Need

FEMA's Hazard Mitigation Grant Program fosters the protection of health, safety, and welfare of citizens, assists communities in mitigating damages caused by disasters, and reduces future losses resulting from natural disasters. The purpose of this project is to demolish the ruins of the WJTX Radio Station and rebuild the station which was destroyed during the 2017 Hurricanes. The radio station is an important part of the Virgin Islands Communication Infrastructure.

3.0 Alternatives

The purpose of this project is to demolish the existing ruins of the WJTX Radio Station and reconstruct the WTJX Broadcasting Facility. The station ruins must be demolished, and the station must be rebuilt for the station to resume operations. Therefore, the alternatives include the No Action Alternative, i.e., leaving ruins to deteriorate further and abandoning the property and not operating from the site and building a new station elsewhere. Determining if any of the remaining structures and infrastructure, i.e., is there anything that is salvageable that can be saved and not demolished and incorporated into the rebuilding of the structure, or building a structure which does not take advantage of the previously altered areas.

3.1 No Action Alternative

The property could remain as is as a ruin and the radio station could be reconstructed at a different location, which would result in additional impact to resources off site depending on the land on which the station is developed. The remaining buildings and debris would continue to deteriorate, and the site would continue to be an eyesore and a hazard to anyone venturing on to the property. The property cannot be reused until such a time as it is cleared of the damaged buildings and equipment. Environmentally is better to use a previously developed site rather than potentially developing an undeveloped site.

3.2 Proposed Action

The proposed action is to demolish all the existing buildings including the roof structure, exterior and interior walls, windows, doors, floors, and floor slabs. And to demolish all building utilities, piping ductwork, electrical fixtures, and debris down to soil. The plan proposes to removal all concrete decking, sidewalks, and steps to grade and to remove the existing retaining walls, and the concrete and asphalt parking areas. The removal of the existing diesel fuel and wastewater storage building structures and infrastructure and the complete demolition of the existing satellite antenna equipment, their foundations, and slabs.

The new facility will then be rebuilt taking advantage of the previously developed areas to minimize impacts to undeveloped fringe around the site.

3.3 Other Action Alternatives

It is possible that the driveways and retaining wall could be retained for future use. This would require that the retaining walls be tested for structural strength and that the new design be worked into the constraints of the existing layout. This was considered and dismissed due to the limits placed on new design, and potential future risk. The proposed design is a better layout for the site with the parking lot located to the north rather than its existing location.

3.4 Alternatives Considered and Dismissed

The action is the demolition of existing ruined structures and removal of the hurricane damaged equipment and the reconstruction of a new facility on the areas of the site which have been previously altered. WJTX has chosen not to abandon the property and leaving the ruin on site is not a viable alternative.

4.0 Affected Environment and Potential Impacts

4.1 Physical Resources

4.1.1 Geology, Soils, and Seismicity

Geology of St. Thomas

The Virgin Islands are near the northeastern corner of the present Caribbean Plate, a small trapezoidal-shaped plate that is moving eastward relative to the North and South American continents carried on the American Plate. The arc of the Lesser Antilles is an active volcanic arc above a subduction zone in which the Atlantic oceanic crust of the American Plate is carried downward under the Caribbean Plate. The closest volcano to the Virgin Islands that is still active is St. Thomas is composed of stratified volcanic and volcanoclastic rocks with minor limestone of the Early Cretaceous (Albain) to the late Cretaceous Age (Donnelly 1966). These rocks are granitic composition, some of which may be as young as Tertiary (Kesler and Sutter, 1979). The oldest rocks of St. John are submarine lavas (keratophyre and spilite), beds of volcanic debris and chert. Associated intrusive rocks of the Water Island Formation are overlain by andesitic volcanic and volcanoclastic rocks of the Louisenhoj Formation which underlies the island of St. Thomas to the east and much of the northwestern portion of St. John. Donnelly (1966) suggested that the Louisenhoj Formation was deposited unconformably on the Water Island Formation after a period of emergence, tilting and erosion, on the slopes and environs of a subaerial volcanic island located between St. Thomas and St. John, an area now occupied by Pillsbury Sound. The youngest layered deposits on St. Thomas are volcanoclastic rocks of the Tutu Formation. Fossils contained in the Tutu Formation suggest that those deposits are of the Early Cretaceous (Albain) Age (Donnelly et. al.

1971). All the volcanoclastic rocks of St. Thomas were deposited in a relatively short period of time spanning 10 to 15 million years approximately 100 million years ago (D. Rankin 1988).

An irregular coastline, numerous bays, steep slopes, and small drainage areas characterize St. Thomas. The topography is mountainous and coastal plains are absent.

Geology of Haypiece Hill

Haypiece Hill is in the middle of a board peninsula extending between Crown Bay and Krum Bay. The peninsula is one large hill, and the radio station sits at its crest at 314ft.

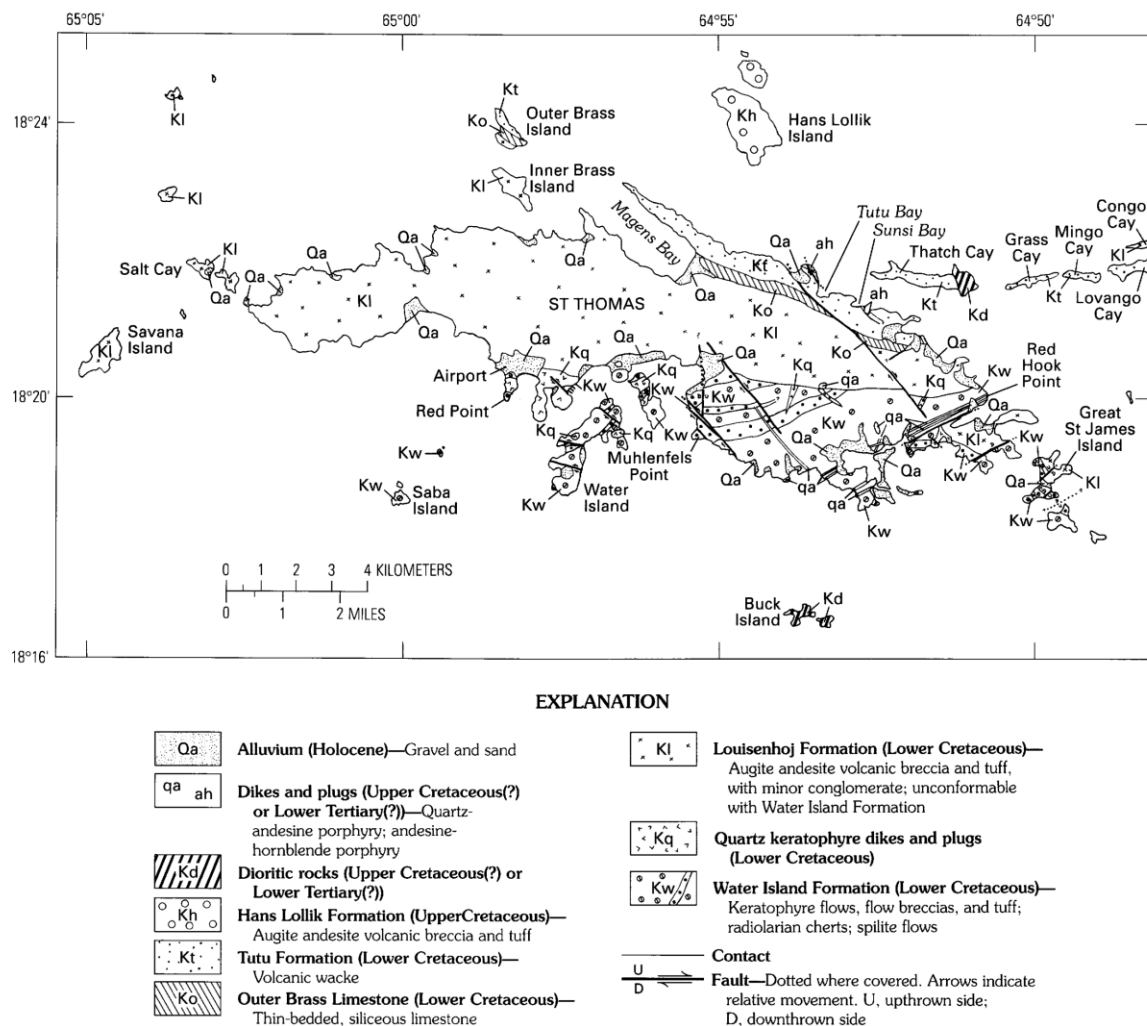


Figure 3. Simplified Geological Map of St. Thomas, Haypiece Hill is Quartz keratophyre dikes and plugs (Lower Cretaceous). (Alminas 1994)

Geology of the Project Site

The project site has been altered by the leveling of the hilltop for the building, parking areas and the cutting of the roadway to the site. Embankments along the roadway are steep.

The photographs below document changes made to the site. The 1954 aerial shows a roadway cut up to the crest of the hill and a building on the top of the hill which was associated with military construction during the Naval Occupation of the area. There is no apparent change noted between the 1954 and 1971 but by 1988 the site had been significantly developed and additional structures were constructed. There is little change on the site between 2003 and 2017 prior to the hurricanes.



Figure 4. 1954 USGS Aerial Service Map



Figure 5. 1971 USGS Aerial Survey Map



Figure 6. 1988 USGS Aerial Service Map



Figure 7. 2023 Google Earth Aerial



Figure 8. Prior to 2017 Hurricanes Google Earth Aerial



Figure 9. Current January 23, 2023, Google Aerial of the site.

Soils of WJTX

Two soil types are associated with the WJTX site, according to the Custom Soil Survey of the United States Virgin Islands prepared in 2022. Southgate-Rock outcrop complex, 20 to 40 percent slopes

which makes up the southern two-thirds of the site. Southgate-Rock outcrop complex, 20 to 40 percent slopes are found on ridges, mountain slopes and hillsides. These soils are found in areas of 38 to 44 inches of annual precipitation, and it is only 10 to 20 inches to a lithic bedrock (restrictive feature). Southgate-Rock outcrop complex (SrF), 40 to 60 percent slopes which makes up the northern third of the site is found in areas of 38 to 44 inches of rainfall annually and it is also 10 to 20 inches to lithic bedrock. These soils are found on mountain tops hillslopes, mountain slopes, and ridges and often have as much as 40% exposed rock outcroppings.



Figure 10. Custom Soil map for the Haypiece Hill SJTX site.

Seismic Activity

The U.S. Virgin Islands lie in one of the most earthquake prone areas of the world, and are susceptible to ground shaking, earthquake-induced ground failures, surface fault ruptures and tsunamis (tidal waves) (Hays, 1984). The activity is mostly associated with large-scale tectonic activity or faulting, originating in the Anegada Trough to the northeast of the islands. The trough and its related scarp were thrown up by block faulting during the late Pliocene or early Pleistocene. It is oriented northeast to southwest, separating St. Croix from Puerto Rico and the other Virgin Islands. Based on willow focus earthquakes, the Anegada Fault Trough is estimated to be more than 400

miles in length. There are indications that strike slip movement is occurring, with St. Croix shifting northeast relative to Puerto Rico (Puerto Rico Water Authority 1970). Since the 1867 quake, there has been continuous low intensity activity all below 6.0 Richter. Numerous minor tremors are often felt on the island. The project area and Haypiece Hill are in an area of low earthquake vulnerability.

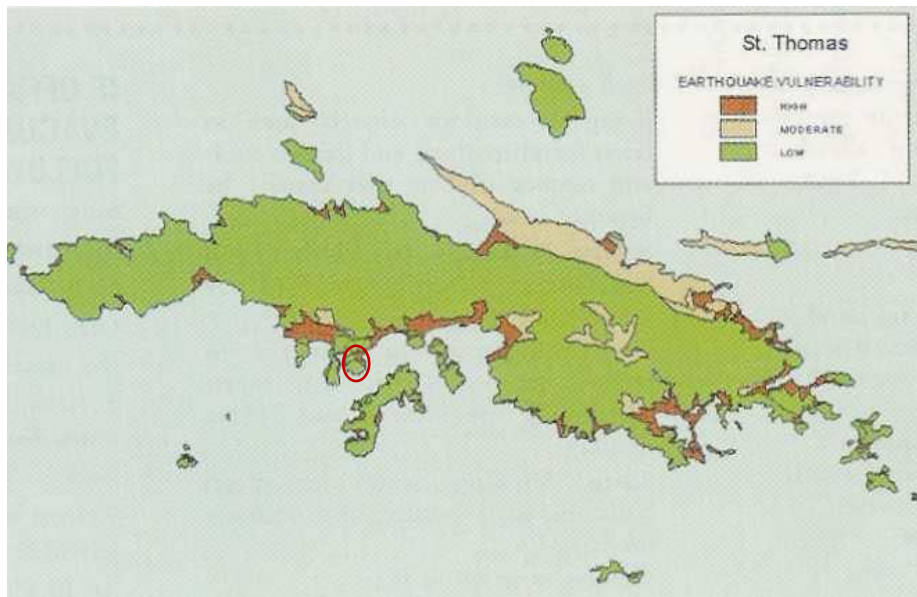


Figure 11. Earthquake Probability Map

4.1.2 Air Quality

The Clean Air Act of 1970 (42 USC 7401–7661 [2009]) is a comprehensive federal law that regulates air emissions from area, stationery, and mobile sources. The Act authorized the USEPA to establish National Ambient Air Quality Standards to protect public health and the environment. These include standards for six criteria air pollutants: lead, nitrogen dioxide, ozone, carbon monoxide, sulfur dioxide, and particulate matter. Particulate matter includes both less than 10 micrometers in diameter and fine matter less than 2.5 micrometers in diameter. Areas where the monitored concentration of a criteria pollutant exceeds the applicable air quality standards are designated as “in non-attainment” of the standards.

According to the Environmental Protection Agency (EPA) Criteria Pollutant Nonattainment Summary Report, the WSTX site is not within a Designated Nonattainment Area.

All of St. Thomas is designated Class II by the Environmental Protection Agency in compliance with 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).

The demolition of the ruins will create dust and combustion emissions using heavy equipment. A dust control plan will be implemented during demolition and construction. Once the demolition and construction are complete the air quality will return to ambient.

4.1.3 Climate Change

Climate change has had a significant impact on the Virgin Islands with the development of more frequent and stronger hurricanes. The radio station was destroyed by the passage of Category V hurricanes Irma and then Maria in a two-week period in 2017. Changes in climate will not impact the demolition of the structures other than being cognizant of hurricane season and avoiding having materials scattered about the site, but it will have an impact on the redevelopment of the site and the new structures have been designed and will be built to withstand more powerful more frequent storms.

Sea-level Rise

According to NOAA's Sea Level Rise Viewer shown below is set to show sea-level rise at 4ft.

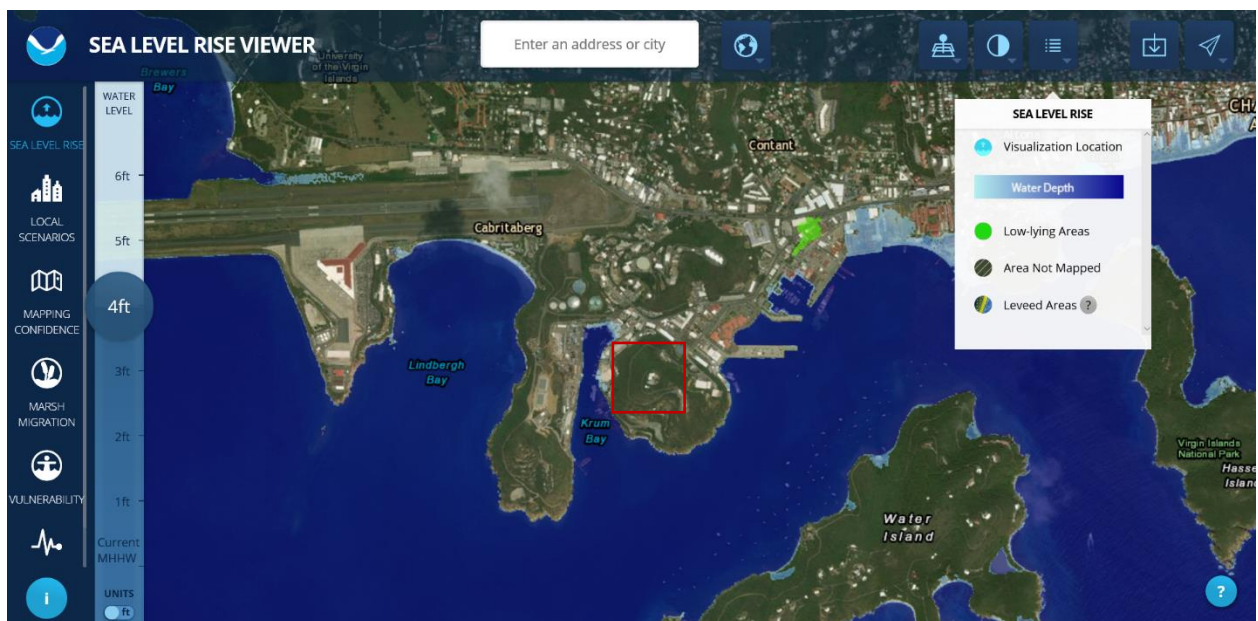


Figure 12. Sea Level Rise Map (<https://coast.noaa.gov/slr/#/layer/slr/4/-7231238.867507785/2076551.6197419522/15/satellite/none/0.56/2050/interHigh/midAccretion>)

The project site will not be affected by sea-level change due to its location at the top of Haypiece Hill.

4.2 Water Resources

St. Thomas, USVI has limited freshwater resources, which include groundwater wells, intermittent and ephemera streams and ponds which dry up during periods of limited rainfall. Most of the potable water is either captured by rooftops and stored in cisterns or is desalinated seawater. The

site does not have freshwater resources. There are no ground water wells in the vicinity of the radio station (Figure 13).

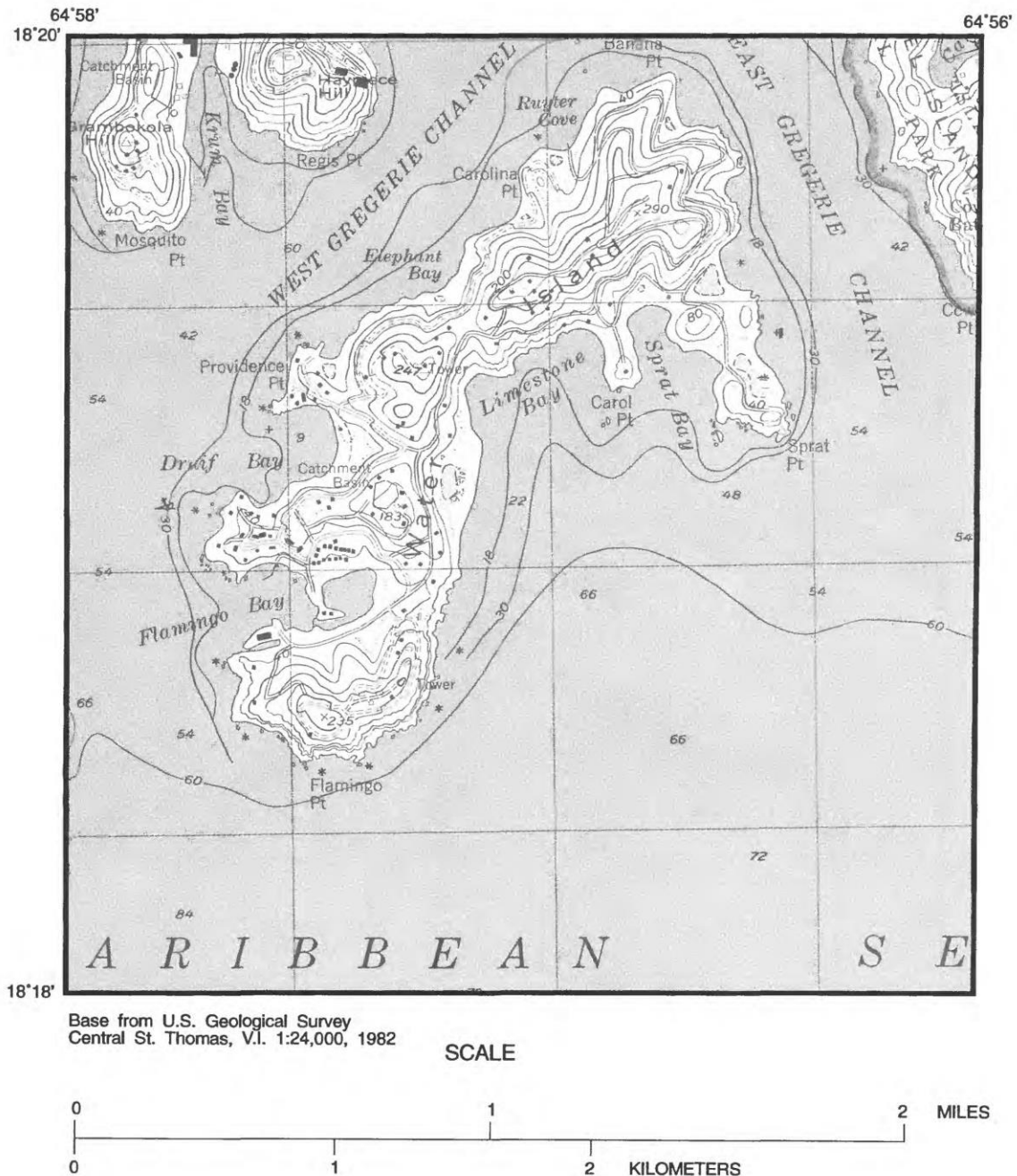


Figure 13. Groundwater well map from Water Wells on St. Thomas, U.S. Virgin Islands, USGS, Open-File Data Report 91-504.

4.2.1 Water Quality

Congress enacted the Federal Water Pollution Control Act in 1948 which was later reorganized and expanded in 1972 and became known as the Clean Water Act in 1977. This law regulates discharge of pollutants into water with sections falling under the jurisdiction of the United States Army Corps

of Engineers (USACE) and the USEPA. Section 404 of the Clean Water Act establishes the USACE permit requirements for discharging dredged or fill materials into Waters of the United States and traditional navigable waterways. USACE regulation of activities within navigable waters is also authorized under the 1899 Rivers and Harbors Act. Under the National Pollution Discharge Elimination System, the USEPA regulates both point and non-point pollutant sources, including stormwater and stormwater runoff. Activities that disturb one acre of ground or more are required to apply for Coverage under the General Construction Stormwater Permit (TPDES Territorially Pollution Discharge Elimination System) through the Division of Environmental Protection (DEP) Virgin Islands Department of Planning and Natural Resources (VIDPNR) as delegated by the USEPA.

The WJTX property demolition will impact just under an acre of land (36,000 to 41,000sqft) and will not be required to obtain coverage under the Virgin Islands General Stormwater Permit for Construction and will not have to prepare a Stormwater Pollution Prevention Plan (SWPPP). The construction of the new facility will however obtain coverage under the Virgin Islands General Stormwater Permit for Construction. The project has prepared a Sedimentation and Erosion Control Plan and will implement Best Management Practices (BMP).

The property is located on the top of the hill and is more than 650ft at its nearest point to the sea. The slopes are heavily vegetated between the site and the coastline and there are no defined drainages on the property therefore the demolition of the site will have negligible impact on water quality if property sedimentation and erosion is implemented. Care has been taken in developing the drainage plans for the site to minimize erosion created by impervious surfaces.

4.2.2 Wetlands

The U.S. Army Corps of Engineers defines wetlands as "those areas that are periodically inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes and similar areas." (U.S. Army Corps of Engineers, 1986).

There are no terrestrial wetlands within the WJTX Radio Station project site (Figure 14).



March 20, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Figure 14. Fish and Wildlife Service National Wetland Inventory

4.2.3 Wild and Scenic Rivers Act

According to the U.S. Fish and Wildlife Service, there are 226 national Wild and Scenic Rivers across the 40 states and Puerto Rico (Figure 15). There are no Wild and Scenic Rivers in the U.S. Virgin Islands.



Figure 15. Wild and Scenic Rivers in the U.S. and Puerto Rico

4.2.4 Floodplains

The project site is in Zone X where flooding is not expected (Figure 16 Flood Insurance Rate Map, Panel 40 of 94, revised April 16, 2007).

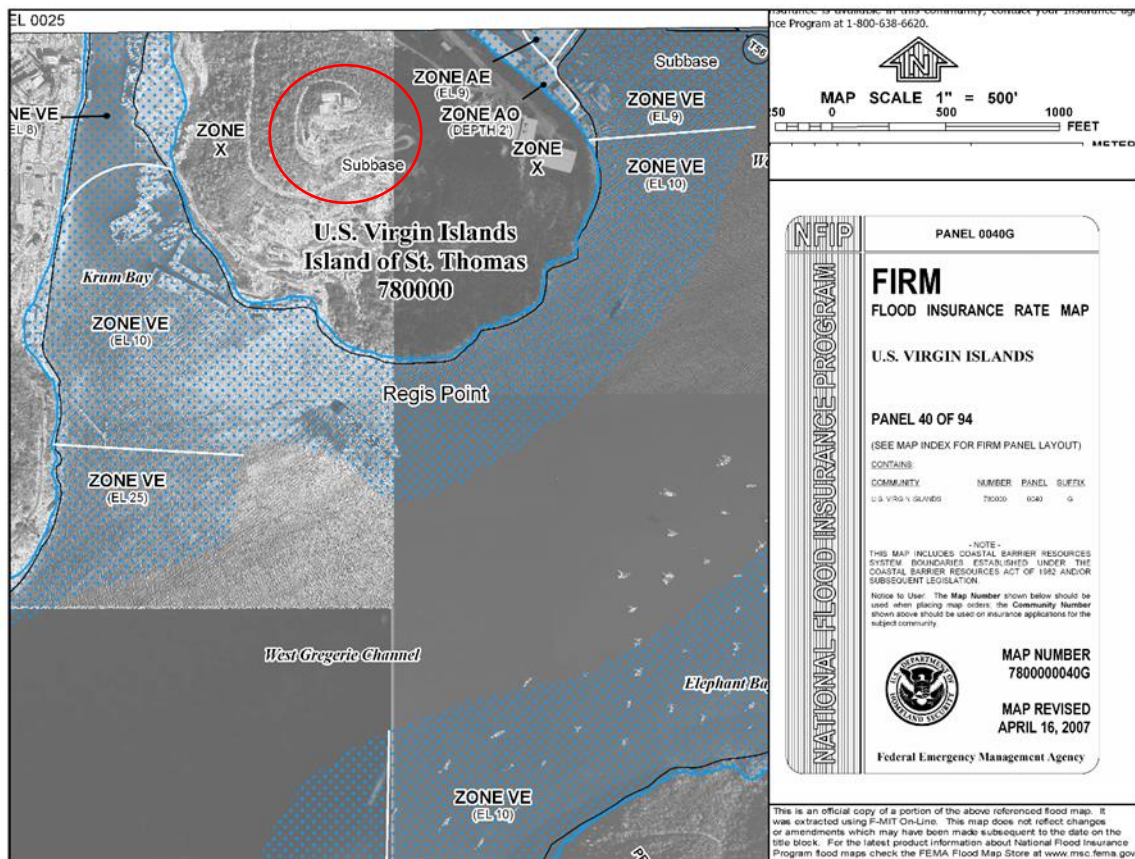


Figure 16. FEMA FIRM Map 40 of 94, April 16, 2007

4.3 Coastal Resources

The Coastal Zone Management Act administered by states with shorelines in coastal zones requires those states to have a Coastal Zone Management Plan to manage coastal development. Projects within the designated coastal zones must be evaluated to ensure they are consistent with the Coastal Zone Management Plan. Projects receiving federal assistance must follow the procedures outlined in 15 CFR 930.90 – 930.101 for federal coastal zone consistency determinations, as implemented through Virgin Islands Code Title 12, Chapter 21. The radio station is within the first-tier jurisdiction of the Department of Planning and Natural Resources (DPNR), Division of Coastal Zone Management (CZM) and will need to obtain a Coastal Zone Management Permit or Coastal Consistency Certificate.

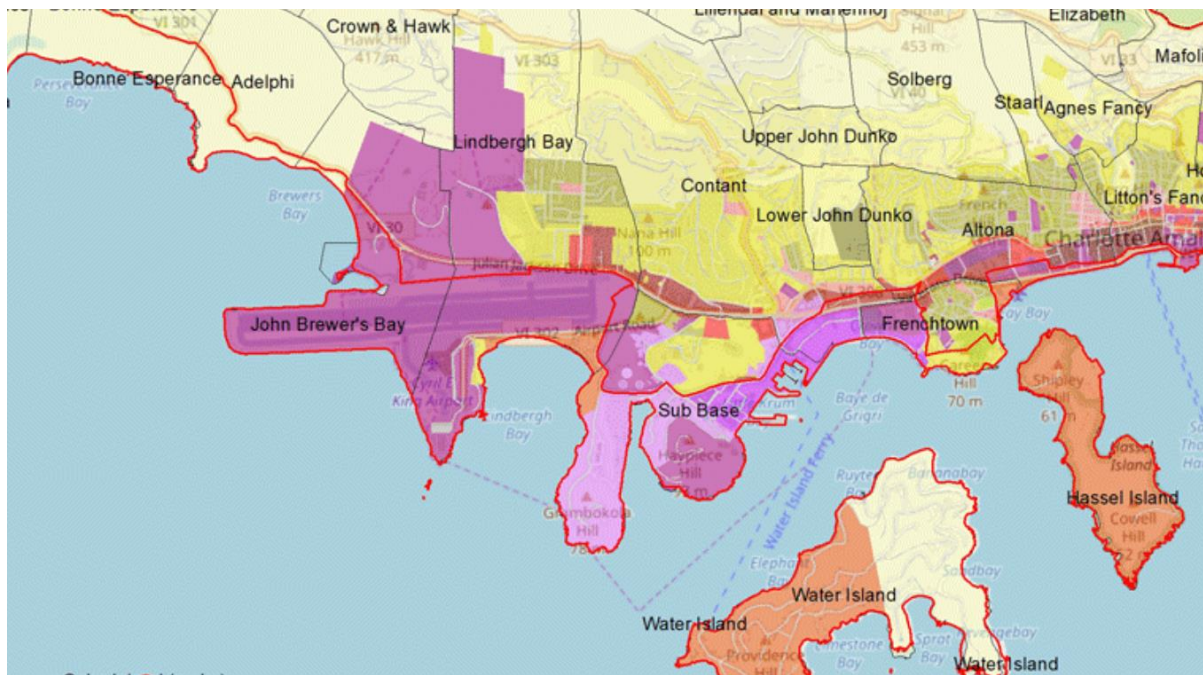


Figure 17. Areas of first-tier jurisdiction are shown in color.

4.3.1 Coastal Barrier Resources Act

The Coastal Barrier Resources Act of 1982 created designated areas under the jurisdiction of the United States Fish and Wildlife Service (USFWS) that are ineligible for both direct and indirect federal expenditures, with limited exceptions. The Coastal Zone Management Act (15 CFR 930.90 – 930.101) was amended by the Coastal Barrier Improvement Act of 1990, which added a new category of coastal barriers called Otherwise Protected Areas in which, only flood insurance is restricted. The radio station is not within a Coastal Barrier (Figure 18).



March 20, 2023

CBRS Buffer Zone

System Unit

CBRS Units

Otherwise Protected Area

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

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

This page was produced by the CBRS Mapper

Figure 18. The project area in reference to the Coastal Barriers.

4.4 Biological Resources

The property is located on top of a knoll top on the Haypiece Hill peninsula. The knoll has large areas of forested slope that have not been altered in more than 70 years. The knoll has been slowly developing with industrial type uses, warehouses, heavy equipment storage and cement plants.

The area around the station remains densely vegetated. In the surrounding forested areas, the following species were seen:

Table 1. Flora species present on WJTX site.

Acacia tortuosa and *A. macracantha* (kasha)
Agave spp.
Aloe vera
Antigonon leptopus (Wedding chain, coral vine)
Bucida buceras (Gris gris)
Bursera simaruba (Gumbo limbo, turpentine tree)
Caesalpinia pulcherrima (Peacock flower, pride of Barbados)
Calotropis gigantea (Giant milkweed)
Capparis indica
Capparis flexuosa (Limber caper)
Centrosema virginianum (Spurred butterfly pea)
Croton astroites (Wild maran, Maran bush)
Eugenia spp. including *Eugenia biflora* (Blackrodwood)
Euphorbia lactea (Dragon bone cactus)
Guapira fragrans (Black mampoo)
Hylocereus trigonatus (Night-blooming cereus)
Ixora spp. (West Indian jasmine)
Kalanchoe delagoensis (Mother of millions, formerly *Bryophyllum delagoense*)
Lantana involucrata (Purple sage, wild sage)
Leucaena leucocephala (Tan tan)
Melocactus spp. (Turk's cap cactus, melon cactus)
Opuntia spp. (Prickly pear, Pear cactus)
Opuntia pubescens
Passiflora foetida (Pap vine, Stinking passionfruit)
Peltophorum pterocarpum (Yellow flamboyant)
Pilosereus royerii (pipe organ cactus)
Randia aculeata
Sansevieria trifasciata (Snake plant)
Sesbania punicea (Rattlebox)
Tecoma stans (Ginger Thomas)
Terminalia catappa (West Indian almond)
Tillandsia spp. (Bromeliads, "air plants")
Urochloa maxima (Guinea grass)

There is still landscaping on the site and this includes;

Adonidia merrillii (Christmas tree palm)
Asparagus aethiopicus (Asparagus fern)
Bougainvillea spp.
Dracaena fragrans (Corn plant)
Euphorbia tirucalli (Pencil cactus)
Ficus benghalensis (Banyan tree)
Hordeum jubatum (Foxtail barley)
Yucca aloifolia (Spanish bayonet)

The demolition will be focused on the existing structures, hardscape, and utilities, this however will result in the loss of all species within planters or beds within the developed area and of plants that

are immediately adjacent to the structure due to the use of heavy equipment. During grading of the site for construction, all large trees around the perimeter of the site will be marked and protected. Clearing of natural flora will be minimal and will have a negligible impact.

During the surveys, no mammals were seen. Birds seen on the property include Zenaida dove (*Zenaida aurita*), common ground dove (*Columbina passerina*) and gray kingbird (*Tyrannus dominicensis*).

Reptiles were abundant and tree anoles (*Anolis cristatellus*), grass anoles (*Anolis pulchellus*), barred anoles (*Anolis stratulus*), dwarf geckos (*Thecadactylus* sp), and common ground lizards (*Sphaerodactylus macrolepis*) were seen around the building and in the forested areas surrounding the buildings and satellite dishes. The Virgin Islands tree boa (*Chilabothrus granti*) could be present but was not seen during the survey. There is sufficient interdigitation in the surrounding forested areas and there is an adequate prey base.

There are a few lizards and possibly boas in the ruins or debris, it is likely these species will move into the forested areas as site disturbance begins. There is sufficient habitat surrounding the ruins for these boas.

4.4.1 Magnuson-Stevens Fishery Conservation and Management Act

The property is located well inland and will have no impact on fisheries resources, marine habitats, or water quality.

4.4.2 Threatened and Endangered Species and Critical Habitat

The property is within the range for the St. Thomas Tree Boa (*Chilabothrus granti*), a federally listed rare and endangered species. There is a potential to harm the VI Tree Boa, during the demolition of the structure, this boa is usually found on the eastern end of the island but can be found in other locations. The project will not be clearing areas which were not previously developed as part of the demolition. However, it is possible that VI Tree Boas could be found in the damaged building and debris around the site and a training session should be held with the Division of Fish and Wildlife prior to the start of demolition and then again at the start of construction so workers can be informed about the boas and what to do if they are encountered. Education regarding the Tree Boas will help minimize impact to these species if they are encountered. No VI Tree Boas were seen and habitat for these snakes remains in the vicinity.

No St. Thomas lid flowers (*Calypttranthes thomasiana*), an endangered plant species, were found during the surveys.

If during the demolition clearing is limited to that required to demolish the existing structures and if people working on the site are educated regarding the VI Tree Boas, the demolition **may affect but is not likely to adversely affect** the VI Tree Boa.

The Division of Fish and Wildlife, DPNR and FWS has provided a concurrence that the project is Not Likely to Adversely Affect the VI Tree Boa.

4.4.3 Fish and Wildlife

The Fish and Wildlife Service iPac (Information for Planning and Consultation) list to species related to the site, the West Indian Manatee (*Trichechus manatus*) and the Virgin Islands Tree Boa (*Chilabothrus granti*). The iPac report states there are no critical habitats at this location, however potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves. There will be no impact on manatees as they are marine mammals and are not terrestrial. There is a potential to harm the VI Tree Boa, this boa is usually found on the eastern end of the island but can be found in other locations. The project will not be clearing areas which were not previously developed as part of the demolition. However, it is possible that VI Tree Boas could be found in the damaged building and debris around the site and a training session should be held with the Division of Fish and Wildlife prior to the start of demolition so workers can be educated about the boas and what to do if they are encountered.

The iPac report states there are no migratory birds of conservation concern expected to occur at this location.

The iPac Report is found in the Appendix B.

4.5 Cultural Resources

FEMA must consider the potential effects of its funded actions upon cultural resources prior to engaging in any undertaking. FEMA evaluates potential effects in accordance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, implemented by 36 CFR Part 800. The NHPA defines an historic property as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion” on the National Register of Historic Places (NRHP). FEMA evaluates the Area of Potential Effects pursuant to 36 CFR 800.4(a)(1), defined as the geographic area(s) within which the undertaking may directly or indirectly affect cultural resources. FEMA evaluates properties with undetermined eligibility for listing in the NRHP as though they are, until an official determination is made.

A SHPO Clearance Letter has been received from the Division of Historic Preservation.

4.5.1 Historic Properties

The site originally had structures which were more than 50 years old, however these were destroyed with the construction of the existing structures. The demolition of the existing structures will have no impact on historic properties.

4.5.2 American Indian/Native Hawaiian/Native

In June of 2021 Albert Byran governor of the U.S. Virgin Islands recognized the Guainia Tanio Tribe of the U.S. Virgin Islands. The Guainia Tanio Tribe does not have tribal lands within the U.S. Virgin Islands. WJTX Radio Station is not on Tribal Lands. There are no tribal lands within the Virgin Islands. The project will have no impact on tribal lands.

4.6 Socioeconomic Resources

Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, requires federal agencies to identify and address disproportionately high and adverse human health, requires federal agencies or environmental effects its activities.

The project area is zone “P” Public and is in an area of industrial and commercial use. The nearby properties which are developed are being used for concrete plants, heavy equipment storage, warehouse use and industrial marine use. The public electrical utility is located across Krum Bay to the west and the cruise ship port and marine uses are located to the northeast.

WTJX-FM is a non-commercial, educational public radio station, serving as the NPR network affiliate for the United States Virgin Islands.



Figure 19. Uses in the surrounding area.

4.6.1 Environmental Justice

The property is in a commercial/industrial area on a top of a knoll and the demolition of this damaged property will not cause disproportionate impact on any minority or low-income populations. The closest residential properties are more than ½ mile away and the remaining undeveloped land is not suitable for residential use due to the existing uses.

4.6.2 Hazardous Material

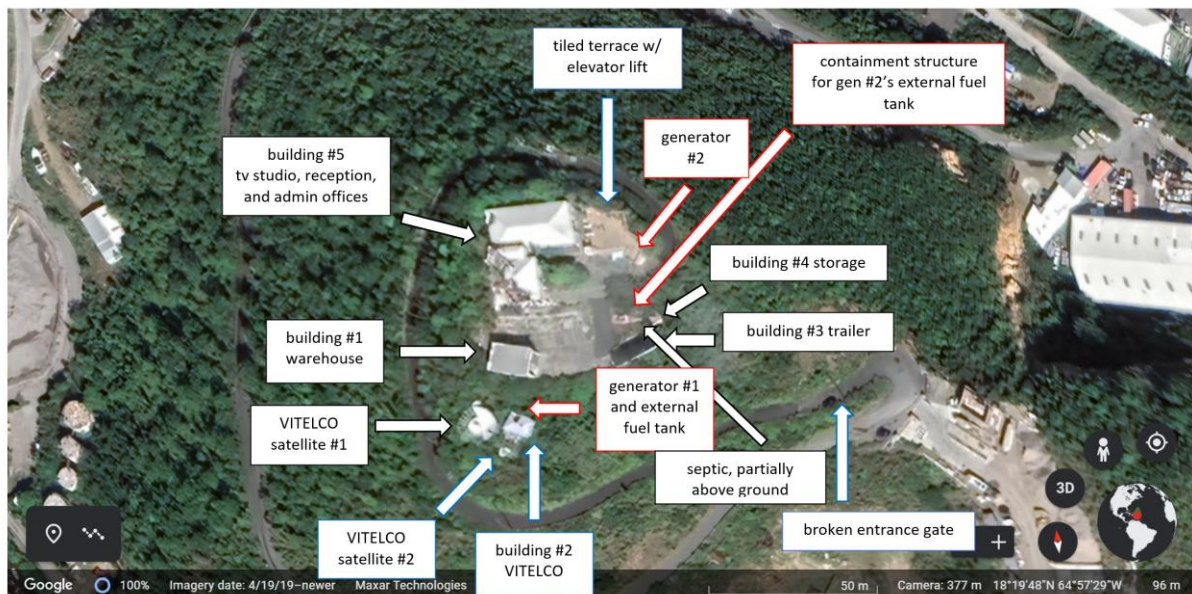
There are two generators on site, Generator #1 is the former VITELCO diesel generator which is located to the immediate north of the VITELCO building. The generator and fuel tank are housed separately. The tank is rectangular and appears to have a 350-to-400-gallon capacity. The tank is rusted around containment and at bottom. Information plates are worn and cannot be read. It is unclear when this was last in use. Plants are growing around fuel tank and generator therefore it is unlikely that there has been a release from this tank.

Generator #2 is the only WTJX diesel generator. The generator is housed inside a locked structure under the tiled terrace. Generator has a separate fuel tank, the external fuel tank is cylindrical and horizontal, approx. 4' circumference x 10' long and the capacity of the tank is approximately 950 gallons. The tank is contained within a secondary containment concrete structure. Plants are growing around external tank are within the containment. There appear to have been no releases from the containment.

Halon 1301 (Bromotrifluoromethane), is the most effective fire extinguishing agent, but because of its high ozone depleting potential, the production of Halon 1301 was banned in 1994 as part of the Montreal Protocol. Halon 1301 was stored onsite in the VITELCO building at some point a warning sign is on the entrance door. The Material Safety Data Sheet is found in the Appendix c.

There is unground piping for fuel in part of the site, it is possible that there may have been a leak along one of the fuel lines. Prior to removal of the underground piping a Plan will be developed and approved by the Department of Planning and Natural Resources (DPNR) Division of Environmental Protection (DEP). During demolition of the area surrounding the fuel line, organic vapors will be tested during the excavation and if vapors are detected, all soils with vapors will be removed and set aside on 3 mm Visqueen®. Soils will be excavated until no further vapors are detected in the soil and samples will be taken to validate that all contaminated soil has been removed. The removed soil will be sampled for Total Petroleum Hydrocarbons TPH and BTEX. The soil will be protected from runoff and covered awaiting the results of the testing. If result exceeding the U.S. Virgin Islands regulation limits are found (460ppm) the soil will either be disposed of by a licensed company

which deals with hazardous materials, or a remediation plan will be developed and approved by DPNR/DEP.



4.6.3 Noise

The site is within an area of industrial and commercial use. There will be noise created during the demolition. The noise created should not have a negative impact on the properties immediately around the site. The closest residential areas are more than ½ mile away. There are offices (V.I. Property and Procurement) located approximately 0.12 miles from the site. It is possible that some noise by be heard during demolition. The already impacted by the noise associated with the port activities and the power generation plant and other uses. Noise created by the demolition and construction will have a negligible impact on surrounding properties.

4.6.4 Traffic

The property is located on top of a knoll with only a few developed properties however the road connects into Crown Bay, a very busy port area. During demolition there will be an increase in vehicle traffic carrying debris to the landfill. During construction there will be an increase in traffic with supplies, construction workers and equipment accessing the site. This will be short-lived and will not have a long-term impact on traffic in the area.

4.6.5 Public Service and Utilities

The project is the demolition and construction of a radio station building which was impacted by the 2017 hurricanes. The demolition of this building will impact the Virgin Islands landfill by increasing materials in the landfill. WJTX and its contractors will follow all the Virgin Islands Waste Managements guidelines for the debris disposal and will obtain the necessary permits for the disposal of materials.

4.6.6 Public Health and Safety

The demolition and construction of the radio station facilities will not have an impact on public health or safety. The radio station is in an isolated area and is only surrounded by industrial uses and is currently not visited by the public. The nearest residential communities are more than ½ mile away and the nearest offices are approximately 0.1 miles away.

4.7 Summary Table

Resource	No Action	Proposed Action
Water Quality	No impact	No impact
Air Quality	No impact	Minor temporary impact, No long-term impact
Wetlands	No impact	No impact
Floodplains	No impact	No impact
Coastal Resources	No impact	No impact
Threatened and Endangered Species	No impact	Not like to adversely affect the Virgin Island tree boa
Cultural Resources	No impact	No impact
Socioeconomics	No impact	No impact
Public Services	No impact	Minor Impact to Landfill
Public Health and Safety	No impact	No impact

5.0 Cumulative Impacts

The demolition and construction of the building has negligible impacts on both the natural and man's environment. The demolition of the building will add debris to the Bovoni Landfill which is already reaching capacity. This is a significant on-going issue which currently is being worked on by the Virgin Islands government.

The demolition and reconstruction of the site will not create significant impacts as this will be the rebuilding of a previously developed site.

6.0 Agency Coordination, Public Involvement and Permits

Department of Planning and Natural Resources, Division of Coastal Zone Management - Coastal Consistency Determination – Public Hearing and Decision Meeting

Department of Planning and Natural Resources, Division of Environmental Protection - Coverage under the General Construction Stormwater Permit

7.0 References

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Coastal Barrier Resource Mapper: <https://www.fws.gov/cbra/maps/mapper.html>

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Environmental Protection Agency. (2023). NEPAassist: <https://www.epa.gov/nepa/nepassist>

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iPaC: <https://ipac.ecosphere.fws.gov/>

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Wetlands Mapper <http://www.fws.gov/wetlands/Data/Mapper.html>

8.0 List of Preparers

Amy Claire Dempsey, M.A., Bioimpact, Inc.

Jaughna Nielsen-Bobbit MPH

9.0 Appendices

APPENDIX A

DRAWINGS - Attached

APPENDIX B

FWS iPaC Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

St. Thomas County, Virgin Islands



Local office

Caribbean Ecological Services Field Office

☎ (787) 851-7297

📠 (787) 851-7440

MAILING ADDRESS

Post Office Box 491
Boqueron, PR 00622-0491

PHYSICAL ADDRESS

Carr 301, Km 5.1, Bo Corozo
Boqueron, PR 00622-0510

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

THERE ARE NO MIGRATORY BIRDS OF CONSERVATION CONCERN EXPECTED TO OCCUR AT THIS LOCATION.

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
West Indian Manatee <i>Trichechus manatus</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4469	Threatened Marine mammal

Reptiles

NAME	STATUS
Virgin Islands Tree Boa <i>Chilabothrus granti</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3247	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
<https://ecos.fws.gov/ecp/species/4469>

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA](#)

[Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX C

Material Safety Data Sheet Halon 1301



A UTC Fire & Security Company

MATERIAL SAFETY DATA SHEET

Halon 1301 (Fire Extinguishing Agent)

1. IDENTIFICATION OF THE SUBSTANCE/PREPARATIONS AND OF THE COMPANY UNDERTAKING

Product Name	Halon 1301 (Fire Extinguishing Agent)
Other Trade Names	Bromotrifluoromethane
Product Description	Fire Extinguishing Agent
Manufacturer/Supplier	Fenwal Protection Systems
Address	400 Main Street Ashland, MA 01721 USA
Phone Number	(508) 881-2000
Chemtrec Number	(800) 424-9300
(for emergencies only)	(703) 527-3887 (International)
Revision Date:	February 9, 2012
MSDS Date:	February 9, 2009

Safety Data Sheet according to EC directive 2001/59/EC and OSHA's Hazcom Standard (29 CFR 1910.1200)

2. HAZARDS IDENTIFICATION

EU Main Hazards Non Flammable Gas

Routes of Entry

Eye contact - Inhalation - Skin contact

Carcinogenic Status

Not considered carcinogenic by NTP, IARC, and OSHA.

Target Organs

Respiratory System - Skin - Eye - Cardiovascular System - Central Nervous System

Health Effects - Eyes

Direct contact with the cold gas or liquid can cause freezing of exposed tissues, with pain, redness, burns and corneal damage.

Health Effects - Skin

Direct contact with the cold gas or liquid can cause freezing of exposed tissues.

Health Effects - Ingestion

Ingestion is not a possible route of exposure.

Health Effects - Inhalation

Exposure to vapor at high concentrations have the following effects: - light headedness - dizziness - difficulty with breathing - drowsiness - nausea - mental confusion - increased blood pressure - increased respiratory rate - loss of consciousness. Exposure at high concentrations may cause temporary alteration of the heart's electrical activity with irregular pulse, palpitations or inadequate circulation.

Individuals with preexisting diseases of the cardiovascular system or nervous system may have increased susceptibility from excessive exposures.



A UTC Fire & Security Company

MATERIAL SAFETY DATA SHEET

Halon 1301 (Fire Extinguishing Agent)

3. COMPOSITION/INFORMATION ON INGREDIENTS

Component Name	CAS#/Codes	Concentration	R Phrases	EU Classification
Methane, bromotrifluoro-	75-63-8 EC#200-887-6	>99.9	None	Non Flammable Gas

4. FIRST AID MEASURES

Eyes

Immediately flood the eye with plenty of warm water for at least 15 minutes, holding the eye open. Obtain medical attention if soreness or redness persists.

Skin

Flush with water. Obtain medical attention if frostbite or blistering occurs or redness persists.

Ingestion

Ingestion is not considered a potential route of exposure.

Inhalation

Remove from exposure. If there is difficulty in breathing, give oxygen. Obtain medical attention immediately.

Advice to Physicians

In case of frostbite, place the frostbitten part in warm water. If warm water is not available or impractical to use, wrap the affected parts gently in blankets. DO NOT USE HOT WATER.

5. FIRE - FIGHTING MEASURES

Extinguishing Media

Halon 1301 is used as an extinguishing agent and therefore is not a problem when trying to control a blaze. Use extinguishing agent appropriate to other materials involved. Keep containers and surroundings cool with water spray as containers may rupture or burst in the heat of a fire.

Unusual Fire and Explosion Hazards

Containers may explode in heat of fire. Predominant decomposition products are hydrogen fluoride and hydrogen bromide in fire situations. Products are irritant and potentially toxic if fire extinguishment is delayed.

Protective Equipment for Fire-Fighting

Wear full protective clothing and self-contained breathing apparatus as appropriate for specific fire conditions.

6. ACCIDENTAL RELEASE MEASURES

Wear full protective clothing and self-contained breathing apparatus. Remove leaking cylinder to a safe place. Ventilate the area. Leaks inside confined spaces may cause suffocation, as vapors may displace air, and should not be entered without a self-contained breathing apparatus.

7. HANDLING AND STORAGE

Cylinders should be properly stored and secured to prevent falling or being knocked over. Do not drag, slide or roll cylinders. Do not drop cylinders or permit them to strike against each other. Never apply flame or localized heat directly to any part of the cylinder. Store away from sources of heat or ignition. Storage area should be: - cool - dry - well ventilated - under cover - out of direct sunlight



A UTC Fire & Security Company

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Halon 1301 (Fire Extinguishing Agent)

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Standards

Methane, bromotrifluoro-

ACGIH TLV: 1000ppm TWA

OSHA PEL: 1000ppm (6100mg/m³) TWA

Engineering Control Measures

Use with adequate ventilation. There should be local procedures for the selection, training, inspection and maintenance of this equipment. When used in large volumes or odor becomes apparent, use local exhaust ventilation.

Respiratory Protection

Not normally required under conditions of use as a portable fire extinguisher. In oxygen deficient atmospheres, use a self contained breathing apparatus, as an air purifying respirator will not provide protection.

Hand Protection

Wear rubber gloves. Avoid contact with skin.

Eye Protection

Chemical goggles or safety glasses with side shields. Avoid contact with eyes.

Body Protection

Normal work wear.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State	Liquefied gas under pressure
Color	Colorless
Odor	Slight ether
Specific Gravity	Not available
Boiling Range/Point (°C/F)	-58°C/ - 72 °F
Flash Point (PMCC) (°C/F)	Not Flammable
Solubility in Water	0.03 wt% @ 77 °F
Vapor Density (Air = 1)	5.14
Vapor Pressure	235 psia @ 77°F
Gas Density	Not available
Evaporation Rate	Not available

10. STABILITY AND REACTIVITY

Stability

Stable under normal conditions.

Conditions to Avoid

- Heat - High temperatures - Exposure to direct sunlight

Materials to Avoid

- alkali or alkaline earth metals - powdered metals (ex. aluminum, zinc, etc.)

Hazardous Polymerization

Will not occur.

Revision Date: February 9, 2012

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10. STABILITY AND REACTIVITY

Hazardous Decomposition Products

- hydrogen fluoride – hydrogen bromide – free bromine – carbonyl halides

11. TOXICOLOGICAL INFORMATION

Acute Toxicity

Inhalation 1-hour LC50(rat) >770,000 ppm

Chronic Toxicity/Carcinogenicity

This product is not expected to cause long term adverse health effects.

Genotoxicity

This product is not expected to cause any mutagenic effects. Tests have shown that this material does not cause genetic damage in bacterial cell cultures.

Reproductive/Developmental Toxicity

This product is not expected to cause adverse reproductive effects. Tests in animals demonstrate no developmental toxicity.

12. ECOLOGICAL INFORMATION

Mobility

No data available.

Persistence/Degradability

No data available.

Bio-accumulation

No data available.

Ecotoxicity

No data available.

13. DISPOSAL CONSIDERATIONS

Dispose of container in accordance with all applicable local and national regulations. Do not cut, puncture or weld on or near to the container. If spilled, contents will vaporize to the atmosphere.

14. TRANSPORT INFORMATION

DOT CFR 172.101 Data

Bromotrifluoromethane, 2.2, UN1009

UN Proper Shipping Name

Bromotrifluoromethane or Refrigerant Gas, R 13B1

UN Class

(2.2) Non-Flammable Gas

UN Number

UN1009

UN Packaging Group

Not applicable

15. REGULATORY INFORMATION

EU Label Information

Classification and labelling have been performed according to EU directives 67/548/EEC and 99/45/EC including amendments(2001/60/EC and 2006/8/EC)



A UTC Fire & Security Company

MATERIAL SAFETY DATA SHEET

Halon 1301 (Fire Extinguishing Agent)

15. REGULATORY INFORMATION

EU Hazard Symbol and Indication of Danger.

Non Flammable Gas

R phrases

None

S phrases

None

US REGULATIONS (Federal, State) and INTERNATIONAL CHEMICAL REGISTRATION LAWS

TSCA Listing

This product contains ingredients that are listed on or exempt from listing on the EPA Toxic Substance Control Act Chemical Substance Inventory.

EINECS Listing

All ingredients in this product are listed on the European Inventory of Existing Commercial Chemical Substances (EINECS) or the European List of New Chemical Substances (ELINCS) or are exempt from listing.

DSL/NDSL (Canadian) Listing

All ingredients in this product are listed on the Domestic Substance List (DSL) or the Non-Domestic Substance List (NDSL) or are exempt from listing.

WHMIS Classification

A

This product was classified in accordance with the hazard criteria of the Canadian Controlled Products Regulations and the MSDS contains all the information required by these regulations.

MA Right To Know Law

All components have been checked for inclusion on the Massachusetts Substance List (MSL). Those components present at or above the de minimis concentration include: - Methane, bromotrifluoro- (75-63-8)

PA Right To Know Law

This product contains the following chemicals found on the Pennsylvania Hazardous Substance List: - none Methane, bromotrifluoro- (75-63-8)

NJ Right To Know Law

This product contains the following chemicals found on the NJ Right To Know Hazardous Substance List: - none Methane, bromotrifluoro- (75-63-8)

California Proposition 65

This product does not contain materials which the State of California has found to cause cancer, birth defects or other reproductive harm.

SARA Title III Sect. 302 (EHS)

This product does not contain any chemicals subject to SARA Title III Section 302.

SARA Title III Sect. 304

This product does not contain any chemicals subject to SARA Title III Section 304.

SARA Title III Sect. 311/312 Categorization

- Immediate (Acute) Health Hazard - Pressure Hazard

SARA Title III Sect. 313

This product contains a chemical which is listed in Section 313 at or above de minimis concentrations: Methane, bromotrifluoro- (75-63-8)



A UTC Fire & Security Company

MATERIAL SAFETY DATA SHEET

Halon 1301 (Fire Extinguishing Agent)

16. OTHER INFORMATION

NFPA Ratings

NFPA Code for Health - 1
NFPA Code for Flammability - 0
NFPA Code for Reactivity - 0
NFPA Code for Special Hazards - None

HMIS Ratings

HMIS Code for Health - 1
HMIS Code for Flammability - 0
HMIS Code for Reactivity - 0
HMIS Code for Personal Protection - See Section 8

Abbreviations

N/A: Denotes no applicable information found or available
CAS#: Chemical Abstracts Service Number
ACGIH: American Conference of Governmental Industrial Hygienists
OSHA: Occupational Safety and Health Administration
TLV: Threshold Limit Value
PEL: Permissible Exposure Limit
STEL: Short Term Exposure Limit
NTP: National Toxicology Program
IARC: International Agency for Research on Cancer
R: Risk
S: Safety

Prepared By: EnviroNet LLC.

The information contained herein is based on data believed to be accurate. However, no representation, warranty, or guarantee is made to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself as to the suitability and completeness of such information for its own particular use. Fenwal Protection Systems assumes no responsibility for personal injury or property damage resulting from use, handling or from contact with this product.

APPENDIX D

SHPO Clearance

VIDFW Concurrence of NLAA

FWS Concurrence of NLAA



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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**DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Virgin Islands State Historic Preservation Office**

Fort Christian National Historic Landmark Site
5064 Forts Straede 1
Charlotte Amalie, St. Thomas 00802

Telephone: (340) 776-8605

June 7, 2023

Ms. Amy Claire Dempsey, M.A.
President
Bioimpact, Inc.
P. O. Box 132, Kings Hill
St. Thomas, VI 00851

**Re: VISHPO Concurrence on finding of No Adverse Effects for the Proposed WTJX Radio
Station Demolition on Haypiece Hill, St. Thomas, Virgin Islands**

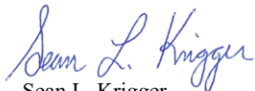
Dear Ms. Dempsey:

The Virgin Islands State Historic Preservation Office (VISHPO) has reviewed the submitted scope of work and project site map for the proposed WTJX Radio Station demolition, which is located on the top of Haypiece Hill at parcels 158 and 158A Submarine Base, Southside Quarter, St. Thomas.

Based on the site analysis, and scope of work for the proposed demolition of the WTJX buildings at the noted site above, the **VISHPO concurs with the determination of No Adverse Effects to Historic Resources**, as per the consultation requirements of Section 106 of the National Historic Preservation Act of 1966, as amended. Please be advised that any new construction for this project may be subject to historic cultural resources review or archaeological monitoring depending on the proposed development plans.

Thank you for consulting with VISHPO for this federally funded undertaking.

Sincerely,


Sean L. Krigger
Director & Deputy SHPO



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

4611 Tutu Park Mall
Suite 300, 2nd Floor
St. Thomas, VI 00802
(340) 774-3320

45 Mars Hill, Frederiksted
St. Croix, VI 00840
(340) 773-1082
dpnr.vi.gov



May 8th, 2023

TO: BioImpact, Inc.
P.O. Box 132 Kingshill, St. Croix, VI 00851

FROM: Nicole F. Angeli, PhD
Director, Division of Fish and Wildlife

RE: Demolition of the WTJX Radio Station, DFW Concurrence Letter

The Government of the Virgin Islands of the United States, Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) is mandated to “protect, conserve, and manage indigenous fish, wildlife and plants, and endangered or threatened species for the ultimate benefit of all Virgin Islanders, now and in the future” by Virgin Islands Code Title 12, Chapter 2, Subsection 101. This act ensures protection for all fish and wildlife indigenous to the Virgin Islands and within its geopolitical boundaries.

The DFW team reviewed the proposed plans to demolish all existing structures of the old WTJX Radio Station to allow for the construction of a new station and supporting facilities on the South Side of St. Thomas. We find the development is unlikely to impact locally protected species and concur with the finding that while this will unlikely affect the Federally Endangered Virgin Island Tree Boa, *Chilabothrus granti*, an educational briefing with the project team would be beneficial. Further, given the site's elevation, proximity to the coast, and surrounding undisturbed vegetation it is further advised that appropriate silt fencing and/or erosion control measures are taken to mitigate the potential for demolition-caused sediment to runoff into nearby habitats. Development outside of the discussed proposal is not covered under this letter and such development plans should be submitted to DFW for additional consideration.

In conclusion, I support this proposal with the condition that all federal and territorial permits required by authorities are obtained and respected.

For further consultation, kindly contact me at nicole.angeli@dpnr.vi.gov or 340-773-1082.

Nicole F. Angeli

5/8/2023

Signature

Date

APPENDIX E

Qualification Statement Bioimpact, Inc.