



# Environmental Assessment

## Determinations and Compliance Findings for HUD-assisted Projects

### 24 CFR Part 58

#### Project Information

**Project Name:** Lote A, Guayama - Gonzalez & Cathy Apartments

**Project ID:** PR-SIH-00029B #01

**Responsible Entity:** Puerto Rico Department of Housing

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

**State/Local Identifier:** Puerto Rico/ Municipio de Guayama

**Preparer:** Jose L Lugo Muñoz

**Certifying Officer Name and Title:** Pedro de Leon Rodriguez, Permits and Environmental Compliance Specialist

**Consultant** (if applicable): Not applicable

**Direct Comments to:** Jose L. Lugo Muñoz

**Project Location:** Street Enrique González Núm. 122

Latitude: 17.983717, Longitude: -66.118719

No. Catastro: 420-041-139-08

Address: Street Enrique González Esquina Gatty núm. 66

Latitude: 17.983727, Longitude: -66.118602

No. Catastro: 420-041-139-07

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

Ponce Neighborhood Housing Services, under the CDBG-DR Social Interest Housing Program (SIH), proposes the purchase of some land and the development of a new housing project within the historic district of the Municipality of Guayama with a total area of 358.38 Square Meters. Construction will take place on land lots that previously housed residences and currently the lots are clean and free of structures.

The use of the structure will be housing and it is contemplated from two (2) to four (4) people in occupation per apartment. The development is one (1) building with two (2) levels and two (2) apartments per level. Each apartment has two (2) bedrooms, one (1) bathroom, living room, kitchen, laundry and balcony. The housing area is 775 SQFT (Square Feet) and a balcony area of 58 SQFT (Square Feet), for a total construction area per apartment of 833.00 SQFT (Square Feet). The building has two apartments per level of 833.00 SQFT (Square Feet) each, a warehouse and stair area of 158.50 SQFT (Square Feet), the total area of the



building per level is 1,824.50 Square Feet. Equipment is not contemplated, solar heater and solar system installations will be left. It is not contemplated to install electric generator.

The program consists of providing temporary housing at affordable costs that allows families to organize their finances so that, in a reasonable time, they can acquire a permanent home.

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

Ponce Neighborhood Housing Services is dedicated to serving low-income communities in the southern and central areas of Puerto Rico. Throughout the passage of hurricanes, Irma and Maria we as an organization continued providing critical assistance to these communities. In that process, we received feedback from the people in these communities that there was a huge need for safe and affordable housing. The purpose of our Social Interest Housing projects considered herein is to help restore Puerto Rican affordable housing inventory and their functions to meet the post-disaster needs of the communities we serve and increase their resiliency of them in response to future disaster events. Under the CDBG-DR funds, HUD authority to provide grant funding to eligible sub-recipients for cost-effective actions that have the purpose of reducing or eliminating the scarcity of affordable housing in the disaster-affected regions. Under the no-action alternative, HUD will not provide grant funding for permanent work including the construction of affordable housing in Puerto Rico. Due to budgetary constraints within Puerto Rico, HUD anticipates that much of the public facility work may go unfunded or deferred indefinitely. Deferred or unfunded affordable housing projects will likely impact the efficiency and resiliency of Puerto Rico's communities and municipalities which will impact Puerto Rican residents. Low inventory of safe and affordable housing still in place following disaster events is likely to remain in its current condition. Actions under alternative two will involve repairing old existing housing to their pre-disaster function as well as improving their resiliency to future disaster events. Affordable housing will maintain their same location within the same communities. However, for these existing housing facilities, alternative two allows a minor expansion of facility function, capacity, and density of up to 20% based on post-disaster needs such as population trends. If HUD reviews a project containing repair or construction of housing situated within a floodway or coastal high-hazard zone that proposed action may undergo rejection of this ERR. As alternative number three, If a housing facility is eligible for replacement, the sub recipient may construct a new facility meeting current building codes and standards. This alternative includes demolition and rebuilding of all the facilities on the same property, except if the site is in a floodway or coastal high-hazard zone. However, public facilities may undergo relocation if they receive substantial damage and are within the 100-year floodplain unless no practicable alternate location exists. The following agencies or persons consulted for the determinations stated herein were, the Office for Urban Development from the municipality, the Director of Planification and Economic Development, the resident Architect for the Instituto de Cultura Puertorriqueña and personel from Oficina de Gerencia y Permisos (OGPE).

**Existing Conditions and Trends [24 CFR 58.40(a)]:** Not applicable.

In the reference project there are two sites which will be regrouped to complete the necessary area for the new construction. In one of the sites there is a structure that will be demolished. The other site is completely empty. The lots are located in an urban zone that has all the needed infrastructure to develop the project.

## Funding Information

Grant Number	HUD Program	Funding Amount
B-18-DP-72-0001	CDBG-DR SIH	\$29,352,203.00
B-17-DP-72-0001		

### Estimated Total HUD Funded Amount:

The estimated total HUD funded amount is: \$451,436.67

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

The estimated cost of the project is: \$636,193.39

## Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project consists of the acquisition of lots for the construction of a two-level structure and will consist of two apartments per level and will be four apartments in total have no impact on any airport. The project is not within 15,000 feet of a military airport (170,465 feet) or 2,500 feet of a civilian airport (151,443 feet). Therefore, it is in compliance with HUD's Airport Hazard regulations. Refer to Figure 1: Airport Hazards Map.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not located in a CBRS Unit. The project is located 18,224 feet northeast of the nearest CBRS. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Refer to Figure 2: Coastal Barrier Resources Map.
<b>Flood Insurance</b>	Yes    No	The project site is located in a Zone X, Panel 72000C2130J, 11/18/2009. The project does not

<p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>require flood insurance or is excepted from flood insurance. Refer to Figure 3: Flood Insurance Map.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b></p>		
<p><b>Clean Air</b>  Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project consists of the acquisition of a lot for the construction of a two-level structure and will consist of two apartments per level and will be four apartments in total for a residential location. The construction and operation of this project will not have impact and complies with the Clean Air Act without further evaluation. The project is not located in a non-attainment municipality of Puerto Rico (Arecibo, Bayamón, Cataño, Guaynabo, Salinas, San Juan, Toa Baja).  Refer to Appendix A: EPA published list of Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants: <a href="https://www3.epa.gov/airquality/greenbook/anayo_pr.html">https://www3.epa.gov/airquality/greenbook/anayo_pr.html</a></p>
<p><b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is located 8,458 feet from the nearest Coastal Zone Management area and does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.  Refer to Figure 4: Coastal Zone Management map.</p>
<p><b>Contamination and Toxic Substances</b>  24 CFR Part 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project consists of the acquisition of lots for the construction of a two-level structure and will consist of two apartments per level and will be four apartments. There are 4 hazardous waste sites and 1 water discharge sites within 3,000 feet with the closest site.  PRASA GUAYAMA MICROBIOLOGICAL LAB - RCRA (Source ID: PRD987378312) – No Violation Identified, no impact.  KMART #3853R - RCRA (Source ID: PRR000007641) – No Violation Identified, no impact.  SHELL CO PR LTD SS 2852 JOBOS, RCRA (Source ID: PRR000005041) – No Violation Identified, no impact.  PONTIFICIA UNIVERSIDAD CATOLICA, RCRA (Source ID: PR0000930487) – No Violation Identified, no impact.  MUNICIPALITY OF GUAYAMA - CWA (Source ID: PRR040061) – No Violation Identified, no impact.</p>

		<p>There are no facilities within a 500 ft radius.</p> <p>The Puerto Rico Aqueduct and Sewer Authority operates the drinking water filtration plant.</p> <p>Wastewater is discharged through the collective sanitary sewer system, which is operated by the Puerto Rico Aqueduct and Sewer Authority.</p> <p>Refer to Figure 5 and 5A: Contamination and Toxic Substances map.</p> <p>Also, refer to Appendix B: Contamination and Toxic Substances, ECHO Facility Reports.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>This project and the proposed activity have no effect on the listed species due to the nature of the sector, which is urban and the distance to the closest habitat is 12,758 LNFT, according to ARCGIS Maps.</p> <p>In addition, the project does not have critical habitats in the area. This project is in compliance with the Endangered Convention Species Law.</p> <p>If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the CM shall contact the PR Department of Natural and Environmental Resources and ask for them to relocate the Boa. As established by the USFWS Puerto Rican Boa Conservation Measures guideline. <a href="https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf">https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</a></p> <p>Refer to Figure 6: Endangered Species Map.</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The only Gas stations less than a mile away from the project site, are operating and with Underground Storage Tanks (UST). There are no Explosive and Flammable Hazards within 1 mile of distance from the project with Aboveground Storage Tanks (AST). Therefore, it is in compliance with HUD Explosive and Flammable Hazards regulations.</p> <p>Refer to Figure 7: Explosive and Flammable Hazards Map.</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The site is located 1,029 LNFT from the nearest Farmlands.</p> <p>Refer to Figure 8: Farmlands Protection Map.</p>

<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project is not located in an Advisory Base Flood Elevation flood zone.</p> <p>Refer to Figure 9: Advisory Base Flood Elevation Map.</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Concurrence to No Adverse Effect for these undertakings, conditioned to archaeological monitoring during ground disturbing activities to be implemented based on the submitted customized archaeological monitoring plans that have been approved by SHPO.</p> <p>See the attached Appendix C: SHPO Consultation Package.</p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>According to the Noise (EA level reviews), the potential noise generators:</p> <p>a. Up to 1000' from a major road – in this case 350', Road No. PR-3.</p> <p>b. Up to 3000' from a railroad – in this case 148,334', Tren Urbano.</p> <p>c. Up to 15 miles from an airport – in this case 32 miles, Luis Munoz Marin International Airport: ADT = 153.</p> <p>By distance we must review and quantify the major roads, according to HUD's DNL Calculator. The noise level gave a result of 62 which is acceptable according to the guidelines.</p> <p>Refer to Figure 10 and Appendix D: Noise Abatement and Control Map, and report.</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Puerto Rico. The project is in compliance with this citation without further evaluation.</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There are no wetlands within or in the vicinity of the project area. The project is in compliance with Executive Order 11990. The closest wetlands is located at a distance of 660 LNFT.</p> <p>Refer to Figure 11: Wetlands Protection Map.</p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The nearest Wild and Scenic River is 148,040 feet east of the project site. Therefore, this topic is in compliance with the citation.</p> <p>Refer to Figure 12: Wild and Scenic Rivers Map.</p>

ENVIRONMENTAL JUSTICE		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the scope of work for this project, there will be a positive impact on low-income and minority residents. The intent of the project is to provide safe and affordable housing for precisely the low-income, minority and disadvantaged populations of the municipality. . There were no findings in this review that would indicate an adverse impact on sensitive populations. The project will not have environmental impacts identified in the compliance review.

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed action is to develop Social Interest Housing which is compatible with existing land use. There is a design that has been approved by the municipality as being in harmony with the area zoning/scale and urban design. Historic Zone, (R-U: RESIDENCIAL URBANO)

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil is stable with no slopes, erosion and with proper drainage and storm water runoff systems. Site is located on urban flat lands with no probability of landslide.  Refer to Figure 13: Landslide Susceptibility Map.
Hazards and Nuisances including Site Safety and Noise	2	There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area, nor will the project generate any additional noise. The project is located in a low population density area.
Energy Consumption	2	The proposed project already has the required energy infrastructure needed for its development as it is a residential area. Therefore, it should not trigger any significant changes to the current energy infrastructure.
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	The economic component of the project is under the assumption that due to the repopulation of the area, an increase in the flow of people will promote potential business transactions such as more demand for goods and services within the area.
Demographic Character Changes, Displacement	1	The proposed project is anticipated to have a positive impact on the surrounding areas as it will bring an influx of new residents who will populate and other wise unpopulated area of the municipality.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The proposed project will have no impact on educational or cultural facilities.
Commercial Facilities	2	The proposed project may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities.

Health Care and Social Services	2	The proposed project will have no significant impact on Health Care and Social Services.
Solid Waste Disposal / Recycling	3	The proposed project will create new customers to the municipal waste Disposal Services. The municipality will plan and include accordingly these new customers so their impact will be minimized.
Wastewater / Sanitary Sewers	2	The proposed project already has the required Wastewater/Sanitary Sewers infrastructure needed for its development.
Water Supply	2	The proposed project already has the required Water Supply infrastructure needed for its development.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The proposed project will have no impact to Parks, Open Space and Recreation. The property being used is for residential use and will continue to be as for residential use.
Transportation and Accessibility	2	The impact on transportation is considered minimal due to the fact that this area is an urban area that was previously populated and therefore road infrastructure was already in place considering the accessibility to the area. Although the flow of cars will increase it is not on a scale that will differ from what was previously established in the area. Regarding the impact on parking space, part of the project contemplates the creation of designated parking lots for each of the apartment units within the project's space, so no additional burden to the surrounding area parking space will be added.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The proposed project will be situated on previous Residential property and will have no impact to unique natural features or water resources.
Vegetation, Wildlife	2	The proposed project will occur in land previously used for housing purposes and will continue in that capacity. There will be no negative impact on wildlife.
Other Factors - Climate Change	2	There will be no impact on Climate Change.

**Additional Studies Performed:** Not applicable.

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

Date	Comments
07/21/2022	Site Visit – by Jose L. Lugo
07/29/2022	Survey Work – by Jose L. Lugo
10/14/2022	Site Visit Photos – by Exel Vargas / Jose L. Lugo

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

FAA, National Plan for Integrated Airport Systems:

[www.faa.gov/airports/planning\\_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf](http://www.faa.gov/airports/planning_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf)

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.

[www.fws.gov/CBRA/Maps/Locator/PR.pdf](http://www.fws.gov/CBRA/Maps/Locator/PR.pdf)

National Park Service, National Registry of Natural Landmarks.

[www.nature.nps.gov/nnl/docs/NNLRegistry.pdf](http://www.nature.nps.gov/nnl/docs/NNLRegistry.pdf)

US Fish and Wildlife Service, Wild and Scenic Rivers – correspondence to Agency on October 16, 2018

National Wild and Scenic Rivers System: [www.rivers.gov/puerto-rico.php](http://www.rivers.gov/puerto-rico.php)

Puerto Rico Community Development Block Grant Disaster Recovery Action Plan, July 2018. [www.cdbg-dr.pr.gov/en/action-plan/](http://www.cdbg-dr.pr.gov/en/action-plan/)

Programmatic Agreement among the Federal Emergency Management Agency, the Puerto Rico State Historic Preservation Office and the Central Office for Recovery, Reconstruction and Resilience – amended to include the Puerto Rico Department of Housing. (Appendix F)

Sierra Research for Office of Mobile Sources. US Environmental Protection Agency. Report No. SR93-03-02, Evaluation of Methodologies to Estimate Nonroad Mobile Source Usage, March 19, 1993: <http://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9100UR51.txt>

US Environmental Protection Agency, National Ambient Air Quality Standards, Nonattainment Areas for Criteria Pollutants (Green Book): [www3.epa.gov/airquality/greenbook/anayo\\_pr.html](http://www3.epa.gov/airquality/greenbook/anayo_pr.html)

US EPA, Environmental Topics, Air Topics: [www.epa.gov/environmental-topics/air-topics](http://www.epa.gov/environmental-topics/air-topics)

US Fish and Wildlife Service, Environmental Conservation Online System: <https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=PR&status=listed>

Federal Emergency Management Agency, Flood Mapping Service: <https://msc.fema.gov/portal/home> (compilation of numerous maps)

Puerto Rico Planning Board, Communication regarding Floodplain Management, November 29, 2018.

US Fish and Wildlife Service, National Wetlands Inventory: [www.fws.gov/wetlands/data/mapper.html](http://www.fws.gov/wetlands/data/mapper.html) (compilation of numerous maps)

US Army Corps of Engineers, Jacksonville District, Antilles Section, Communication regarding Wetlands Management, November 13, 2018.

Puerto Rico Coastal Zone Management Program Plan, September 2009.

Puerto Rico Planning Board, Communication regarding Coastal Zone Management, November 16, 2018 (No response).

US EPA, Sole Source Aquifers. Esri HERE, Garmin, NOAA, USGS, EPA.

US Fish and Wildlife Service, Caribbean Ecological Services Field Office. E-mail communication regarding October 23, 2018 letter on Threatened and Endangered Species and Critical Habitats.

NOAA Fisheries / National Marine Fisheries Service, NEPA Coordinator Southeast Regional Office. Communication on October 16, 2018 regarding designated critical habitat. (No response).

US Geological Survey, Data Release of May Showing Concentration of Landslides Caused by Hurricane Maria, <https://doi:10.5066/F7JD4VRF>

**List of Permits Obtained:** Environmental permit (REA, DEA) from PR Permits Management Office. Other state permits, as required.

**Public Outreach** [24 CFR 58.43]: Publish FONSI / NOI-RROF in compliance with NEPA regs for HUD.

**Cumulative Impact Analysis** [24 CFR 58.32]: Based on observations made of the public records for the area we have found there have been no cumulative impacts in the past and or the foreseeable future.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]: Other locations are not feasible as the municipality does not count with a proper site within their inventory of lots that are at this moment suitable for multifamily housing projects due to the limited land area of the available lots. If we go with the No action option, it will keep perpetuating the scarcity of affordable housing that is plaguing the southern region of the island.



No Action Alternative [24 CFR 58.40(e)]: This project is important to the region, there is a great need for affordable housing. If the project does not proceed, low-income people will be overlooked.

Summary of Findings and Conclusions: The proposed activity has been found to not have any adverse effects on the environment nor is there the requirement for further consultation with any agency. There are no environmental review topics addressed that result in the need for formal compliance steps or the requirement for mitigation.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: March, 29, 2023

Name/Title/Organization: Jose L. Lugo Muñoz, PE, MEM / Master Management and Consultants Inc.

Certifying Officer Signature:  Date: 3/29/2023

Name/Title: Pedro A. de León Rodríguez, MSEM/Permits and Environmental Compliance Specialist CDBG-DR/MIT Program

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



GOVERNMENT OF PUERTO RICO  
Department of Housing

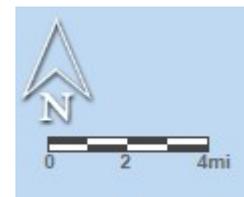


PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

Figure 1: Case 2021-DR0199A— Airport Hazards

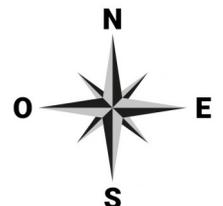


<https://gis.jp.pr.gov/mipr/>



Legend

- Military Airports 15,000ft Buffer
- Civilian Airports 2,500ft Buffer
- Military Accident Protection Zones APZ 2
- Military Accident Protection Zones APZ 1
- Runway Protection Zones
- Airport Runways
- Major
- Minor Airport



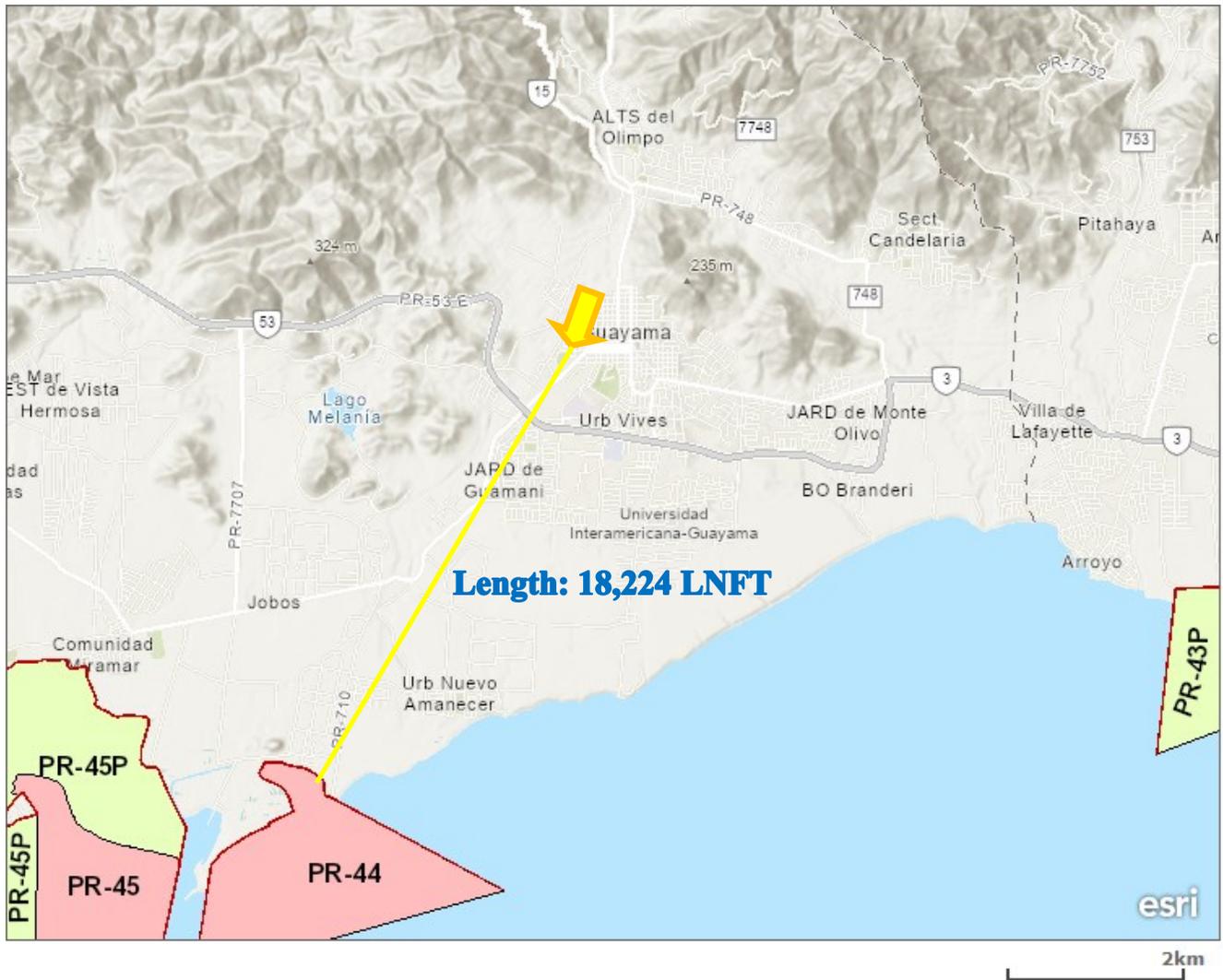


GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

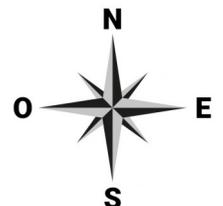
Figure 2: Case 2021-DR0199A— Coastal Barrier Resources



<https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>

Legend:

- CBRS Units
- Otherwise Protected Area
  - System Unit



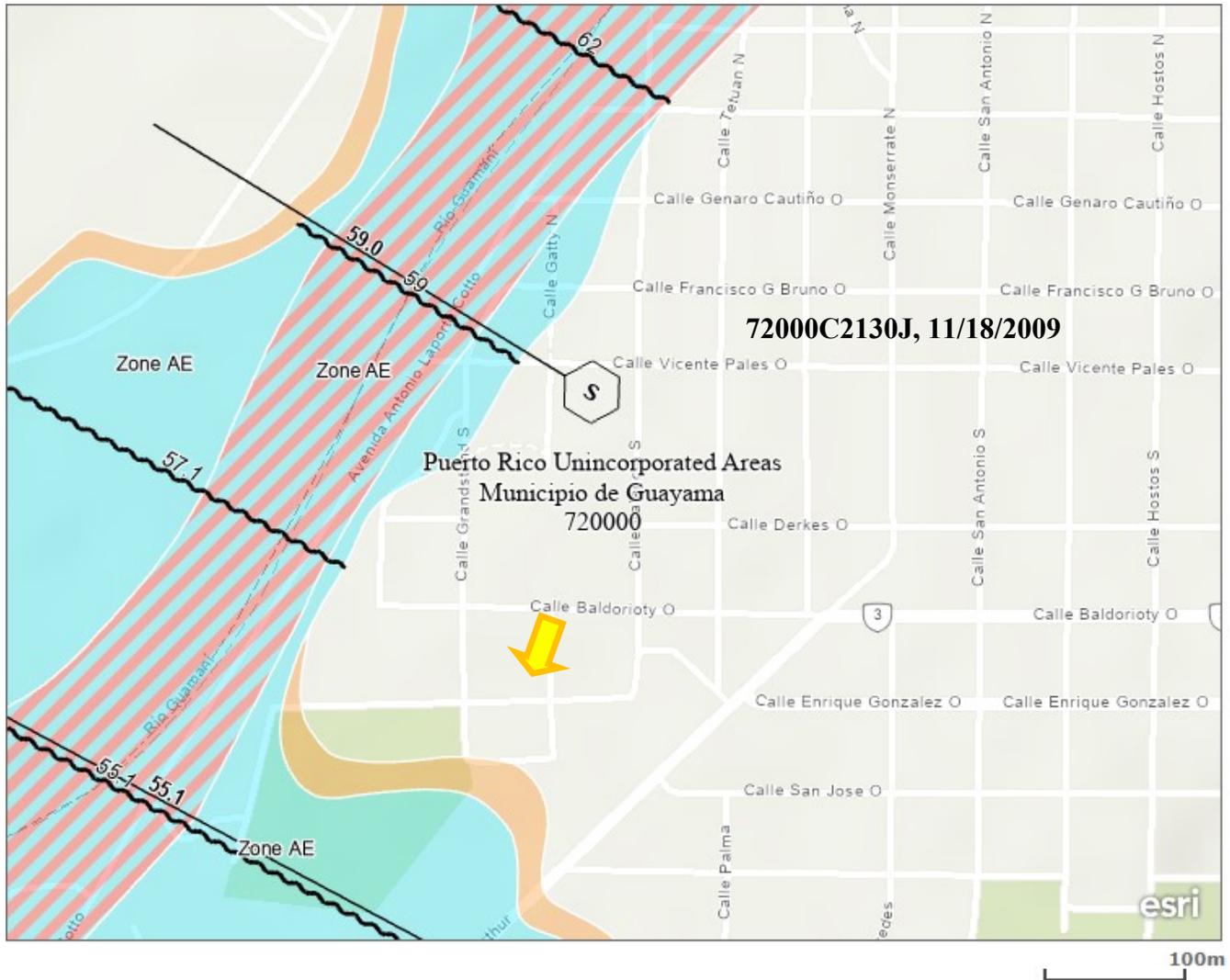


GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

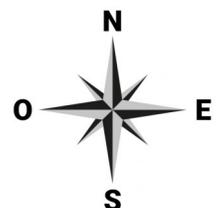
Figure 3: Case 2021-DR0199A—Flood Insurance



[https://hazards.fema.gov/gis/nfhl/rest/services/FIRMette/NFHLREST\\_FIRMette/MapServer](https://hazards.fema.gov/gis/nfhl/rest/services/FIRMette/NFHLREST_FIRMette/MapServer)

Legend:

- Flood Hazard Boundaries
  - Limit Lines
  - SFHA / Flood Zone Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee
  - Area with Risk Due to Levee





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## **Appendix A: Case 221-DR0199A**

EPA published list of Puerto Rico Nonattainment/  
Maintenance Status for Each County by Year for All  
Criteria Pollutants



You are here: EPA Home > Green Book > >National Area and County-Level Multi-Pollutant Information >Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

## Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of February 28, 2023

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

\* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m<sup>3</sup>) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

Important Notes

Download National Dataset: [dbf](#) | [xls](#) | [Data dictionary \(PDF\)](#)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/Part County	Population (2010)	State/County FIPS Codes
<b>PUERTO RICO</b>								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11121314151617181920212223	//		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	22,921	72/021
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Whole	28,140	72/033
Guaynabo Municipio	PM-10 (1987)	Mun. of Guaynabo, PR	929394959697989900010203040506070809	02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	23,802	72/061
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	181920212223	//		Part	23,401	72/123
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	147,963	72/127
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	52,441	72/137

Important Notes

Discover.

Connect.

Ask.

Follow.

2023-02-28

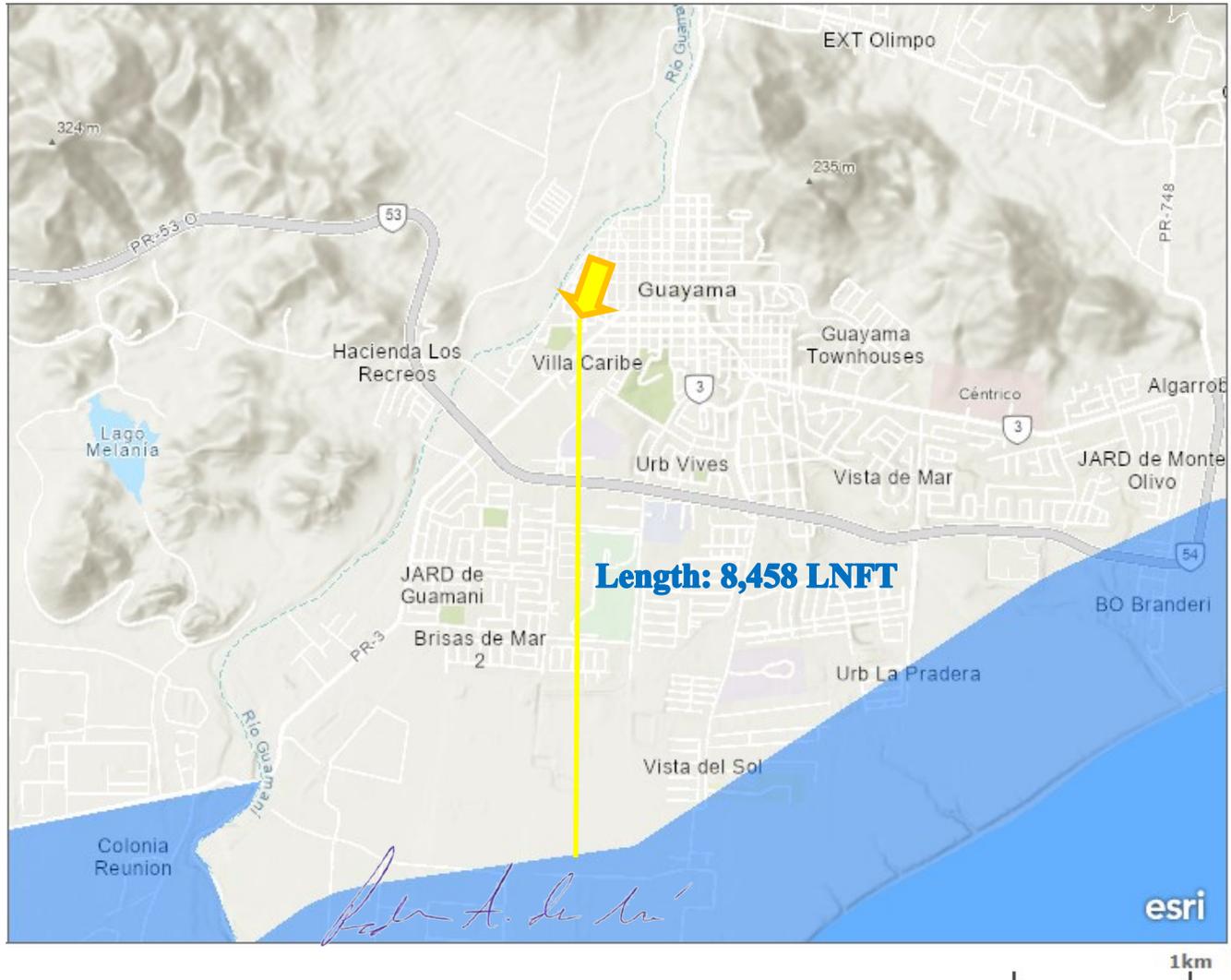


GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

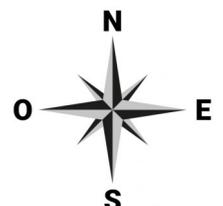
Figure 4: Case 2021-DR0199A—Coastal Zone Management



<https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/FeatureServer/0>

Legend:

- coastal zone
- federal consistency



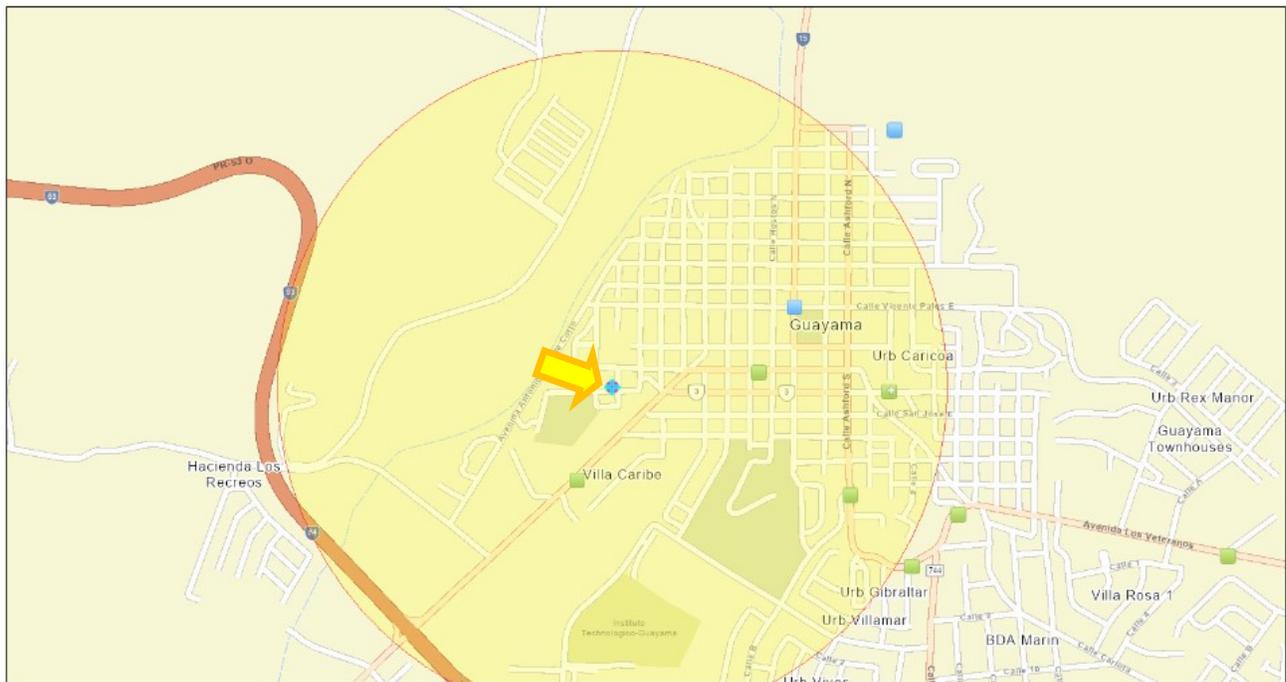


GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

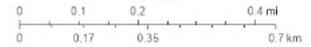
Figure 5: Case 2021-DR0199A—Contamination and Toxic Substances



October 25, 2022

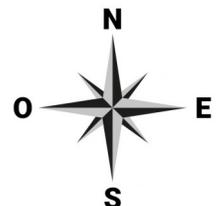
- Water Dischargers (NPDES)
- Hazardous Waste (RCRAInfo)
- Hazardous Waste (RCRAInfo)
- Project Buffer
- Lote A, Gonzalez & Gatty Apartment

1:9,172



Esri Community Maps Contributors, Kadaster Netherlands, Esri, HERE, Garmin, FourSquare, SwireGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau

<https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=00785>





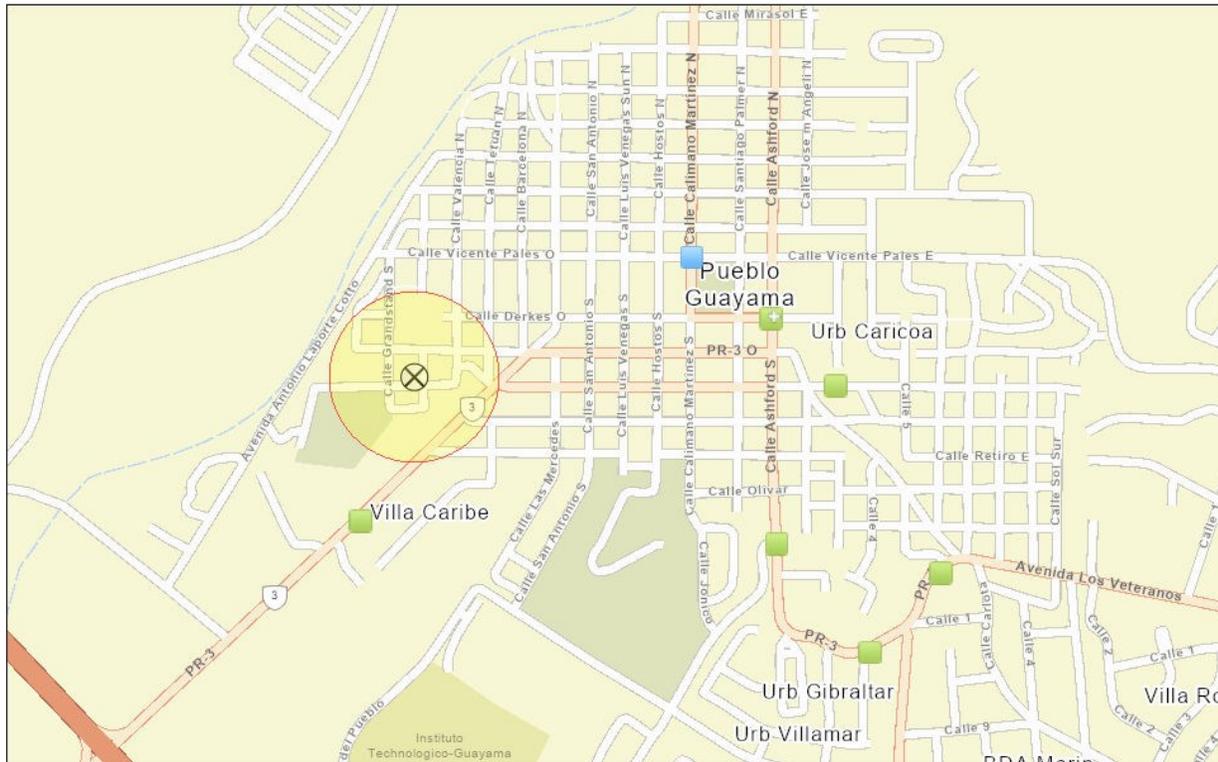
GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

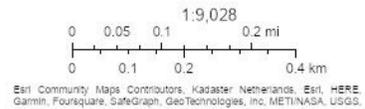
Figure 5A: Case 2021-DR0199A—Contamination and Toxic Substances

Lote A, Guayama—Gonzalez & Cathy Apartments

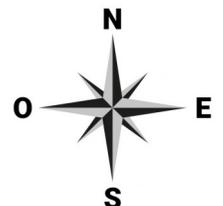


March 7, 2023

- Water Dischargers (NPDES)
- + Hazardous Waste (RCRAInfo)
- Hazardous Waste (RCRAInfo)
- Project Buffer
- ⊗ Lote A, Guayama—Gonzalez & Cathy Apartments



<https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=00785>





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## **Appendix B: Case 221-DR0199A**

Contamination and Toxic Substances

ECHO Facility Reports

# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

KMART #3853

PR HW 3 PLAZA GUAYAMA B3, GUAYAMA, PR 00784

**FRS (Facility Registry Service) ID:** 110004893483

**EPA Region:** 02

**Latitude:** 17.984082

**Longitude:** -66.11488

**Locational Data Source:** FRS

**Industries:** --

**Indian Country:** N

### Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	10/30/2013
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

### Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):**  
Other, (PRR000007641)

**Safe Drinking Water Act (SDWA):** No Information

[Go To Enforcement/Compliance Details](#)

### Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

Inactive **Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):**  
No Information

[Known Data Problems](#)

## Facility/System Characteristics

### Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		<a href="#">110004893483</a>					N	17.984082	-66.11488
RCRAInfo	RCRA	PRR000007641	Other	Inactive ( )			N	17.984082	-66.11488

### Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		<a href="#">110004893483</a>	KMART #3853	PR HW 3 PLAZA GUAYAMA B3, GUAYAMA, PR 00784	Guayama Municipio
RCRAInfo	RCRA	PRR000007641	KMART #3853	PR HW 3 PLAZA GUAYAMA B3, GUAYAMA, PR 00784	Guayama Municipio

### Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

### Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

### Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

## Enforcement and Compliance

### Compliance Monitoring History Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

*Entries in italics are not counted as EPA official inspections.*

### Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000007641	No	03/04/2023	0	03/03/2023

### Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA	(Source ID: PRR000007641)	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												

### Informal Enforcement Actions Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

**Formal Enforcement Actions** Last 5 Years ▼

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	----------	------------------

No data records returned

## Environmental Conditions

### Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	--------------	----------------------	----------------	-----------

No data records returned

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

## Community

### EJScreen EJ Indexes

Twelve environmental justice (EJ) indexes of EJScreen, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group or 1-mile maximum (US or State) in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

Show EJ Indexes calculated based on: Census Block Group - US ▼

Census Block Group EJ Indexes (percentile)	
Particulate Matter 2.5	--
Ozone	--
Diesel Particulate Matter	0
Air Toxics Cancer Risk	71
Air Toxics Respiratory Hazard Index	47
Traffic Proximity	98
Lead Paint	96
Risk Management Plan (RMP) Facility Proximity	99
Hazardous Waste Proximity	85
Superfund Proximity	99
Underground Storage Tanks (UST)	0
Wastewater Discharge	99

Number of EJ Indexes Above 80th Percentile
6

[View EJScreen Report](#) (US/regional/state percentiles, 1-mile average)

## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	12,409
Population Density	3,990/sq.mi.
Housing Units in Area	6,205

General Statistics (ACS (American Community Survey))	
Total Persons	9,679
Percent People of Color	100%
Households in Area	4,124
Households on Public Assistance	1,352
Persons With Low Income	8,159
Percent With Low Income	85%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	17.984082
Center Longitude	-66.11488
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	2,404 (58.31%)
\$15,000 - \$25,000	757 (18.36%)
\$25,000 - \$50,000	708 (17.17%)
\$50,000 - \$75,000	158 (3.83%)
Greater than \$75,000	96 (2.33%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	899 (7%)
Minors 17 years and younger	3,377 (27%)
Adults 18 years and older	9,032 (73%)
Seniors 65 years and older	2,094 (17%)

Race Breakdown (U.S. Census) - Persons (%)	
White	8,395 (68%)
African-American	2,227 (18%)
Hispanic-Origin	12,300 (99%)
Asian/Pacific Islander	26 (0%)
American Indian	99 (1%)
Other/Multiracial	1,663 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	681 (11.2%)
9th through 12th Grade	488 (8.02%)
High School Diploma	2,433 (40.01%)
Some College/2-year	595 (9.78%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,510 (24.83%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)



# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

PONTIFICIA UNIVERSIDAD CATOLICA

ASHFORD 9S, GUAYAMA, PR 00784

**FRS (Facility Registry Service) ID:** 110004888471

**EPA Region:** 02

**Latitude:** 17.98107

**Longitude:** -66.11252

**Locational Data Source:** FRS

**Industries:** --

**Indian Country:** N

### Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	11/13/2008
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

### Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):**  
Other, (PR0000930487)

**Safe Drinking Water Act (SDWA):** No Information

[Go To Enforcement/Compliance Details](#)

### Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

Inactive **Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):**  
No Information

[Known Data Problems](#)

## Facility/System Characteristics

### Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		<a href="#">110004888471</a>					N	17.98107	-66.11252
RCRAInfo	RCRA	PR0000930487	Other	Inactive ( )			N		

### Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		<a href="#">110004888471</a>	PONTIFICIA UNIVERSIDAD CATOLICA	ASHFORD 9S, GUAYAMA, PR 00784	Guayama Municipio
RCRAInfo	RCRA	PR0000930487	PONTIFICIA UNIVERSIDAD CATOLICA	ASHFORD 9S, GUAYAMA, PR 00784	Guayama Municipio

### Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

### Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

### Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

## Enforcement and Compliance

### Compliance Monitoring History Last 5 Years ▼

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

*Entries in italics are not counted as EPA official inspections.*

### Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PR0000930487	No	03/04/2023	0	03/03/2023

### Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA	(Source ID: PR0000930487)	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	No Violation Identified											
	Violation	Agency											

### Informal Enforcement Actions Last 5 Years ▼

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

**Formal Enforcement Actions** Last 5 Years ▼

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	----------	------------------

No data records returned

## Environmental Conditions

### Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	--------------	----------------------	----------------	-----------

No data records returned

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

## Community

### EJScreen EJ Indexes

Twelve environmental justice (EJ) indexes of EJScreen, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group or 1-mile maximum (US or State) in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

Show EJ Indexes calculated based on: Census Block Group - US ▼

Census Block Group EJ Indexes (percentile)	
Particulate Matter 2.5	--
Ozone	--
Diesel Particulate Matter	0
Air Toxics Cancer Risk	68
Air Toxics Respiratory Hazard Index	44
Traffic Proximity	98
Lead Paint	92
Risk Management Plan (RMP) Facility Proximity	99
Hazardous Waste Proximity	83
Superfund Proximity	99
Underground Storage Tanks (UST)	0
Wastewater Discharge	99

Number of EJ Indexes Above 80th Percentile
6

[View EJScreen Report \(US/regional/state percentiles, 1-mile average\)](#)

## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	15,182
Population Density	4,975/sq.mi.
Housing Units in Area	7,308

General Statistics (ACS (American Community Survey))	
Total Persons	11,667
Percent People of Color	100%
Households in Area	4,892
Households on Public Assistance	1,551
Persons With Low Income	9,651
Percent With Low Income	83%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	17.98107
Center Longitude	-66.11252
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	2,746 (56.14%)
\$15,000 - \$25,000	896 (18.32%)
\$25,000 - \$50,000	852 (17.42%)
\$50,000 - \$75,000	234 (4.78%)
Greater than \$75,000	163 (3.33%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	1,030 (7%)
Minors 17 years and younger	4,130 (27%)
Adults 18 years and older	11,052 (73%)
Seniors 65 years and older	2,390 (16%)

Race Breakdown (U.S. Census) - Persons (%)	
White	10,352 (68%)
African-American	2,720 (18%)
Hispanic-Origin	15,051 (99%)
Asian/Pacific Islander	29 (0%)
American Indian	110 (1%)
Other/Multiracial	1,971 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	782 (10.63%)
9th through 12th Grade	530 (7.21%)
High School Diploma	2,840 (38.62%)
Some College/2-year	766 (10.42%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,952 (26.54%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)



# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

**PRASA GUAYAMA MICROBIOLOGICAL LAB**

**75 W ENRIQUE GONZALEZ, GUAYAMA, PR 00784**

**FRS (Facility Registry Service) ID:** 110004889960

**EPA Region:** 02

**Latitude:** 17.983617

**Longitude:** -66.111523

**Locational Data Source:** RCRAINFO

**Industries:** --

**Indian Country:** N

### Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

### Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):**  
Other, (PRD987378312)

**Safe Drinking Water Act (SDWA):** No Information

[Go To Enforcement/Compliance Details](#)

### Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

Inactive **Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):**  
No Information

[Known Data Problems](#)

## Facility/System Characteristics

### Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004889960					N	17.983617	-66.111523
RCRAInfo	RCRA	PRD987378312	Other	Inactive ( )			N	17.983617	-66.111523

### Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110004889960	PRASA GUAYAMA MICROBIOLOGICAL LAB	75 W ENRIQUE GONZALEZ, GUAYAMA, PR 00784	Guayama Municipio
RCRAInfo	RCRA	PRD987378312	PRASA GUAYAMA MICROBIOLOGICAL LAB	75 W ENRIQUE GONZALEZ, GUAYAMA, PR 00784	Guayama Municipio

### Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

### Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

### Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

## Enforcement and Compliance

### Compliance Monitoring History Last 5 Years ▼

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

*Entries in italics are not counted as EPA official inspections.*

### Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD987378312	No	03/04/2023	0	03/03/2023

### Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA	(Source ID: PRD987378312)	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												

### Informal Enforcement Actions Last 5 Years ▼

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

**Formal Enforcement Actions** Last 5 Years ▼

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	----------	------------------

No data records returned

## Environmental Conditions

### Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	--------------	----------------------	----------------	-----------

No data records returned

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

## Community

### EJScreen EJ Indexes

Twelve environmental justice (EJ) indexes of EJScreen, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group or 1-mile maximum (US or State) in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

Show EJ Indexes calculated based on: Census Block Group - US ▼

Census Block Group EJ Indexes (percentile)	
Particulate Matter 2.5	--
Ozone	--
Diesel Particulate Matter	0
Air Toxics Cancer Risk	70
Air Toxics Respiratory Hazard Index	45
Traffic Proximity	95
Lead Paint	92
Risk Management Plan (RMP) Facility Proximity	99
Hazardous Waste Proximity	83
Superfund Proximity	99
Underground Storage Tanks (UST)	0
Wastewater Discharge	99

Number of EJ Indexes Above 80th Percentile
6

[View EJScreen Report](#) (US/regional/state percentiles, 1-mile average)

## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	12,641
Population Density	4,106/sq.mi.
Housing Units in Area	6,308

General Statistics (ACS (American Community Survey))	
Total Persons	9,711
Percent People of Color	100%
Households in Area	4,185
Households on Public Assistance	1,346
Persons With Low Income	8,037
Percent With Low Income	83%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	17.983617
Center Longitude	-66.111523
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	2,410 (57.59%)
\$15,000 - \$25,000	751 (17.95%)
\$25,000 - \$50,000	702 (16.77%)
\$50,000 - \$75,000	190 (4.54%)
Greater than \$75,000	132 (3.15%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	880 (7%)
Minors 17 years and younger	3,345 (26%)
Adults 18 years and older	9,297 (74%)
Seniors 65 years and older	2,170 (17%)

Race Breakdown (U.S. Census) - Persons (%)	
White	8,603 (68%)
African-American	2,255 (18%)
Hispanic-Origin	12,528 (99%)
Asian/Pacific Islander	27 (0%)
American Indian	88 (1%)
Other/Multiracial	1,669 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	693 (11.32%)
9th through 12th Grade	474 (7.75%)
High School Diploma	2,361 (38.58%)
Some College/2-year	628 (10.26%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,627 (26.58%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)



# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

SHELL CO PR LTD SS 2852 JOBOS

PR-3 KM 139.9, GUAYAMA, PR 00784

**FRS (Facility Registry Service) ID:** 110007818629

**EPA Region:** 02

**Latitude:** 17.981438

**Longitude:** -66.119561

**Locational Data Source:** RCRAINFO

**Industries:** --

**Indian Country:** N

### Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

### Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):**  
Other, (PRR000005504), Inactive Other, (PRR000005041)

**Safe Drinking Water Act (SDWA):** No Information

[Go To Enforcement/Compliance Details](#)

### Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

Inactive **Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):**  
No Information

[Known Data Problems](#)

## Facility/System Characteristics

### Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		<a href="#">110007818629</a>					N	17.981438	-66.119561
RCRAInfo	RCRA	PRR000005504	Other	Inactive ( )			N		
RCRAInfo	RCRA	PRR000005041	Other	Inactive ( )			N		

### Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		<a href="#">110007818629</a>	SHELL CO PR LTD SS 2852 JOBOS	PR-3 KM 139.9, GUAYAMA, PR 00784	Guayama Municipio
RCRAInfo	RCRA	PRR000005504	SHELL CO PR LTD SS 2852 JOBOS	RD PR 3 KM 139.9, GUAYAMA, PR 00784	Guayama Municipio
RCRAInfo	RCRA	PRR000005041	SHELL CO PR LTD SS 2852 JOBOS SHELL	CARR PR 3 KM 139.9, GUAYAMA, PR 00784	Guayama Municipio

### Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

### Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

### Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

## Enforcement and Compliance

### Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

*Entries in italics are not counted as EPA official inspections.*

### Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000005504	No	03/04/2023	0	03/03/2023
RCRA	PRR000005041	No	03/04/2023	0	03/03/2023

### Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000005041)		04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												
RCRA (Source ID: PRR000005504)		04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	Facility-Level Status	No Violation Identified											
	Violation	Agency											

**Informal Enforcement Actions** Last 5 Years ▼

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

**Formal Enforcement Actions** Last 5 Years ▼

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	----------	------------------

No data records returned

## Environmental Conditions

### Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	--------------	----------------------	----------------	-----------

No data records returned

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

## Community

## EJScreen EJ Indexes

Twelve environmental justice (EJ) indexes of EJScreen, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group or 1-mile maximum (US or State) in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

Show EJ Indexes calculated based on: Census Block Group - US ▼

Census Block Group EJ Indexes (percentile)	
Particulate Matter 2.5	--
Ozone	--
Diesel Particulate Matter	0
Air Toxics Cancer Risk	68
Air Toxics Respiratory Hazard Index	44
Traffic Proximity	97
Lead Paint	94
Risk Management Plan (RMP) Facility Proximity	99
Hazardous Waste Proximity	84
Superfund Proximity	99
Underground Storage Tanks (UST)	0
Wastewater Discharge	97

Number of EJ Indexes Above 80th Percentile
6

[View EJScreen Report](#) (US/regional/state percentiles, 1-mile average)

## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	14,640
Population Density	4,622/sq.mi.
Housing Units in Area	6,965

General Statistics (ACS (American Community Survey))	
Total Persons	11,844
Percent People of Color	100%
Households in Area	4,839
Households on Public Assistance	1,549
Persons With Low Income	9,986
Percent With Low Income	86%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	17.981438
Center Longitude	-66.119561
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	2,652 (54.8%)
\$15,000 - \$25,000	932 (19.26%)
\$25,000 - \$50,000	959 (19.82%)
\$50,000 - \$75,000	212 (4.38%)
Greater than \$75,000	84 (1.74%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	1,098 (8%)
Minors 17 years and younger	4,154 (28%)
Adults 18 years and older	10,486 (72%)
Seniors 65 years and older	2,120 (14%)

Race Breakdown (U.S. Census) - Persons (%)	
White	9,894 (68%)
African-American	2,687 (18%)
Hispanic-Origin	14,515 (99%)
Asian/Pacific Islander	33 (0%)
American Indian	108 (1%)
Other/Multiracial	1,919 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	716 (9.62%)
9th through 12th Grade	579 (7.78%)
High School Diploma	2,963 (39.81%)
Some College/2-year	787 (10.57%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,830 (24.59%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)

# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

MUNICIPALITY OF GUAYAMA

VICENTE PALES MATOS STREET, GUAYAMA, PR 00784

**FRS (Facility Registry Service) ID:** 110057198438

**EPA Region:** 02

**Latitude:** 17.98569

**Longitude:** -66.11396

**Locational Data Source:** FRS

**Industries:** --

**Indian Country:** N

### Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	12/10/2013
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

### Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** Minor, Permit Expired (PRR040061)

**Resource Conservation and Recovery Act (RCRA):** No Information

**Safe Drinking Water Act (SDWA):** No Information

[Go To Enforcement/Compliance Details](#)

[Known Data Problems](#)

### Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

**Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):** No Information

# Facility/System Characteristics

## Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110057198438					N	17.98569	-66.11396
ICIS-NPDES	CWA	PRR040061	Minor: General Permit Covered Facility	Expired	Urban Stormwater (Small MS4)	06/30/2021	N	17.985833	-66.101389

## Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110057198438	MUNICIPALITY OF GUAYAMA	VICENTE PALES MATOS STREET, GUAYAMA, PR 00784	
ICIS-NPDES	CWA	PRR040061	MUNICIPALITY OF GUAYAMA	VICENTE PALES MATOS STREET, GUAYAMA, PR 00784	Guayama Municipio

## Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

## Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

## Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
------------	----------------------------------	--------------------------------

No data records returned

## Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

# Enforcement and Compliance

## Compliance Monitoring History Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

*Entries in italics are not counted as EPA official inspections.*

## Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRR040061	No	09/30/2022	0	03/03/2023

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
	CWA (Source ID: PRR040061)	10/01-12/31/19	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-03/03/23
	Facility-Level Status	No Violation Identified	Undetermined											
	Quarterly Noncompliance Report History													

## Informal Enforcement Actions Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

**Formal Enforcement Actions** Last 5 Years ▼

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	----------	------------------

No data records returned

## Environmental Conditions

### Watersheds

12-Digit WBD.(Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD.(Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100040502	Quebrada Branderi at mouth	--	No	No	--	Yes

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
PR	2020	<a href="#">PRSQ48A</a>	QUEBRADA BRANDERI	Impaired - With Restoration Plan	PATHOGENS	Not Assessed	Insufficient Information	--	Not Supporting	--

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

## Community

### EJScreen EJ Indexes

Twelve environmental justice (EJ) indexes of EJScreen, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group or 1-mile maximum (US or State) in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

Show EJ Indexes calculated based on: Census Block Group - US ▼

Census Block Group EJ Indexes (percentile)	
Particulate Matter 2.5	--
Ozone	--
Diesel Particulate Matter	0
Air Toxics Cancer Risk	71
Air Toxics Respiratory Hazard Index	47
Traffic Proximity	98
Lead Paint	96

Number of EJ Indexes Above 80th Percentile
6

[View EJScreen Report](#) (US/regional/state percentiles, 1-mile average)

Census Block Group EJ Indexes (percentile)	
Risk Management Plan (RMP) Facility Proximity	99
Hazardous Waste Proximity	85
Superfund Proximity	99
Underground Storage Tanks (UST)	0
Wastewater Discharge	99

## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	11,060
Population Density	3,516/sq.mi.
Housing Units in Area	5,652

General Statistics (ACS (American Community Survey))	
Total Persons	8,524
Percent People of Color	100%
Households in Area	3,701
Households on Public Assistance	1,202
Persons With Low Income	7,132
Percent With Low Income	84%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	17.98569
Center Longitude	-66.11396
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	2,161 (58.45%)
\$15,000 - \$25,000	666 (18.01%)
\$25,000 - \$50,000	632 (17.09%)
\$50,000 - \$75,000	149 (4.03%)
Greater than \$75,000	89 (2.41%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	811 (7%)
Minors 17 years and younger	2,981 (27%)
Adults 18 years and older	8,079 (73%)
Seniors 65 years and older	1,958 (18%)

Race Breakdown (U.S. Census) - Persons (%)	
White	7,483 (68%)
African-American	1,980 (18%)
Hispanic-Origin	10,961 (99%)
Asian/Pacific Islander	24 (0%)
American Indian	84 (1%)
Other/Multiracial	1,489 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	614 (11.44%)
9th through 12th Grade	450 (8.38%)
High School Diploma	2,130 (39.68%)
Some College/2-year	524 (9.76%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,362 (25.37%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## Figure 6: Case 2021-DR0199A—Endangered Species

Figure 6: Case 2021-DR0199A—Endangered Species



3/7/2023

 Critical Habitat - Polygon Features - Final

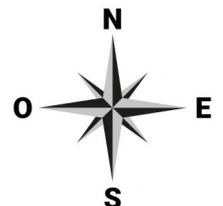
World Hillshade



Esri, NASA, NGA, USGS, Kadaster Netherlands, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, NPS

<https://www.arcgis.com/apps/mapviewer/index.html?url=https://services.arcgis.com/QVENGdaPbd4LUkLV/>

[ArcGIS/rest/services/Critical\\_Habitat\\_Test/FeatureServer&source=sd](https://services.arcgis.com/QVENGdaPbd4LUkLV/ArcGIS/rest/services/Critical_Habitat_Test/FeatureServer&source=sd)





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

Figure 7: Case 2021-DR0199A—Explosive and Flammable



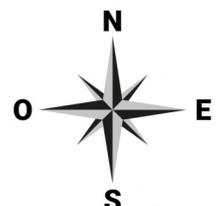
Google Earth Pro



Legend:



Gas Station (below ground storage)



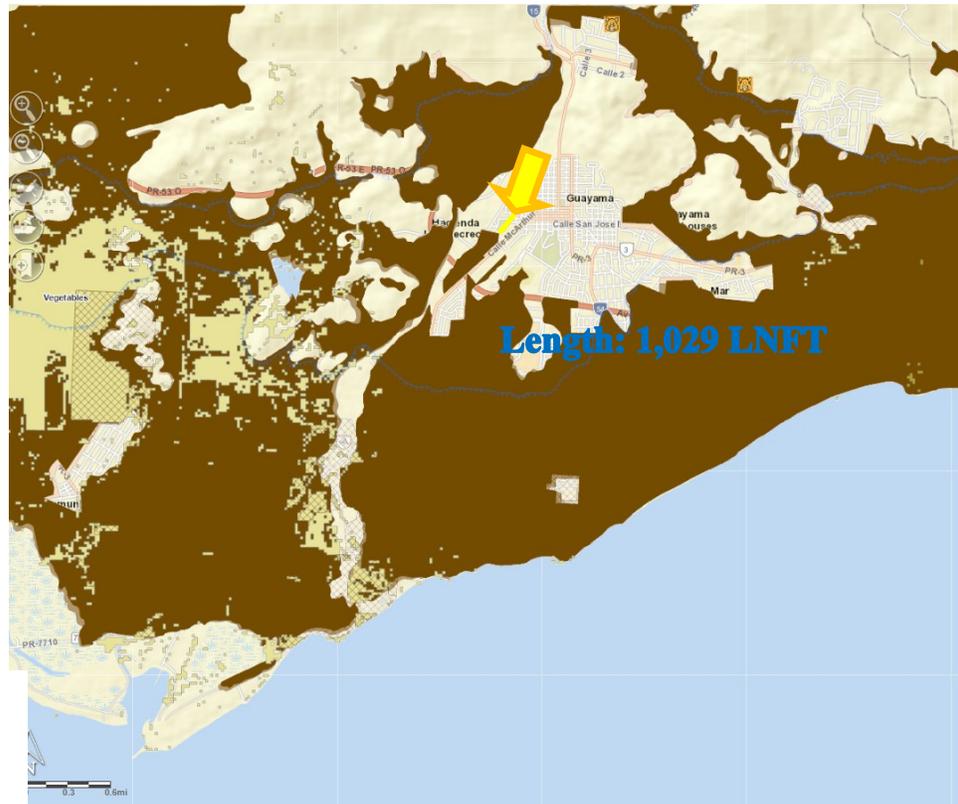


GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

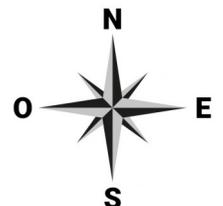
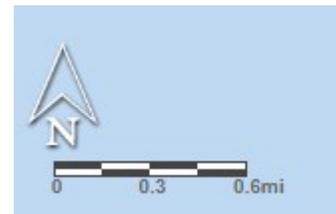
Figure 8: Case 2021-DR0199A—Farmlands Protection



Legend:

- Empresas Pecuarias .
- Vaquería
- Porqueriza
- Pollerías
- Canal de Riego .
- Reservas Agrícolas .
- Fincas Familiares ATPR .
- Propiedades ATPR .
- Estación Experimental .
- Censo Agrícola 2002 .
- Coconuts
- Coffee/Plantain/Fruit Trees
- Coffee/Plantains/Fruit Trees
- Fruit Trees
- Grass
- Groundfruit: Pineapple
- Ornamentals
- Pineapple
- Plantains/ Tubers
- Plantains/Bananas
- Plantains/Fruit Trees
- Plantains/Tubers
- Sugar Cane
- Sugarcane
- Tubers
- Vegetables
- Vegetables/Fruit
- Vegetables/Fruit Trees
- Suelo Capacidad Agrícola .
- Tierras Agrícola de Primera .
- All areas are prime farmland
- Farmland of statewide importance

<https://gis.jp.pr.gov/mipr/>







GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## **Appendix C: Case 221-DR0199A**

### **SHPO Consultation Package**



**GOVERNMENT OF PUERTO RICO**  
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | [carubio@prshpo.pr.gov](mailto:carubio@prshpo.pr.gov)

December 13, 2022

**Lauren Bair Poche**

HORNE - Architectural Historian Manager  
10000 Perkins Rowe, Suite 610 Bldg C  
Baton Rouge, LA 70810

SHPO: 11-17-22-04 (PR-SIH-00029A #01) LOTE A - BOBBY CAPO APARTMENTS  
LOCATED AT STREET BOBBY CAPO NO. 30, COAMO, PUERTO RICO

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the National Historic Preservation Act, as amended) and 36 CFR Part 800: Protection of Historic Properties from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

After a review of all the documentation provided, the PRSHPO concurs with your finding of **no adverse effect conditioned** to the implementation of submitted customized archaeological monitoring plan.

Please note that should the Agency discover any historic properties including archaeological findings at any point during project implementation, you should notify the SHPO immediately. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela  
State Historic Preservation Officer  
CARC/GMO/IMC



December 7, 2022

Carlos A. Rubio Cancela  
Director Ejecutivo  
Oficina Estatal de Conservación Histórica  
Cuartel de Ballajá (Tercer Piso)  
San Juan, PR 00902-3935

## Puerto Rico Disaster Recovery, CDBG-DR Social Interest Housing (SIH) Program

### **Section 106 NHPA Effect Determination Submittal: Lote A, Gonzalez & Gatty Apartments, Street Enrique González Esquina Gatty Núm. 66, Guayama, Puerto Rico (PR-SIH-00029B #01) – No Adverse Effect, Conditioned**

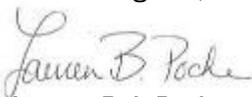
Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, the Puerto Rico Department of Housing contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support the Department's objectives for Puerto Rico Housing (PRDOH) regarding CDBG-DR.

On behalf of PRDOH and the subrecipient for this project, Ponce Neighborhood Housing Services, we are submitting documentation for the construction of one, two-story apartment buildings at Street Enrique González Esquina Gatty Núm. 66, in the municipality of Guayama which is within the delineated boundaries of the National Register of Historic Places eligible Guayama Traditional Urban Center. The full scope of work is described in the submitted documentation, which includes mapping, photographs, and conceptual drawings of the new construction. Background research indicates although there are no known historic properties within the project area, the potential for finding archaeological resources is high. Based on this research and the provided documentation, the Program requests a concurrence that a determination of *No Adverse Effect* to Historic Properties is appropriate for this undertaking, conditioned to the implementation of a customized archaeological monitoring plan which is included with the NHPA Effect Determination Form.

Please contact me by email at [lauren.poche@horne.com](mailto:lauren.poche@horne.com) or phone at 225-405-7676, or Ms. Sharon Meléndez Ortiz at [sharon.melendez@hornepr.com](mailto:sharon.melendez@hornepr.com) with any questions or concerns.

Kindest regards,



**Lauren Bair Poche**

Architectural Historian, Historic Preservation Senior Manager

Enclosures

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

<b>Project Location:</b> Street Enrique González Esquina Gatty Núm. 66, Guayama, Puerto Rico	
<b>Project Coordinates:</b> 17.983753, -66.118679	
<b>TPID (Número de Catastro):</b> 420-041-139-07 and 420-041-139-08	
<b>Type of Undertaking:</b> <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> n/a	<b>Property Size (acres):</b> 0.10

<b>SOI-Qualified Architect/Architectural Historian:</b> Lauren B. Poche, M.A.
<b>Date Reviewed:</b> 11/30/2022
<b>SOI-Qualified Archaeologist:</b> Sharon Meléndez Ortiz, M.A.
<b>Date Reviewed:</b> 11/18/2022

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the National Register of Historic Places (NRHP) and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties.

### **Project Description (Undertaking)**

The proposed undertaking is the construction of one, two-story apartment building composed of four units in total in the southwestern part of the urban center of Guayama. Two parcels compose the APE; the remnants of a modified circa 1930s residence is present on the western parcel while the eastern property has been vacant since circa 2000. Only the shell of the house appears to be present, as the roof has been gone since 2015, exposing the house to the elements. Over the years, the home has been overtaken by vegetation and trees as can be seen in the provided photographs. Additional details on the home will be provided in the Identification of Historic Properties – Architecture section below.

The new building will be constructed adjacent to Calle Enrique González, similar to the other buildings along the street, and respect the current setbacks of those structures. It will be offset to the left with approximately 5 feet between the property line and the west elevation and off-street parking to the right, along the corner of Callses Enrique González and Gatty. The site plan included in the Conceptual Plans (Page 2) depicts the layout of the new construction within the project area.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

This conceptual architectural design is a perfect blend of modern elements and traditional Puerto Rican architecture. A centrally located entrance, set back from the street, is composed of louvered double doors with transoms at the top is on the ground floor. Directly above the entrance are a set of paired jalousie windows with transoms at top that imitate the doors below; around the paired windows are decorative crowns at the top and prominent casings and window sills. A concrete projection frames the second-story window and main entrance, drawing in the eyes of the passerby.

The main entrance is flanked by balconies on both stories, enclosed by decorative metal railings, which are in turn flanked by projecting sections of the facade. The second-story units are accessed through this lobby area. The balcony openings are composed of clean lines and rectangular concrete posts supporting the roofs. Doors on the balconies that lead into the units face the street and are offset toward the middle of the buildings; these doors have full-length integrated jalousies and transoms overtop. Paired jalousie windows with transoms overtop are situated between the doors and the center of the building. This door-window arrangement is also the same for the second-floor units although those balconies are accessed from the interior living space.

The front elevation, adjacent to the balconies, features paired jalousie windows that mirror the windows over the entrance. This style of paired jalousie windows and casings will be present along the secondary elevations of the building, although there will be single window units as well on the side elevations. The primary facade will be mirrored on the rear elevation, although the doors to the rear balconies will be adjacent to the walls shared with the lobby.

A cornice visually divides the first and second floors across the front elevation and wraps around the side of the building. The cornice is present in sections across the front elevation and wraps around the other elevations.

### **Area of Potential Effects**

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the Direct APE for this project is composed of the parcels where the construction will occur, 420-041-139-07 and

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

420-041-139-08. The Indirect/Visual APE is defined as the viewshed of the proposed project and includes the Guayama Traditional Urban Center and Historic Zone.

### Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information was completed by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology (36 CFR Part 61), shows that the project area is located in a zone sensitive to the presence of archaeological resources of colonial nature.

The project area is located in the southwestern section of the traditional urban center of Guayama, about 0.32 mi southwest of its town square. This area was not yet part of the urban center of Guayama in the 19th century. It was during the expansion of the town in the early 20th century that this area was urbanized. By 1930 both parcels appear developed, with small residences built on each of them. The east parcel has been vacant since 2004, while on the west parcel the ruins of the structure likely present in the aerial photo from the 1930s can be seen.

There are no precolonial sites reported in or near the urban center of Guayama. In contrast, there are about seven historic properties of the colonial periods located between 0.35 to 0.46 miles northeast and southwest (only the Municipal cemetery) of the APE (see table below). Five other archaeological resources of historic character are located 0.15 to 0.46 mi west, northwest and southwest of the study area, across (or on) the Guamaní River. All of these resources are associated with the sugar industry, so important in the historical development of this town. None of these resources are within or adjacent the project's APE.

**Table of Historic Resources Recorded in the Vicinity of the Project Area**

ID #	Name	Distance to Project Area
GY0100012	Old Cemetery (1746)	0.35 mi NE
GY0100016	Irrigation system, early 20 <sup>th</sup> century	0.38 mi W
GY0100021	Secondary deposit, 19 <sup>th</sup> and 20 <sup>th</sup> centuries	0.43 mi W
GY0100023	Sugar cane loading station	0.28 mi N
GY0100024	La Tenería. Represa en el Río Guamaní, siglo 19	0.15 mi NW
GY0100025	Bridge, 1920	0.44 mi SW

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

ID #	Name	Distance to Project Area
GY0200004	Hacienda Vives, 1850	0.46 mi SE
GY0200030	Casa del Rey, Cárcel de Guayama, 19th century	0.44 mi NE
GY0200031	Iglesia San Antonio de Padua (1874)	0.39 mi NE
GY0200033	Municipal Cemetery, 1912	0.46 mi SW
GY0200045	Casa Cautiño	0.38 mi NE
GY0200046	Escuela Eleuterio Derkes	0.44 mi NE
--	Plaza Pública Luis Muñoz Rivera	0.32 mi NE

### Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards for Architectural History (36 CFR Part 61), shows that the project area is within the boundaries of the National Register of Historic Places (NRHP)-eligible Guayama Traditional Urban Center and Historic Zone. While there are several NRHP-listed properties and registered designated properties per the Puerto Rico Planning Board, none are located near the project area.

The APE is situated in the southwestern section of the urban center of Guayama. A review of aerial imagery shows that both parcels were developed in the 1930s. Both properties had small residences that appeared to have had side gable roofs with extended back slopes, likely the variations of the traditional vernacular Criollo residences that can be seen throughout Guayama. The home on the western parcel faced Calle Enrique González, was constructed along the street, and appeared to take up the southern three-quarters of the parcel. At least one building was present on the eastern parcel and faced Calle Gatty. It was constructed very close to the corner with slight setbacks. There appears to be something on the northern part of the parcel, but exactly what cannot be determined.

In 1958, the building on the western parcel is noticeably wider but still appears to have the same roof plan of a side gable with an extended backslope. Evidence visible in recent photographs provided by the applicant supports that the 1930s structure had an addition constructed on the west elevation that expanded the residence to almost the property line.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

Aerial imagery changes little over the years with the exception of maturing trees in the backyard through the summer of 2015 when the roof is no longer present, although it was there in December 2014. Since then 2015, the building has continued to fall into disrepair. Many window and door openings are empty. Large trees have taken root within the open home, likely severely comprising the remaining elements of the home.

The home visible on the eastern parcel in the 1930s urban center imagery is consistent through 1994. The residence is gone within ten years as the parcel is vacant by October 2004. The vacant parcel was gradually overrun with vegetation and cleared out in early 2020.

The ruins of the home within the APE are constructed in concrete with an addition on the left elevation that was built between the 1930s and 1958. A balcony is situated on the right side of the structure with a door and transom just to its right. The balcony is enclosed with a decorative concrete railing. Square porch columns reach upward to meet a horizontal concrete beam. Art deco frets are present in the corner where these two elements meet in each bay opening of the porch. Trees have grown on the right side of the balcony, obscuring the façade. A security gate door with a geometric design is at the porch opening. On the back wall of the porch, there is evidence that the fenestration was altered at some point. The main entrance, a wood door mostly obscured by boards, is offset to the right behind the security gate, with a decorative wood and glass transom overtop. It appears that windows once flanked the door but the openings are empty and covered with corrugated metal. On the left end of the porch, it appears that a door opening and narrow windows or sidelight opening were added at some point; both are currently empty as are almost all other openings of the home, some of which are boarded up. The right elevation of the home is obscured by heavy vegetation, but per the May 2016 Google Streetview, the window openings were empty or boarded up, and unpainted plaster was visible on the entire wall.

To the right of the porch on the addition is a double door built of vertical boards and painted to reflect the Puerto Rican Flag. A transom with only vertical metal rods is above, likely open to facilitate airflow into the space. To the left of this, another door opening and two window openings are empty, but covered with plywood and corrugated metal. Per the neighbor to the west, the addition used to serve as a small neighborhood store; the dates of operation are unknown. The sidewalk was altered to reflect a driveway opening between May 2016 per Google Streetview and the fall of 2022, which is also when the addition's primary façade and the porch front were painted green. The intentions behind these actions are unknown.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

The historic integrity of the house has been impacted by neglect and the elements over the years through the removal of almost all doors and windows, as well as the loss of the roof and deterioration of the interior of the building through exposure to the elements and vegetation. The structural integrity has also likely been compromised due to the vegetation and trees that have taken root in the porch and likely the home as well over the years.

Per photographs provided by the subrecipient, the buildings on the block are a mix of contributing and non-contributing one-story structures built from wood and concrete. There are similar two-story concrete multi-family concrete structures on the block to the east that are similar in massing and scale to the proposed design. A circa 1940 reinforced concrete one-story residence is situated across the street on the northwestern corner of the intersection of Calles Gatty and Enrique González, facing the former and subsequently the project APE. This excellent example of a modest Art Deco home is set back a few feet from the sidewalk, with the property boundary delineated along the sidewalk by a low concrete wall and posts with a chain link fence between the posts. The house is rectangular in plan, with a low stepped parapet across the primary façade above the half-width inset porch on the right side of the home. This stepped parapet is also on the right elevation, extending back slightly from the porch. A narrow concrete band is below the roofline, painted a pink accent color, and projects out above the paired aluminum Miami windows on the home as well as the porch. The porch roof is supported by a paired concrete column in the corner and a freestanding low kneewall on the front of the porch; it is accessed by steps built into right side of the porch. The main entrance is offset to the left on the back wall of the porch, obscured by a metal storm door, but does have a transom overtop. A pair of aluminum Miami windows is to the right of the door.

Two residences are directly south of the APE. The eastern residence is on the southwest corner of Calles Gatty and Enrique González has been rebuilt over the years, with the front porch retained. This vernacular residence faces east on Calle Gatty with a low-pitch side gable metal roof. The north elevation, facing the APE is clad in vertical aluminum sheeting and has aluminum Miami windows with wood trim. To its west is a circa 1960 reinforced concrete residence with a slight setback. This home has an integrated carport to on the left elevation, with the living quarters comprising the western two-thirds of the home. An inset porch is situated on the center of the primary facade with three aluminum and glass awning windows to the right. The porch and carport entrance are enclosed with decorative rejas. The front

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

property boundary is delineated by a low concrete kneewall topped with a decorative metal.

Southwest of the APE, on the south side of Calle Enrique González is a Criollo house with a metal, side gable roof and full-width concrete balcony, built adjacent to the sidewalk. The home appears to have been constructed circa 1950 based on aerial imagery. The porch is accessed on the right side, with the main entrance centered on the facade and flanked by two single aluminum Miami window units.

To the west of the APE is a reinforced concrete residence also built along the sidewalk, with a metal front gable roof. Aerial imagery shows a side gable residence in this location as early as 1930s through 1983; again, likely the traditional Criollo seen throughout the area. The current roofline and footprint is present in 1994. The home has a half-width inset porch situated on the right side of the façade with a decorative concrete railing. The porch is accessed from the right side of the residence and is enclosed with simple metal rejas. A set of paired aluminum Miami windows are on the facade to the left of the porch, enclosed with rejas.

### Determination

The following historic properties have been identified within the APE:

- Direct Effect:
  - No known historic properties are present within the Direct APE, however, on the west parcel there are ruins of a building dating from the early 20th century and on the east parcel there is a high potential to find remnants of occupations from this same period.
- Indirect Effect:
  - Indirect effects will consist of the change in use for the parcel from vacant for the last 8 years to residential, featuring one, two-story apartment building. The surrounding properties are a mix of residential one-story and two-story structures that represent a mix of architectural styles.

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect the historic properties that compose the Direct APE conditioned to the implementation of an archaeological monitoring plan. The Program has also determined that project actions will not affect the historic properties that compose the Indirect/Visual Area of Potential Effect. The construction of this new apartment building will

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

once again bring continuity to the streetscape for Calle Enrique González. The placement of the building with a 0' setback will re-establish an uninterrupted line of sight that once was present along this side of the street. The building is compatible with its surroundings as the massing and scale will be similar to those of other nearby two-story buildings found in the neighborhood, and the successful integration of modern elements with those found in traditional Puerto Rican architecture complements the fabric of the urban center. This will also help bring new life to the area with the goal of revitalization.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #01	
<b>Project Name:</b> PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments	

**Recommendation**

The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

- No Historic Properties Affected
- No Adverse Effect

**Condition:** Implementation of an archaeological monitoring plan (customized SWMP #3).

- Adverse Effect

Proposed Resolution (if applicable)

**This Section is to be Completed by SHPO Staff Only**

The Puerto Rico State Historic Preservation Office has reviewed the above information and:  <input type="checkbox"/> <b>Concurs</b> with the information provided. <input type="checkbox"/> <b>Does not concur</b> with the information provided.	
<b>Comments:</b>   	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments

**Project Location - Aerial Base  
Puerto Rico Department of Housing  
Social Interest Housing Program**

Latitude: 17.9837  
Longitude: -66.1187



**Application ID#:** PR-SIH-00029B #01

**Address:** Street Enrique Gonzalez Esquina Gatty Num. 66, Guayama, PR 00784

**Project Name:** Lote A, Gonzalez & Gatty Apartments



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments

**Project Location - Topographic Base**

Latitude: 17.9837  
Longitude: -66.1187

**Puerto Rico Department of Housing  
Social Interest Housing Program**



**Application ID#:** PR-SIH-00029B #01

**Address:** Street Enrique Gonzalez Esquina Gatty Num. 66, Guayama, PR 00784

**Project Name:** Lote A, Gonzalez & Gatty Apartments



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**

**SOCIAL INTEREST HOUSING PROGRAM (SIH)**

**Section 106 NHPA Effect Determination**



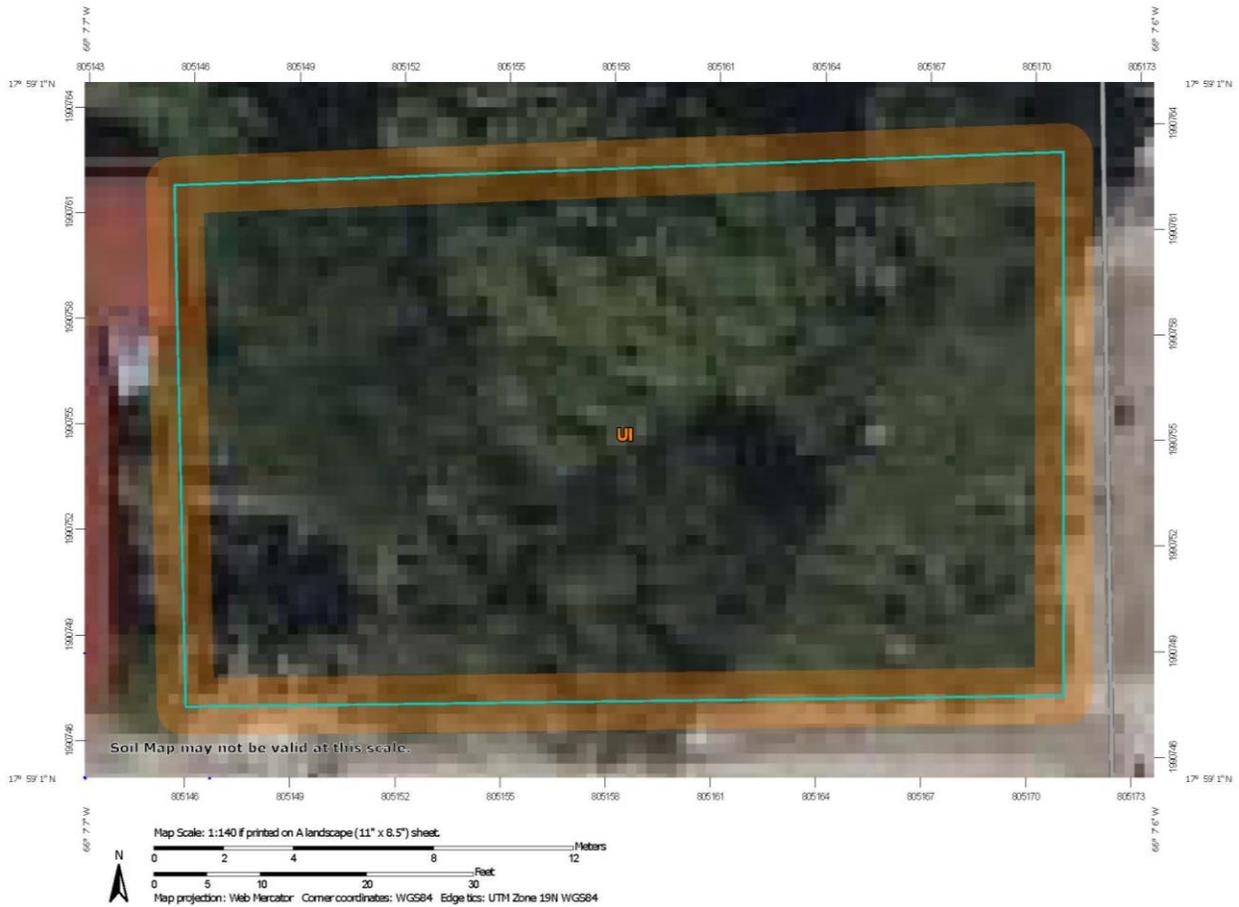
GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments

**SOILS MAP**



USDA  
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

11/16/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments

**Historic Properties - Aerial Base  
Puerto Rico Department of Housing  
Social Interest Housing Program**

Latitude: 17.9837  
Longitude: -66.1187



**Application ID#:** PR-SIH-00029B #01

**Address:** Street Enrique Gonzalez Esquina Gatty Num. 66, Guayama, PR 00784

**Project Name:** Lote A, Gonzalez & Gatty Apartments



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



GOVERNMENT OF PUERTO RICO  
 DEPARTMENT OF HOUSING

**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments

**Historic Properties - Topographic Base**

**Puerto Rico Department of Housing  
 Social Interest Housing Program**

Latitude: 17.9837  
 Longitude: -66.1187



**Application ID#:** PR-SIH-00029B #01

**Address:** Street Enrique Gonzalez Esquina Gatty Num. 66, Guayama, PR 00784

**Project Name:** Lote A Gonzalez & Gatty Apartments



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments

### Photograph Key for Photos 1 through 11



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 1

**Description (include direction):** Overview of both parcels that compose the project APE, looking north from the south side of Calle Enrique González.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 2

**Description (include direction):** Overview of the structure on the west half of the APE, facing north.

**Date:**

11/18/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 3

**Description (include direction):** Overview of the project APE from the intersection of Calles Enrique González and Gatty, looking northwest.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 4

**Description (include direction):** Overview of the project APE, facing west from the east side of Calle Gatty.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 5

**Description (include direction):** Overview of the project APE, facing east-northeast from the south side of Calle Enrique González.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 6

**Description (include direction):** The Circa 1940 Art Deco residence on the opposite side of Calle Gatty, facing east from the project APE.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 7

**Description (include direction):** Overview of the residences on the south side of Calle Enrique González, facing south from the project APE.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 8

**Date:** 10/2022

**Description (include direction):** Calle Gatty streetscape from its intersection with Calle Enrique González, facing north. Note the project APE to the left.

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 9

**Date:** 10/2022

**Description (include direction):** Calle Gatty streetscape towards its intersection with Calle Enrique González, facing south from about halfway up the block. Note the project APE to the right.

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 10

**Date:** 10/2022

**Description (include direction):** Calle Enrique González streetscape, from the east side of its intersection with Calle Gatty. Note the project APE in the background to the right.

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 11

**Date:** 10/2022

**Description (include direction):** Calle Enrique González streetscape, from the east side of its intersection with Calle Grand Stand. Note the project APE in the background to the left.

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 12

**Description (include direction):** Overview of the residential portion of the extant structure. Note the invasive vegetation including mature trees that have taken root in the building. Facing north.

**Date:**  
11/18/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 13

**Description (include direction):** Closeup of the east side of the front balcony with mature trees that have taken root. Facing north.

**Date:**  
11/18/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 14

**Description (include direction):** Details of the decorative concrete balcony railing.

**Date:**  
11/18/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 15

**Description (include direction):** Detail photograph of the main entrance into the residential portion of the building.

**Date:**  
11/18/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 16

**Description (include direction):** Close-up of the west side of the back wall of the balcony.

**Date:**  
11/18/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 17

**Description (include direction):** Side view of the front balcony, featuring Art Deco frets and an existing double door to the left. Facing east.

**Date:**  
11/18/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 18

**Description (include direction):** Existing wood double door, located west of the balcony.

**Date:**  
11/18/2022

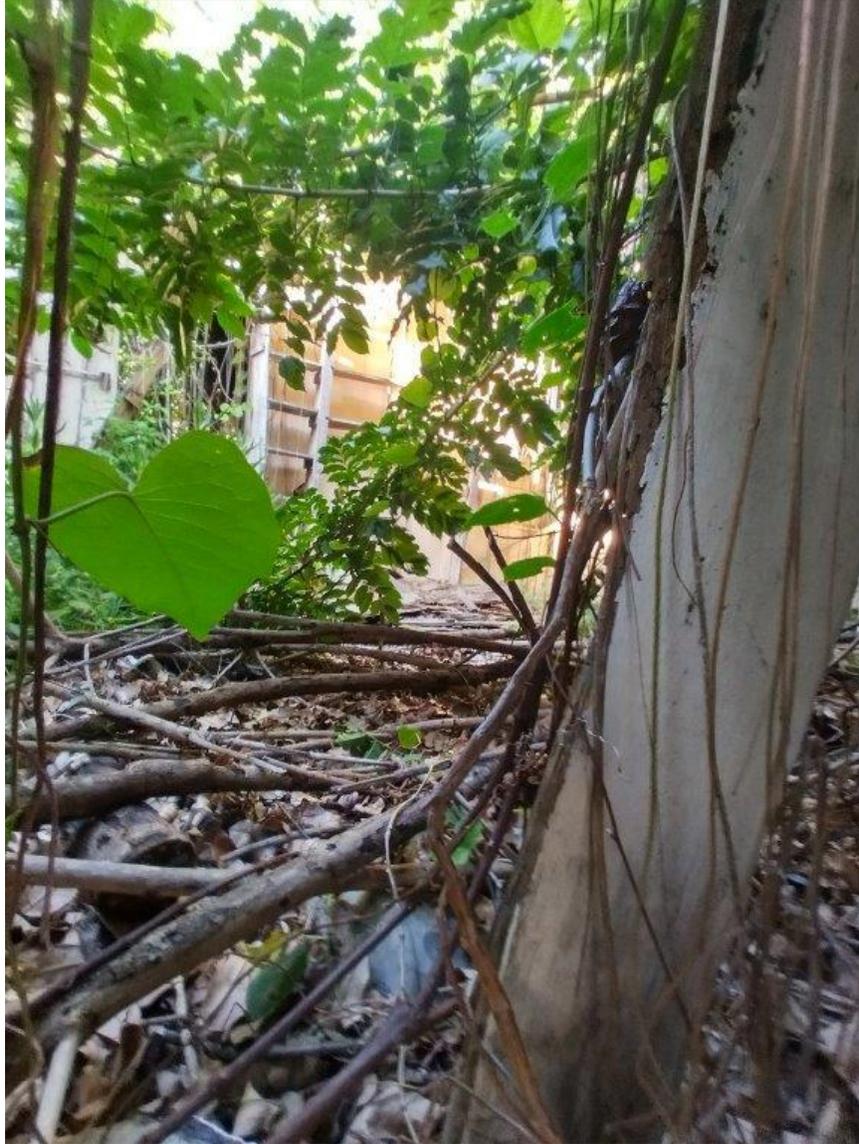
**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #01

**Project Name:** PR-SIH-00029B #01 - Lote A, Gonzalez & Gatty Apartments



**Photo #:** 19

**Description (include direction):** Interior of the former store. Note the lack of roof and extensive vegetation. Facing north.

**Date:**  
11/18/2022

# PRDOH CDBG-DR Social Interest Program Archaeological Monitoring Scope of Work For Case PR-SIH-00029B #01

November 17, 2022

## I. Preamble

The Puerto Rico Department of Housing (PRDOH) is proposing the construction of one, two-story apartment building of four units on two parcels located at #66 Enrique González Street, Guayama, Puerto Rico (Figure 1). The project area is located within the Traditional Urban Center and Historic Zone of Guayama.

**Figure 1:** Location of the project on the satellite image



According to the Section 106 NHPA Effect Determination Form, completed by architectural historian Lauren B. Poche and archaeologist Sharon Meléndez Ortiz, on the west parcel there are ruins of a building potentially dating from the early 20th century and on the east parcel there is a high potential to find remnants of occupations from this same period, as there was a building in the 1930s that was demolished in the 21st century.

**Photo 1:** Overview of the parcels that compose the project APE, looking north (10/2022)



The objective of this archaeological monitoring plan is to ensure that the remnants of the building located on the western parcel and any unanticipated discoveries, should they occur, receive appropriate treatment. This document is consistent with the Secretary of the Interior's (SOI) Guidelines for Archeological Documentation and the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009.

## **II. Archaeological Monitoring Procedure**

The monitoring activities can be divided into three groups: activities before the project begins, activities during construction, and post-construction activities. Monitoring is limited to activities that entail demolition, excavations, and earth movements. Those activities that do not entail excavations or earth movements do not require an archaeological monitor.

### **A. Before Construction Begins**

1. The Subrecipient (SR) will notify the Grant Manager (GM) of the proposed activities' start date. The SR is responsible for coordination between the Contractor and the SOI-qualified archaeologist who will oversee the monitoring (Monitor).
2. Before any demolition or construction begins, the construction crew, inspectors, and Monitor will have a kickoff meeting to discuss the procedure for archaeological monitoring, including the coordination protocol between the Monitor and the Contractor. The Monitor will provide an orientation on the area's cultural resources and potential resources and their proper treatment. The Monitor will also explain which construction activities require archaeological monitoring.
3. The Monitor shall document the remains of the building in the western parcel through detailed descriptions, photos, and scale drawings, if deemed necessary. Particular attention shall be paid to the construction stages of the building and to other associated structures that may exist within the project's area of potential effect. This data must be included in the final report.

4. The Monitor shall conduct a systematic surface reconnaissance of the eastern parcel with the objective of identifying archaeological remains, like structural features, structures, concentration of artifacts or objects of historic character. If any of these are identified, they shall be documented. If the identified archaeological remains are considered historically significant, provisions included in stipulation B.6 must be implemented.
5. Prior to the surface reconnaissance, the Monitor must ensure that there is complete visibility of the surface. The parcel should be free of vegetation and debris. Any clearing necessary to achieve these conditions must be carried out under archaeological supervision.

#### B. During Demolition and Construction

1. The Monitor shall be in the field during all project activities involving demolition and ground disturbance; access and clear sightlines to all demolition and excavation activities and debris removal will be provided to the Monitor.
2. The Monitor shall provide instructions directly to the construction field personnel concerning how to proceed when there is a potential to impact an archaeological resource. The construction field personnel will abide by these requests: excavate slowly, stop the excavation work to evaluate a finding, etc.
3. After the demolition of the pavement and debris removal, the Monitor shall document any subsurface features associated with previous occupations, like wall foundations, builders' trench, cisterns, septic tanks, and domestic artifact deposits. The amount, size, and placement of excavation units shall depend on the size and complexity of the feature being documented. Any subsurface feature may be demolished and removed after being documented by the Monitor. The information recorded will be included in the final report.
4. The Monitor shall keep a record of monitored activities. The Monitor shall fill out the Daily Record of Activities Form (see **Error! Reference source not found.**). These Forms will be attached to the final report as an appendix.
5. The Monitor shall document all other archaeological remains identified during construction activities, except for previously unidentified historically significant findings (refer to B-6 below). The documentation shall include a detailed description of the discovery, context, horizontal and vertical provenience, photos, and drawings, if necessary. This documentation shall be done within a reasonable amount of time, trying not to impact the project schedule as much as possible.
6. If the identified archaeological remains are considered historically significant— i.e., complex structures or stratified deposits – the Monitor shall instruct the construction crew to (1) immediately cease work in the vicinity of the discovery, (2) take all reasonable measures to avoid or minimize harm to the property, and (3) notify the SR and GM. The GM shall immediately notify the SHPO, as per stipulation III.B.1.b. of the PA. The following protocol shall be followed:
  - a. The Monitor shall make a preliminary assessment of the finding. The assessment shall include a description of the discovery, location, horizontal and vertical extent (if known), context, photographs, and drawings, as deemed necessary. The assessment shall also include a work plan for

implementing a National Register of Historic Places' eligibility evaluation of the exceptional remains.

- b. The assessment and NRHP-eligibility evaluation work plan shall be submitted via email to the SR and GM within 24 hours of the discovery. The GM will comment on the work plan within 24 hours of receiving it.
- c. The Monitor shall implement the work plan after receiving the GM's authorization to proceed. After completing the fieldwork, the Monitor shall prepare an End of Field Report, summarizing the results. Said report should include an NRHP-eligibility determination. The End of Field Report shall be submitted via email to the SR and GM within 48 hours after completing the fieldwork.
- d. The GM shall notify the SHPO of the NRHP-eligibility determination.
  - i. If the finding is **not eligible** to the NRHP, the GM shall notify the SHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO disagrees with the NRHP determination and makes a timely objection within 48 hours of the notification.
  - ii. If the finding is **eligible** to the NRHP, the criteria of adverse effect shall be applied. If the project activities do not adversely affect the finding, the GM shall notify the SHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO makes a timely objection within 48 hours of the notification.
  - iii. If the project activities have an **adverse effect** on the NRHP-eligible finding, Data Recovery will be implemented as a Treatment Measure per Appendix F of the PA. The Monitor shall develop a data recovery plan with a research design consistent with the Secretary of the Interior's Guidelines for Archeological Documentation ([http://www.nps.gov/history/locallaw/arch\\_stnds\\_7.htm](http://www.nps.gov/history/locallaw/arch_stnds_7.htm)) and the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009, at [https://www.achp.gov/protectinghistoricproperties/Section\\_106\\_Archaeology\\_Guidance](https://www.achp.gov/protectinghistoricproperties/Section_106_Archaeology_Guidance). The data recovery plan shall be submitted via email to the GM for comments. The GM shall be responsible for submitting the data recovery plan to the SHPO for comments and approval. This treatment measure does not apply to burials or human remains (refer to II.B.11 of this work plan).

#### C. After Construction Ends

1. Upon the completion of archaeological monitoring, the SR and GM shall be notified. The estimated date of delivery of the final report shall be indicated in said notification.
2. A technical report shall be prepared detailing monitored construction activities, documentary research (if any), documentation of the demolished historic

building, documentation of other findings, and analysis and interpretation of the results. The report must include visual information, such as drawings and photos, and a sketch plan of all the documented findings. The report shall be submitted to the GM no later than two (2) weeks after completing the archaeological monitoring work. The GM shall submit the report to the SHPO no later than one (1) week after receiving it.

#### D. Human Remains

If human remains are discovered, the protocol established in Stipulation III.B.1.c. of the PA must be followed:

1. Stop work immediately
2. Notify the local law enforcement office and coroner/medical examiner following applicable Commonwealth statute(s)
3. Protect the remains from any harm.
4. The GM shall be responsible for notifying the SHPO within twenty-four (24) hours of identifying human remains.

### III. Professional Qualifications

The Monitor must meet the minimum Secretary of the Interior Professional Qualifications Standards for Archaeology established in 36CFR Part 61. These are: a graduate degree in archaeology, anthropology, or closely related field, plus at least one (1) year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management; at least four (4) months of supervised field and analytic experience in general Puerto Rican archaeology; the demonstrated ability to carry research to completion; and at least one (1) year of full-time professional experience at a supervisory level in the study of archaeological resources of the pre-Columbian and colonial periods. Please see [https://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](https://www.nps.gov/history/local-law/arch_stnds_9.htm) for more information.

The SOI-qualified archaeologist shall not defer their monitoring responsibilities to any other person who does not meet the minimum professional qualifications. Any additional personnel to intervene in monitoring efforts shall have vast experience in historic archaeology, in working in evaluation (Phase II), documentation (Phase III), and monitoring projects dealing with colonial period properties.

**APPENDIX A Monitoring Daily Activity Sheet**

	<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM:          SOCIAL INTEREST HOUSING (SIH) PROGRAM          ARCHAEOLOGICAL MONITORING DAILY RECORD OF ACTIVITIES</b>
<b>Case ID:</b>	<b>Project Location</b> (Street Address):
<b>City:</b>	<b>Project Coordinates:</b>

<b>SOI Qualified-Archaeologist:</b>
<b>Date of Monitoring:</b> Click or tap to enter a date.
<b>Work Hours:</b>

<b>Description of work performed by contractor and supervised by the Monitor:</b>
---

	YES	NO
Are the project activities conforming to the LIDRS? If not, explain below.	<input type="checkbox"/>	<input type="checkbox"/>
Was an archaeological remain documented during the day. If yes, include required information below.	<input type="checkbox"/>	<input type="checkbox"/>
Was an exceptional archaeological remain identified during the day? If yes, explain below.	<input type="checkbox"/>	<input type="checkbox"/>
Have the construction activities affected a previously unidentified property or a known historic property in an unanticipated manner? If yes, explain below.	<input type="checkbox"/>	<input type="checkbox"/>
Has there been a change in the scope of work of the project? If yes, explain below.	<input type="checkbox"/>	<input type="checkbox"/>

--

	<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM:  SOCIAL INTEREST HOUSING (SIH) PROGRAM  ARCHAEOLOGICAL MONITORING DAILY RECORD OF ACTIVITIES</b>
<b>Case ID:</b>	<b>Project Location</b> (Street Address):
<b>City:</b>	<b>Project Coordinates:</b>

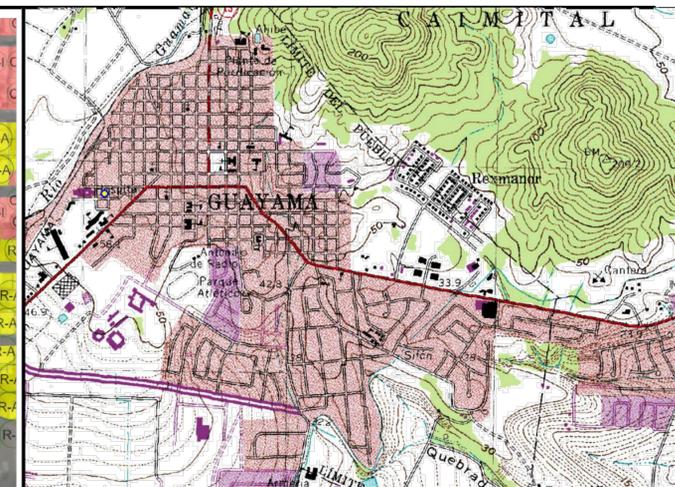
<b>Site Photos</b>	
--------------------	--

<p><b>Direction of Photo:</b> <a href="#">Click here to enter text.</a>  <b>Description:</b> <a href="#">Click here to enter text.</a></p>	
<p><b>Direction of Photo:</b> <a href="#">Click here to enter text.</a>  <b>Description:</b> <a href="#">Click here to enter text.</a></p>	

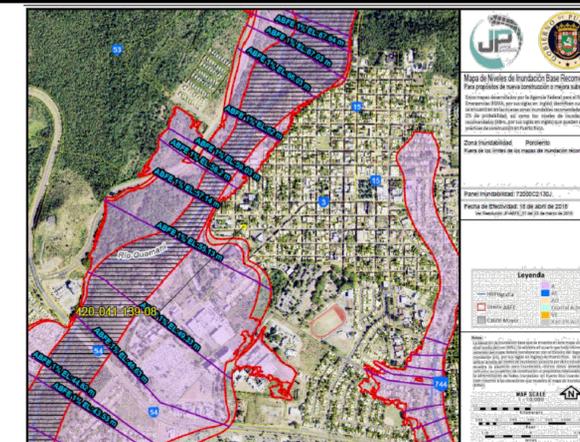
# DIBUJOS ESQUEMATICOS PARA LA CREACION DE 4 APARTAMENTOS EN EL MUNICIPIO DE GUAYAMA



MAPA CALIFICACION



PLANO DE LOCALIZACION  
ESCALA = 1:20,000  
COORDENADAS NAD 83



PONCE NEIGHBORHOOD HOUSING SERVICES, INC.



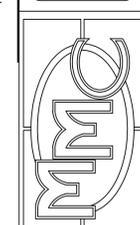
MUNICIPIO DE GUAYAMA  
HON. O'BRAIN VÁZQUEZ MOLINA  
A L C A L D E



MASTER MANAGEMENT & CONSULTANTS	
P.O. BOX 5201 YAUCO PR. 00698	
MOBILE: 787-515-7426 EMAIL: jllugo.mmc@gmail.com	
REVISIONS	DATE

11 FEB 22

Scale: \_\_\_\_\_  
WORKING DRAWINGS FOR THE CONSTRUCTION OF THE  
CONCEPTUAL DESIGN  
GUAYAMA



TITULO

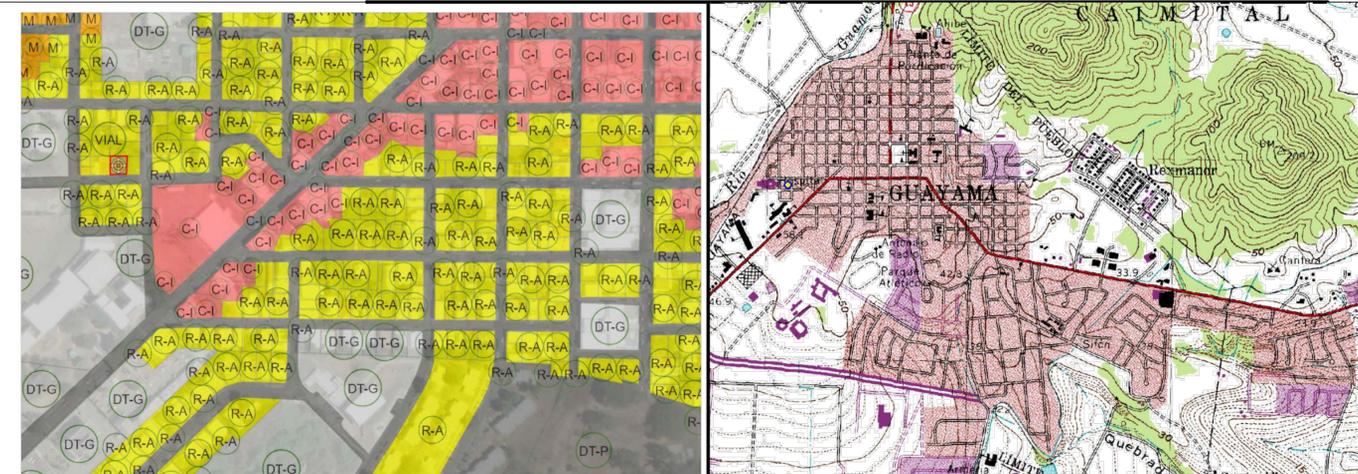
Project: MMC-22-001  
Drawing by: JLLUGO  
Revised by: JLLUGO

1 of 1

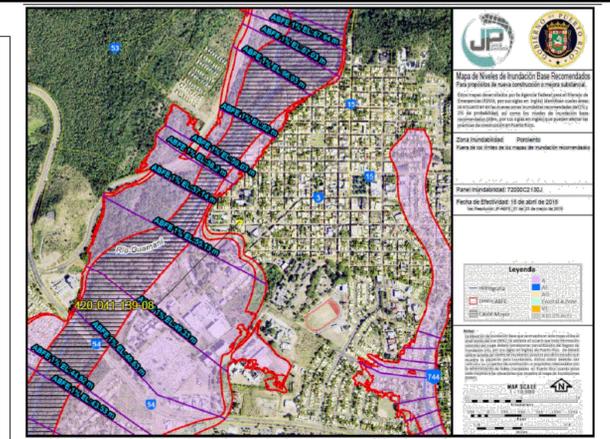
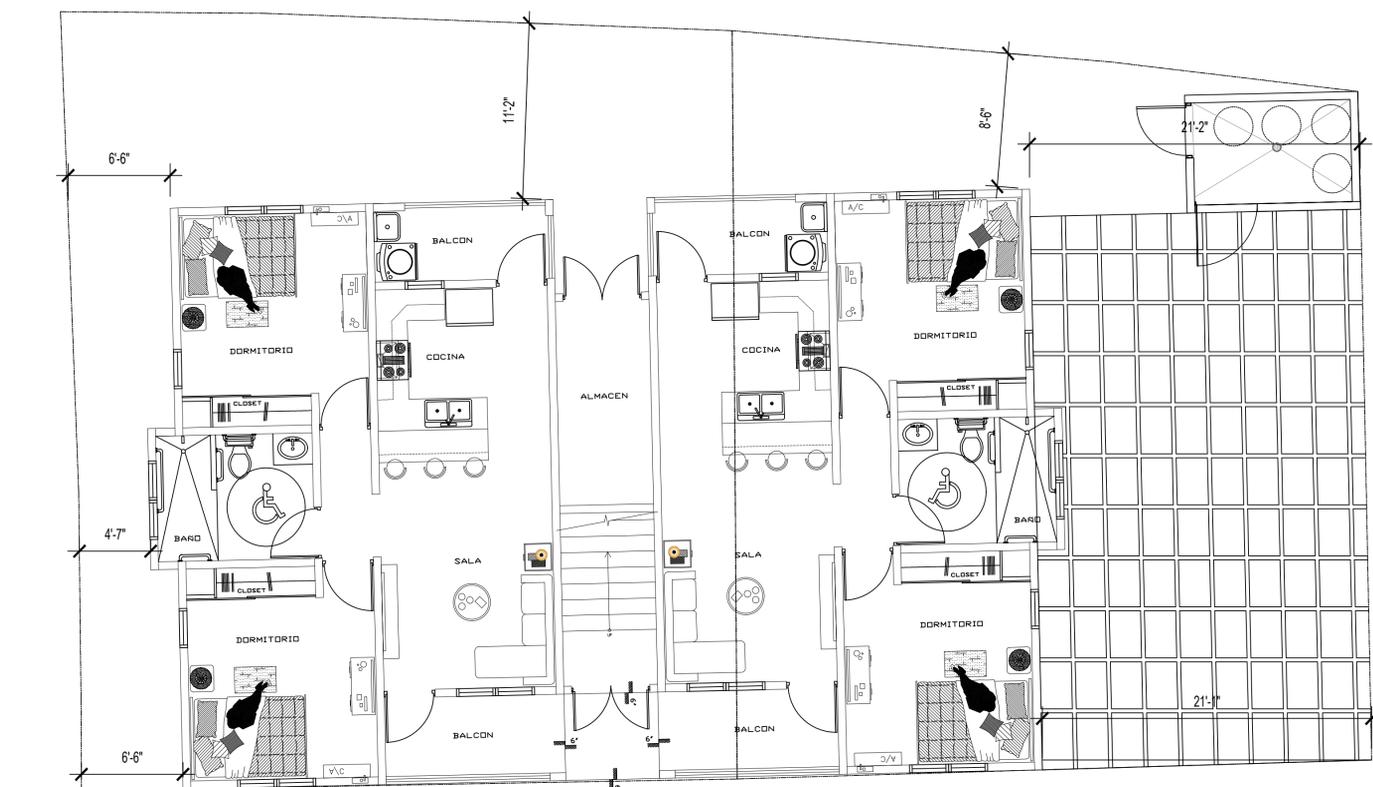
T-1.0

THIS DRAWING AND ALL DESIGNS HEREIN AND PRINTS ARE THE PROPERTY OF MASTER MANAGEMENT & CONSULTANTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION, EXCEPT ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. THE USE, EXHIBITION AND OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE OWNER'S WRITTEN APPROVAL IS STRICTLY PROHIBITED.  
NOTE: CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY MASTER MANAGEMENT & CONSULTANTS IMMEDIATELY OF ANY DISCREPANCIES

- LEGEND:
- WATER METER
  - HOUSE
  - OWNER'S BOUNDARY
  - CATCH BASIN
  - TELEPHONE POLE
  - LUMINARIE POLE
  - CONCRETE POWER POLE
  - SANITARY CLEAN OUT
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - CONTROL STATION'S
  - (70.210) EXISTING ELEVATION
  - EXISTING TREE



MAPA CALIFICACION  
 PLANO DE LOCALIZACION  
 ESCALA = 1:20,000  
 COORDENADAS NAD 83



**DATOS DE MENSURA**  
ST. GATTY ST. # 66

PUNTO	LINEA	(Y) NORTE	(X) ESTE	DISTANCIA	RUMBO	DESCRIPCION
301	---	216680.7260	233327.9980	---	---	CDL SDLAR TUBO
302	301-302	216680.1820	233335.3530	7.38	S 85° 18' 19" E	CDL SDLAR TUBO
282	302-282	216679.5470	233340.1980	4.88	S 83° 13' 55" E	CDL SDLAR MURD
279	282-279	216677.6380	233340.2480	1.91	S 01° 30' 01" E	BA
280	279-280	216666.5700	233340.4680	11.07	S 01° 08' 19" E	BA
7	280-7	216666.2008	233328.0959	12.38	S 88° 17' 26" W	VARILLA
301	7-301	216680.7260	233327.9980	14.53	N 00° 23' 10" W	CDL SDLAR TUBO

ÁREA = 169.5907 m<sup>2</sup> = □ = 0.0431 cda.

**DATOS DE MENSURA**  
E GONZALEZ ST. 122

PUNTO	LINEA	(Y) NORTE	(X) ESTE	DISTANCIA	RUMBO	DESCRIPCION
293	---	216681.0930	233315.0940	---	---	CDL SDLAR MURD
297	293-297	216681.0630	233318.8890	3.80	S 89° 32' 49" E	CDL SDLAR MURD
301	297-301	216680.7260	233327.9980	9.12	S 87° 52' 52" E	CDL SDLAR TUBO
7	301-7	216666.2008	233328.0959	14.53	S 00° 58' 10" E	VARILLA
289	7-289	216665.9740	233315.4890	12.61	S 88° 58' 10" W	CDL SDLAR MURD
295	289-295	216667.7760	233315.4800	1.80	N 00° 17' 10" W	CDL SDLAR MURD
296	295-296	216671.7660	233315.4350	3.99	N 00° 38' 46" W	CDL SDLAR MURD
293	296-293	216681.0930	233315.0940	9.33	N 02° 05' 38" W	CDL SDLAR MURD

ÁREA = 188.7897 m<sup>2</sup> = □ = 0.0480 cda.

- NOTAS GENERALES:
- TODAS LAS DISTANCIAS EXCEPTO LAS INDICADAS SE HAN EXPRESADO EN EL SISTEMA METRICO.
  - LA LOCALIZACION DE LOS PUNTOS SE HA HECHO CON UN MEDIDOR DE DISTANCIA ELECTRONICO Y THEODOLITO INTEGRADO ("TOTAL STATION") O CON THEODOLITO Y CINTA METRICA PARA LOS PUNTOS MUY CERCANOS.
  - LA LOCALIZACION DE LAS ESTACIONES SE HA HECHO CON UN MEDIDOR DE DISTANCIA ELECTRONICO Y THEODOLITO INTEGRADO ("TOTAL STATION").
  - TODOS LOS PUNTOS SE HAN MARCADO EN EL CAMPO CON UNA CINTA PLASTICA AMARILLA, AZUL O VERDE TIPO "FLAGGER".
  - SE HA ADVERTIDO AL DUEÑO QUE UNA VEZ MOSTRANDO LOS PUNTOS Y LAS ESTACIONES ES SU RESPONSABILIDAD CONSERVARLOS IMPERTURBADOS Y CUALQUIER REPLANTO POR SU PERDIDA O DESTRUCCION SE HARA CON CARGO A EL.
  - LOS PUNTO COINCIDENCIA QUE ESTEN DESCRITO EN LA TABLA DE MENSURA "A ESTABLECER" SON EQUIVALENTE A VARILLA DE ACERO.

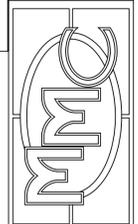
- GENERAL NOTES:
- ALL THE DISTANCES ARE REPRESENTED IN METERS.
  - THE WORK HAS BEEN CARRIED OUT IN THE COORDINATES SYSTEM NAD 83 REVISION N.S.R.S. 2011 PRS20 PROJECTION FOR PUERTO RICO AND VIRGIN ISLAND.
  - THESE SURVEYING CONTROLS HAVE BEEN ESTABLISHED WITH GPS EQUIPMENT, SOUTH G-1 PLUS MODEL AND WITH THE V.R.S. (VIRTUAL REFERENCE SYSTEM) OF PR.

CERTIFICACION: REGLA 2.1.9, SECCION 2.1.9.2.4 Reglamento Conjunto  
 Yo, Agripino, Camelo Sierra Hernandez con número de licencia 9370, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 219 de 15 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 1978 según enmendada, según se aplica. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otra persona con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria que se tome.

MASTER MANAGEMENT & CONSULTANTS  
 P.O. BOX 5201 YAUCO PR. 00698  
 MOBILE: 787-515-7426 EMAIL: jllugo.mmc@gmail.com  
 R E V I S I O N S

11 FEB 22  
 Scale:

WORKING DRAWINGS FOR THE CONSTRUCTION OF THE  
 CONCEPTUAL DESIGN  
 GUAYAMA



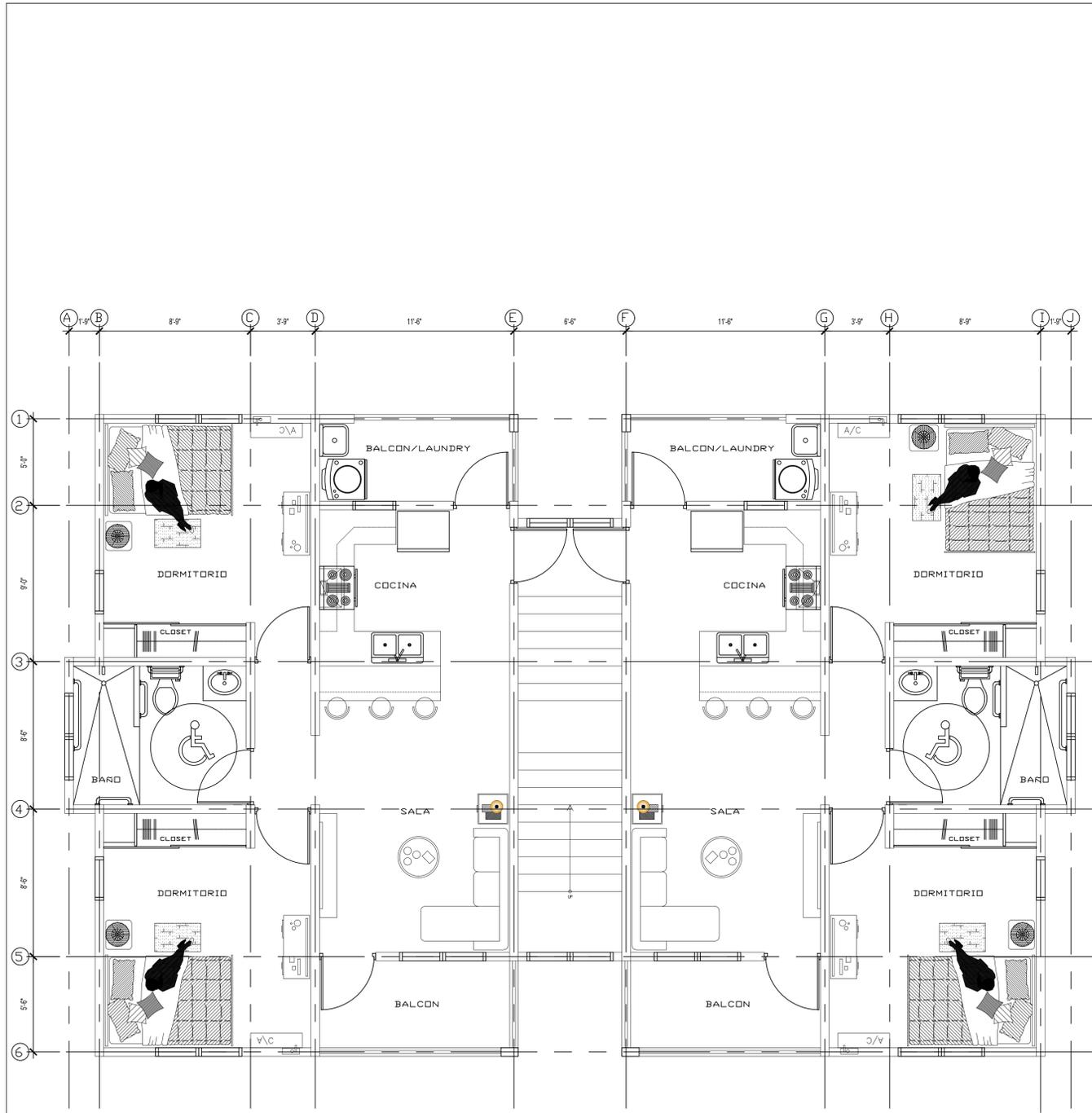
FLOOR PLAN CALLE  
 ENRIQUE GONZALEZ

Project:  
 MMC-22-001  
 Drawing by:  
 JLLUGO  
 Revised by:  
 JLLUGO

1 of 1

A-1.2

THIS DRAWING AND ALL DESIGNS HERE IN AND PRINTS ARE THE PROPERTY OF MASTER MANAGEMENT & CONSULTANTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION, EXCEPT ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. THE USE, EXHIBITION AND/OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE OWNER WRITTEN APPROVAL IS STRICTLY PROHIBITED.  
 NOTE: CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY MASTER MANAGEMENT & CONSULTANTS IMMEDIATELY OF ANY DISCREPANCIES



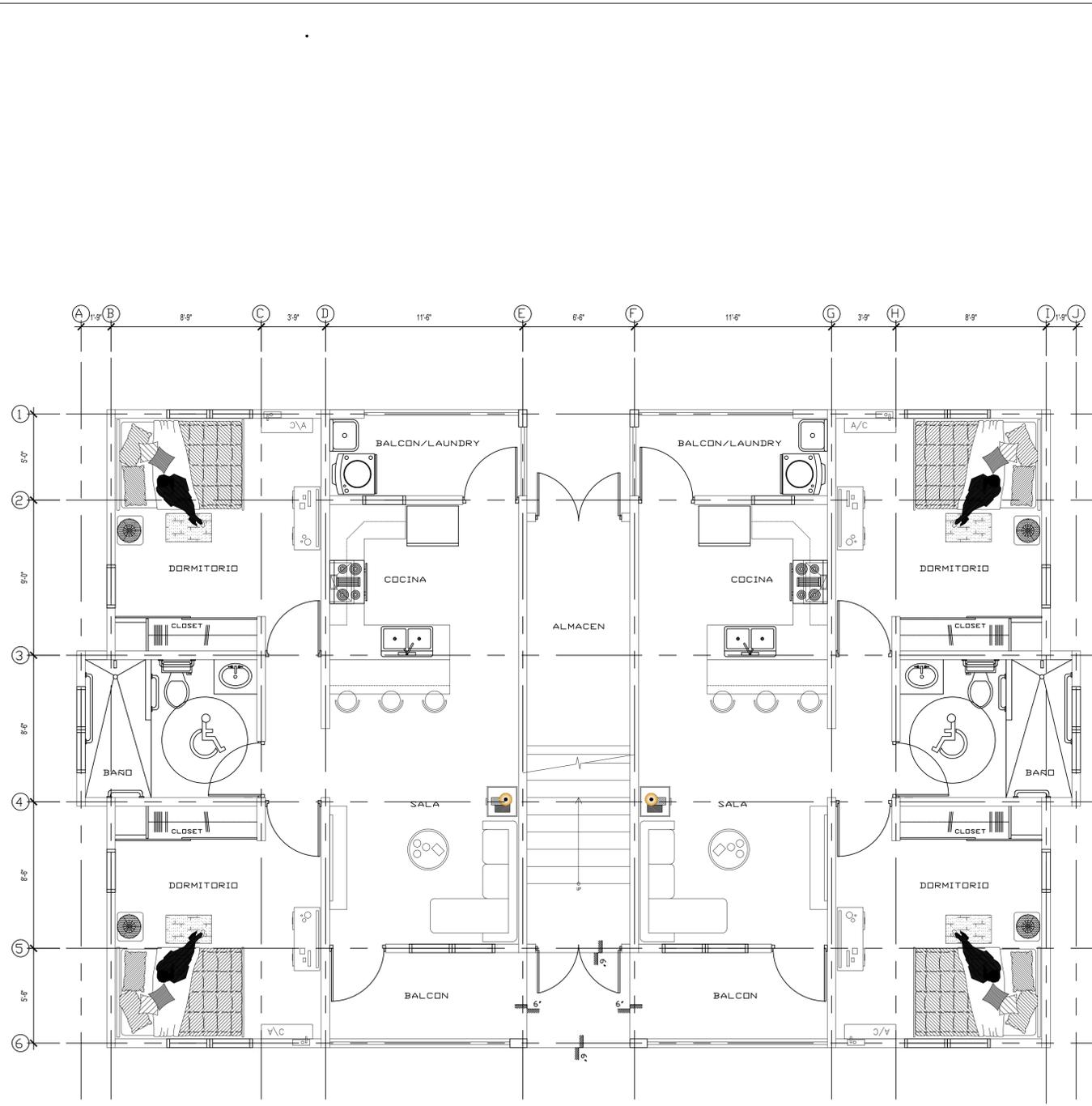
DISEÑO CONCEPTUAL PONCE NHS - LOTE A & B  
 PLANTA DE PISO SEGUNDO NIVEL PROPUESTO  
 ESCALA: 1/4" = 1'-0"

**AREAS :**

LIVING AREA = 802.00 SQFT.  
 BALCONY = 122.00 SQFT.  
 TOTAL AREA = 924.00 SQFT.

**LEYENDA**

-  CONCRETO REFORZADO O COLUMNAS
-  NUMERO DE IDENTIFICACION DE PUERTAS
-  NUMERO DE IDENTIFICACION DE VENTANAS
- N.I.C. NO INCLUIDO EN CONTRATO



DISEÑO CONCEPTUAL PONCE NHS - LOTE A & B  
 PLANTA DE PISO PRIMER NIVEL PROPUESTO  
 ESCALA: 1/4" = 1'-0"

**AREAS :**

LIVING AREA = 765.00 SQFT.  
 BALCONY = 55.00 SQFT.  
 TOTAL AREA = 820.00 SQFT.

MASTER MANAGEMENT & CONSULTANTS  
 P.O. BOX 5201 YAUCO PR. 00698  
 MOBILE: 787-515-7426 EMAIL: jllugo.mmc@gmail.com

Date: 11 FEB 22  
 Scale:

WORKING DRAWINGS FOR THE CONSTRUCTION OF THE  
 CONCEPTUAL DESIGN  
 GUAYAMA



PLANTAS DE PISO TIPICAS

Project:  
 MMC-22-001  
 Drawing by:  
 JLLUGO  
 Revised by:  
 JLLUGO

1 of 1

A-1.5

THIS DRAWING AND ALL DESIGNS HEREIN AND PRINTS ARE THE PROPERTY OF MASTER MANAGEMENT & CONSULTANTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION, EXCEPT ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. THE USE, EXHIBITION AND OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE OWNER'S WRITTEN APPROVAL IS STRICTLY PROHIBITED.  
 NOTE: CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY MASTER MANAGEMENT & CONSULTANTS IMMEDIATELY OF ANY DISCREPANCIES

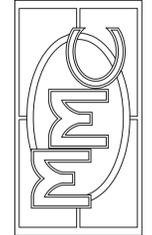


0 ELEVACION CALLE MONSERRATE  
Scale: 1/8" = 1'-0"

<b>MASTER MANAGEMENT &amp; CONSULTANTS</b> P.O. BOX 5201 YAUCO PR. 00698 MOBILE: 787-515-7426 EMAIL: jllugo.mmc@gmail.com	
REVISIONS	DATE BY

Date: 11 FEB 22  
Scale:

WORKING DRAWINGS FOR THE CONSTRUCTION OF THE  
**CONCEPTUAL DESIGN**  
**GUAYAMA**



ELEVACION  
 CALLE ENRIQUE GONZALEZ

Project:  
 MMC-22-001  
 Drawing by:  
 JLLUGO  
 Revised by:  
 JLLUGO

1 of 1

A-1.6

THIS DRAWING AND ALL DESINGS HERE IN AND PRINTS ARE THE PROPERTY OF MASTER MANAGEMENT & CONSULTANTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION, EXCEPT ONE FOR WHICH THEY WERE EXPRESSLY DESING. THE USE EXHIBITION AND OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE OWNER WRITTEN APPROVAL IS STRICTLY PROHIBITED.  
 NOTE: CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTINGCONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY MASTER MANAGEMENT & CONSULTANTS IMMEDIATELY OF ANY DISCREPANCIES



MASTER MANAGEMENT & CONSULTANTS  
 P.O. BOX 5201 YAUCO PR. 00698  
 MOBILE: 787-515-7426 EMAIL: jllugo.mmcc@gmail.com  
 REVISIONS  
 SYMBOL DATE BY

Date: 11 FEB 22  
 Scale:

WORKING DRAWINGS FOR THE CONSTRUCTION OF THE  
 CONCEPTUAL DESIGN  
 GUAYAMA

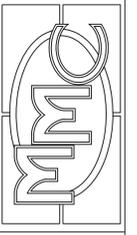


IMAGEN  
 ENRIQUE GONZALEZ  
 CALLE

Project: MMC-22-001  
 Drawing by: JLLUGO  
 Revised by: JLLUGO

1 of 1

A-1.9

THIS DRAWING AND ALL DESIGNS HERE IN AND PRINTS ARE THE PROPERTY OF MASTER MANAGEMENT & CONSULTANTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION, EXCEPT ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. THE USE, EXHIBITION AND OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE OWNER'S WRITTEN APPROVAL IS STRICTLY PROHIBITED.  
 NOTE: CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY MASTER MANAGEMENT & CONSULTANTS IMMEDIATELY OF ANY DISCREPANCIES.



October 20, 2022

**Arch. Carlos A. Rubio Cancela**

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

**Re: Authorization to Submit Documents**

Dear Arch. Rubio Cancela:

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

Figure 10: Case 2021-DR0199A—Noise Abatement and Control

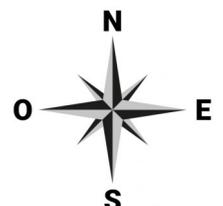


Google Earth Pro



Legend:

— Major Road





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## **Appendix D: Case 221-DR0199A**

DNL Calculator

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > DNL Calculator

## DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

## Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

---

<b>Site ID</b>	PR-SIH-00029B#01 - Lote A
<b>Record Date</b>	26/10/2022
<b>User's Name</b>	JLugo

<b>Road # 1 Name:</b>	<b>PR-3 Guayama</b>
-----------------------	---------------------

**Road #1**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="350"/>	<input type="text" value="350"/>	<input type="text" value="350"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="45"/>	<input type="text" value="40"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="15430"/>	<input type="text" value="4408"/>	<input type="text" value="2204"/>
Night Fraction of ADT	<input type="text" value="10"/>	<input type="text" value="5"/>	<input type="text" value="0"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="54"/>	<input type="text" value="57"/>	<input type="text" value="60"/>
<b>Calculate Road #1 DNL</b>	<input type="text" value="62"/>	<input type="button" value="Reset"/>	

Airport Noise Level

Loud Impulse Sounds?  Yes  No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

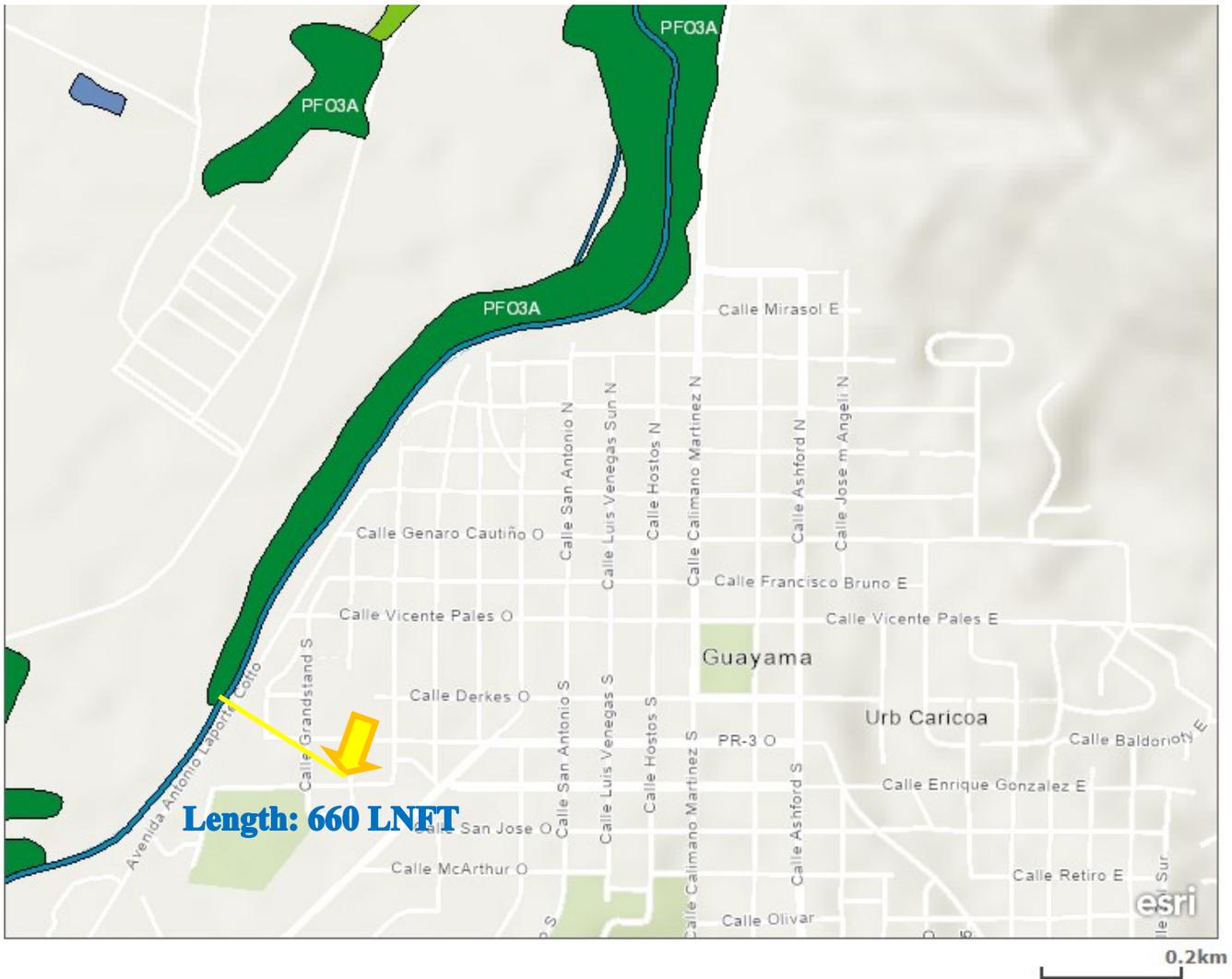


GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

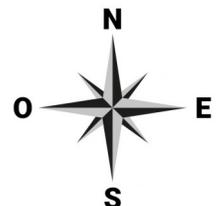
Figure 11: Case 2021-DR0199A— Wetlands Protection



<https://www.fws.gov/wetlandsmapservice/rest/services/Wetlands/MapServer>

Legend:

- |                                   |                 |
|-----------------------------------|-----------------|
| Estuarine and Marine Deepwater    | Freshwater Pond |
| Estuarine and Marine Wetland      | Lake            |
| Freshwater Emergent Wetland       | Other           |
| Freshwater Forested/Shrub Wetland | Riverine        |





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

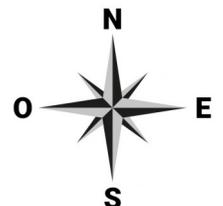
Figure 12: Case 2021-DR0199A—Wild & Scenic Rivers



[https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW\\_WildScenicRiverSegments\\_01/MapServer/2](https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/MapServer/2)

Legend:

National Wild and Scenic River Line



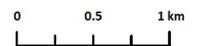
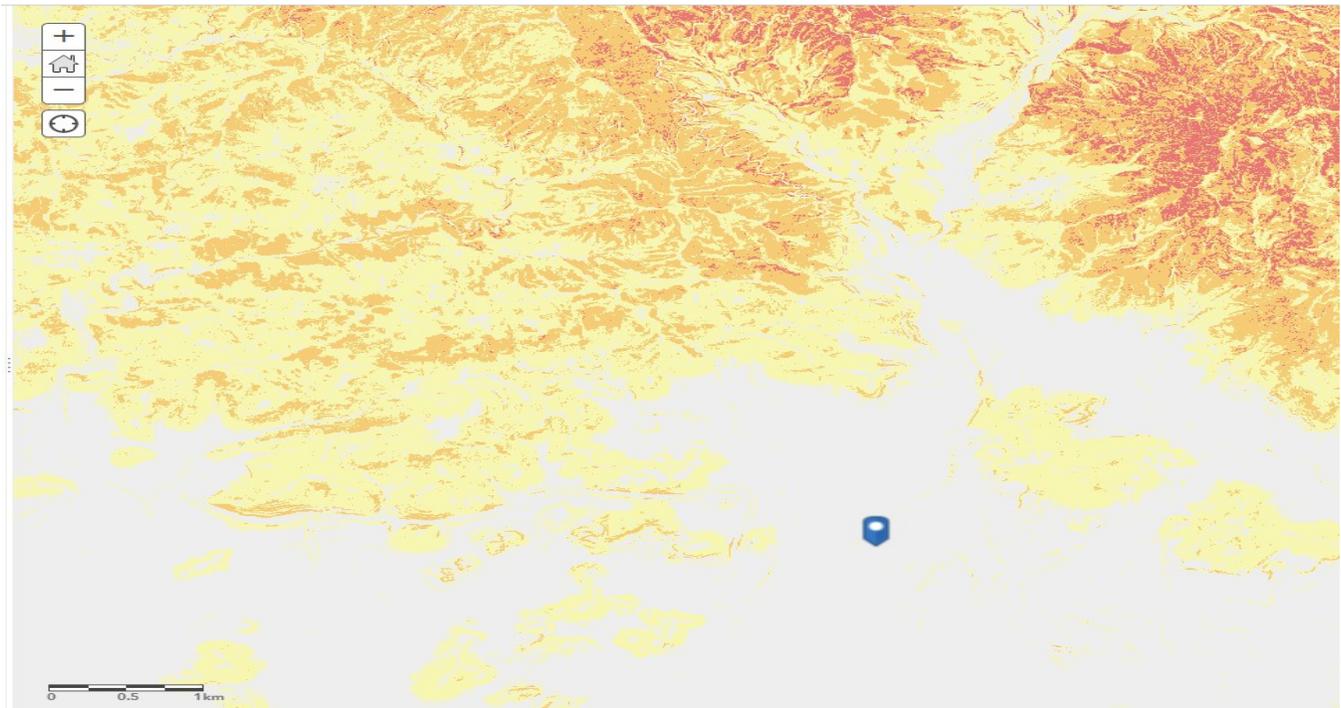


GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

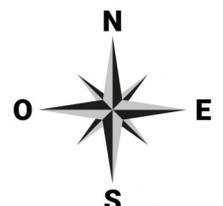
Figure 13: Case 2021-DR0199A—Landslide Susceptibility



[https://tiles.arcgis.com/tiles/v01gqwM5QqNysAAi/arcgis/rest/services/PR\\_Landslide\\_Susceptibility/MapServer](https://tiles.arcgis.com/tiles/v01gqwM5QqNysAAi/arcgis/rest/services/PR_Landslide_Susceptibility/MapServer)

Legend:

- Applicant Structure
- Landslide Susceptibility
  - Low
  - Moderate
  - High
  - Very High
  - Extremely High





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## **Appendix E: Case 221-DR0199A**

### **Project Site Photos 1-3**



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## Case 2021-DR0199A Photo No. 1





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## Case 2021-DR0199A Photo No. 2





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #01  
Lote A, Guayama—Gonzalez & Cathy  
Apartments  
Calle E González No. 122 con  
Esquina Calle Cathy No. 66  
Guayama PR 00785  
420-041-139-08  
17.98372037, -66.11860841

## Case 2021-DR0199A Photo No. 3

