



U.S. Department of Housing and Urban Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
 Categorically Excluded Subject to Section 58.5
 Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: PR-SBIA-00032A

HEROS Number: 900000010434324

Start Date: 10/25/2024

State / Local Identifier:

Project Location: , Ponce, PR 00732

Additional Location Information:

The project is located at latitude 17.986376, longitude -66.624335 at the address given above. Tax ID Number: 411-050-743-33-000

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

This project entails the award of a SBIA grant to Centros Sor Isolina Ferre at Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marin, Ponce, PR 00732. Tax ID Number: 411-050-743-33-000. Coordinates (17.986376, -66.624335). A previous CENST environmental review was completed solely for the soft cost activities at Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marin, Ponce, PR 00732. Tax ID Number: 412-041-743-35-002. Coordinates (17.986860, -66.623900) project cost \$1,963,735.20. See attached CENST ERR. The scope and budget for the CENST did not include construction activities. This review includes: painting the interior walls and concrete floors. Interior doors and locks, as well as a screen door, will be replaced. Screens for several windows will be replaced. The door leading into the women's restroom will be replaced and widened for ADA accessibility; one of the toilets will be repaired, which will include new plumbing. Project cost \$16,700.00.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

| Grant Number | HUD Program | Program Name | |
|-----------------|--|---|--------|
| B-17-DM-72-0001 | Community Planning and Development (CPD) | Community Development Block Grants (Disaster Recovery Assistance) | \$0.00 |
| B-18-DE-72-0001 | Community Planning and Development (CPD) | Community Development Block Grants (Disaster Recovery Assistance) | \$0.00 |
| B-18-DP-72- | Community Planning and | Community Development Block Grants | \$0.00 |

| | | | |
|-----------------|--|---|--------|
| 0001 | Development (CPD) | (Disaster Recovery Assistance) | |
| B-19-DP-78-0002 | Community Planning and Development (CPD) | Community Development Block Grants (Disaster Recovery Assistance) | \$0.00 |

Estimated Total HUD Funded Amount: \$16,700.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$16,700.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are 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.

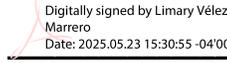
| Law, Authority, or Factor | Mitigation Measure or Condition | Comments on Completed Measures | Complete |
|---------------------------|--|--------------------------------|----------|
| Flood Insurance | For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. | N/A | |
| Floodplain Management | The structure is located in the ABFE Zone A and AE (100 yr floodplain), but mitigation/minimization measures not required as the project activities are not substantial improvement, and the building footprint is not being increased. | N/A | |

Determination:

| | |
|-------------------------------------|---|
| <input type="checkbox"/> | This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR |
| <input checked="" type="checkbox"/> | This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR |
| <input type="checkbox"/> | This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)). |

Preparer Signature: _____  Date: May 23, 2025

Name / Title/ Organization: Ricardo Espiet Lopez / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature: _____   Date: 05/23/2025

Name/ Title: Limary Vélez Marrero / Permits and Environmental Compliance Specialist

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

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: PR-SBIA-00032A

HEROS Number: 900000010434324

Start Date: 10/25/2024

Responsible Entity (RE): Department of Housing - Puerto Rico, P.O. Box 21365 San
Juan PR, 00928

State / Local Identifier:

RE Preparer: Ricardo Espiet Lopez

Certifying Officer Limary Velez Marrero
r:

**Grant Recipient (if different than Responsible Ent
ity):**

Point of Contact:

Point of Contact: Justin Neely

Consultant (if applicable): HORNE LLP

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: , Ponce, PR 00732

Additional Location Information:

The project is located at latitude 17.986376, longitude -66.624335 at the address given above. Tax ID Number: 411-050-743-33-000

Direct Comments to: comentariosambiental@vivienda.pr.gov

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

This project entails the award of a SBIA grant to Centros Sor Isolina Ferre at Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marin, Ponce, PR 00732. Tax ID Number: 411-050-743-33-000. Coordinates (17.986376, -66.624335). A previous CENST environmental review was completed solely for the soft cost activities at Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marin, Ponce, PR 00732. Tax ID Number: 412-041-743-35-002. Coordinates (17.986860, -66.623900) project cost \$1,963,735.20. See attached CENST ERR. The scope and budget for the CENST did not include construction activities. This review includes: painting the interior walls and concrete floors. Interior doors and locks, as well as a screen door, will be replaced. Screens for several windows will be replaced. The door leading into the women's restroom will be replaced and widened for ADA accessibility; one of the toilets will be repaired, which will include new plumbing. Project cost \$16,700.00.

Maps, photographs, and other documentation of project location and description:

- [PR-SBIA-00032A Scope Cost.pdf](#)
- [PR-SBIA-00032 \(Ponce\) CENST ERR.pdf](#)
- [PR-SBIA-00032A EFOR\(1\).docx](#)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:

Determination:

| | |
|--|--|
| | This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR |
|--|--|

| | |
|---|---|
| ✓ | This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain “Authority to Use Grant Funds” (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR |
| | This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)). |

Approval Documents:

[PR-SBIA-00032A_Sig Page.pdf](#)

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

| Grant / Project Identification Number | HUD Program | Program Name | Funding Amount |
|---------------------------------------|--|---|----------------|
| B-17-DM-72-0001 | Community Planning and Development (CPD) | Community Development Block Grants (Disaster Recovery Assistance) | \$0.00 |
| B-18-DE-72-0001 | Community Planning and Development (CPD) | Community Development Block Grants (Disaster Recovery Assistance) | \$0.00 |
| B-18-DP-72-0001 | Community Planning and Development (CPD) | Community Development Block Grants (Disaster Recovery Assistance) | \$0.00 |
| B-19-DP-78-0002 | Community Planning and Development (CPD) | Community Development Block Grants (Disaster Recovery Assistance) | \$0.00 |

Estimated Total HUD Funded, Assisted or Insured Amount: \$16,700.00

Estimated Total Project Cost: \$16,700.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

| Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6 | Are formal compliance steps or mitigation required? | Compliance determination (See Appendix A for source determinations) |
|---|---|---|
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6 | | |
| Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The nearest airport RPZ/CZ is approximately 17,024.8 feet away. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. |
| Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project is not located in a CBRS Unit. It is 12,043.9 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. |
| Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Flood Map Number 72000C2030J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements. |
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5 | | |

| | | |
|--|---|--|
| Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. |
| Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project is located in the coastal zone but will have no effect because it does not include new construction, conversion, major rehabilitation, or substantial improvement activities. Based on the project description, the project falls under Resolution JP-2024-004 (A)(2), which establishes the following: "Projects or activities that are exempt from construction permits according to Act 161-2009, as amended, known as the Puerto Rico Permit Process Reform Act, and the Joint Regulation for the Evaluation and Issuance of Permits Related to Development, Land Use, and Business Operations (Regulation No. 9473)". Therefore, this project does not require a Consistency Letter from the Puerto Rico Planning Board (JP). The project does not include any activities that would impact the Coastal Zone and is in compliance with the Coastal Zone Management Act. |
| Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)] | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements. |
| Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the |

| | | |
|--|---|--|
| | | Endangered Species Act. This project clears via the project criteria 4 of the USFWS Blanket Clearance Letter. See attached Endangered Species Act self-certification form. |
| Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. |
| Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. |
| Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Flood Map Number 72000C2030J, effective on 11/18/2009: This project is located in the FFRMS floodplain. The 8-Step or 5-Step Process is required. With the 8-Step or 5-Step Process the project will be in compliance with Executive Orders 11988 and 13690. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Ponce; therefore, PFIRM information was not available for the area and therefore not considered in the review. |
| Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (c. 1990) Based on Section 106 consultation, there are No Historic Properties Affected because the project will have no effect on the historic properties that are present. The project is in compliance with Section 106. |
| Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. |
| Sole Source Aquifers Safe Drinking Water Act of 1974, as | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Based on the project description, the project consists of activities that are unlikely to have an adverse impact on |

| | | |
|--|--|---|
| <p>amended, particularly section 1424(e); 40 CFR Part 149</p> | | <p>groundwater resources. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.</p> |
| <p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>This project does not involve new construction, so a visual wetlands survey was not conducted. Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.</p> |
| <p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>This project is not within proximity of a NWSRS river. The project is located 305,299.37 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.</p> |
| <p>HUD HOUSING ENVIRONMENTAL STANDARDS</p> | | |
| <p>ENVIRONMENTAL JUSTICE</p> | | |
| <p>Environmental Justice Executive Order 12898</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.</p> |

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

Summarized below are 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 or Condition | Comments on Completed Measures | Mitigation Plan | Complete |
|---------------------------|--|--------------------------------|-----------------|----------|
| Flood Insurance | For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. | N/A | | |
| Floodplain Management | The structure is located in the ABFE Zone A and AE (100 yr floodplain), but mitigation/minimization measures not required as the project activities are not substantial improvement, and the building footprint is not being increased. | N/A | | |

Project Mitigation Plan

The structure is located in the FIRM Zone AE, and ABFE Zone A and AE (100 yr floodplain), but mitigation/minimization measures not required as the project activities are not substantial improvement, and the building footprint is not being increased. Flood insurance is required.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

| General policy | Legislation | Regulation |
|---|-------------|--------------------------|
| It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields. | | 24 CFR Part 51 Subpart D |

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The nearest airport RPZ/CZ is approximately 17,024.8 feet away. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PR-SBIA-00032A Airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

| General requirements | Legislation | Regulation |
|---|---|------------|
| HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS. | Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501) | |

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Screen Summary

Compliance Determination

This project is not located in a CBRS Unit. It is 12,043.9 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[PR-SBIA-00032A CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

| General requirements | Legislation | Regulation |
|---|---|---|
| Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained. | Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128) | 24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b). |

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[PR-SBIA-00032A FIRM.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

✓ Yes

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

✓ Yes, the community is participating in the National Flood Insurance Program.

Based on the response, the review is in compliance with this section. Flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost or the maximum coverage limit, whichever is less.

Document and upload a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance below.

Yes, less than one year has passed since FEMA notification of Special Flood Hazards.

No. The community is not participating, or its participation has been suspended.

Screen Summary

Compliance Determination

Flood Map Number 72000C2030J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Air Quality

| General requirements | Legislation | Regulation |
|---|---|---------------------------|
| The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP. | Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d)) | 40 CFR Parts 6, 51 and 93 |

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

| General requirements | Legislation | Regulation |
|--|--|-----------------|
| Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans. | Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d)) | 15 CFR Part 930 |

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

- Yes
- No

2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?

- Yes
- No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

The project is located in the coastal zone but will have no effect because it does not include new construction, conversion, major rehabilitation, or substantial improvement activities. Based on the project description, the project falls under Resolution JP-2024-004 (A)(2), which establishes the following: "Projects or activities that are exempt from construction permits according to Act 161-2009, as amended, known as the Puerto Rico Permit Process Reform Act, and the Joint Regulation for the Evaluation and Issuance of Permits Related to Development, Land Use, and Business Operations (Regulation No. 9473)". Therefore, this project does not require a

Consistency Letter from the Puerto Rico Planning Board (JP). The project does not include any activities that would impact the Coastal Zone and is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Resolucion JP-2024-004.pdf](#)
[PR-SBIA-00032A CZM.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

| General Requirements | Legislation | Regulations |
|--|-------------|--|
| It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property. | | 24 CFR 58.5(i)(2) 24 CFR 50.3(i) |
| Reference | | |
| https://www.onecpd.info/environmental-review/site-contamination | | |

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

No

Explain:

Based on ECHO reports for the facilities, there is no impact for the intended use of this project. See attached table. The environmental field observation did not note any items of concern. See the attached environmental field observation report. A google earth review of the area shows no visible hazards. The past land use for the last 10-15 year is urban.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

Radon testing is not feasible or practicable for this case, please see the attached Radon Memo.

File Upload:

[PR-SBIA-00032A SBIA HORNE Radon Memo.docx](#)
[Radon Attachements.pdf](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

Screen Summary**Compliance Determination**

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[PR-SBIA-00032A EFOR.docx](#)

[PR-SBIA-00032A Toxics Table.pdf](#)

[PR-SBIA-00032A Toxics.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

| General requirements | ESA Legislation | Regulations |
|--|--|-----------------|
| Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”). | The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536). | 50 CFR Part 402 |

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.
Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. This project clears via the project criteria 4 of the USFWS Blanket Clearance Letter. See attached Endangered Species Act self-certification form.

Supporting documentation

[PR-SBIA-00032A USFWS Self-Certification Form.pdf](#)

[PR-SBIA-00032A Wetlands\(1\).pdf](#)

[PR-SBIA-00032A Site Map.pdf](#)

[PR-SBIA-00032A Endangered.pdf](#)

[USFWS End Species Blanket Clearance Letter.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

| General requirements | Legislation | Regulation |
|---|-------------|--------------------------|
| HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards. | N/A | 24 CFR Part 51 Subpart C |

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

| General requirements | Legislation | Regulation |
|---|--|--------------------------------|
| The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes. | Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.) | 7 CFR Part 658 |

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[PR-SBIA-00032A Farmlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

| General Requirements | Legislation | Regulation |
|---|--|------------|
| Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable. | Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046 | 24 CFR 55 |

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

No

6. Is your project located in any of the floodplain categories below?

Select all that apply:

Floodway.

Do the floodway exemptions at 55.8 or 55.21 apply?

Yes

No

Coastal High Hazard Area (V Zone) or Limit of Moderate Wave Action (LiMWA).

Yes

No

None of the above.

7. Does the 8-Step Process apply? Select one of the following options:

8-Step Process is inapplicable per 55.13.

(a) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging, or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway, coastal high hazard area, or LiMWA;

(b) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(12);

(c) HUD or a recipient's actions involving the disposition of individual

HUD or recipient held, one- to four-family properties;

(d) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573), where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance;

(e) The approval of financial assistance to lease units within an existing structure located within the floodplain, but only if;

(1) The structure is located outside the floodway or coastal high hazard area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and

(2) The project is not a critical action; and.

(3) The entire structure is or will be fully insured or insured to the maximum extent available under the NFIP for at least the term of the lease.

(f) Special projects for the purpose of improving efficiency of utilities or installing renewable energy that involve the repair, rehabilitation, modernization, weatherization, or improvement of existing structures or infrastructure, do not meet the thresholds for "substantial improvement" under § 55.2(b)(12), and do not include the installation of equipment below the FFRMS floodplain elevation;

✓ 5-Step Process is applicable per 55.14.

(a) HUD actions involving the disposition of HUD-acquired multifamily housing projects or "bulk sales" of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

(b) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

(c) HUD's or the recipient's actions under any HUD program involving

the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10), and the footprint of the structure and paved areas is not increased by more than 20 percent.

- ✓ (d) HUD’s (or the recipient’s) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10) and that the footprint of the structure and paved areas is not increased by more than 20 percent.

(e) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, or replacement of existing nonstructural improvements including streets, curbs and gutters, where any increase of the total impervious surface area of the facility is de minimis. This provision does not include critical actions, levee systems, chemical storage facilities (including any tanks), wastewater facilities, or sewer lagoons.

8-Step Process applies.

8. Mitigation

For the project to comply with this section, all adverse impacts must be mitigated. Explain in detail the measures that must be implemented to mitigate the impact or effect, including the timeline for implementation. Note: newly constructed and substantially improved structures within the FFRMS floodplain must be elevated to the FFRMS floodplain elevation or floodproofed, if applicable.

Explain:

The structure is located in the ABFE Zone A and AE (100 yr floodplain), but mitigation/minimization measures not required as the project activities are not

substantial improvement, and the building footprint is not being increased.

Which of the following if any mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process?

Buyout and demolition or other supported clearance of floodplain structures.

Insurance purchased in excess of statutory requirement th eunder the Flood Disaster Protection Act of 1973.

Permeable surfaces.

Natural landscape enhancements that maintain or restore natural hydrology.

Planting or restoring native plant species.

Bioswales.

Stormwater capture and reuse.

Green or vegetative roofs with drainage provisions.

Natural Resources Conservation Service conservation easements or similar easements.

Floodproofing of structures as allowable (e.g. non-residential floors) .

Elevating structures (including freeboard above the required base flood elevations) .

Levee or structural protection from flooding.

Channelizing or redefining the floodway or floodplain through a Letter of Map Revision (LOMR).

Screen Summary

Compliance Determination

Flood Map Number 72000C2030J, effective on 11/18/2009: This project is located in the FFRMS floodplain. The 8-Step or 5-Step Process is required. With the 8-Step or 5-Step Process the project will be in compliance with Executive Orders 11988 and 13690. PFIRMs in Puerto Rico were only developed for certain sections of the

municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Ponce; therefore, PFIRM information was not available for the area and therefore not considered in the review.

Supporting documentation

[PR-SBIA-00032A 5-Step Process.docx](#)

[PR-SBIA-00032A ABFE.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

| General requirements | Legislation | Regulation |
|---|--|---|
| Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects | Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) | 36 CFR 800 “Protection of Historic Properties” https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf |

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
 No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Only SHPO was consulted as No Historic Properties Affected was determined and no Tribal Lands were identified.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

No Historic Properties present within the APE

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

| Address / Location / District | National Register Status | SHPO Concurrence | Sensitive Information |
|-------------------------------|--------------------------|------------------|-----------------------|
|-------------------------------|--------------------------|------------------|-----------------------|

Additional Notes:

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

- Yes
- ✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the

Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

(c. 1990) Based on Section 106 consultation, there are No Historic Properties Affected because the project will have no effect on the historic properties that are present. The project is in compliance with Section 106.

Supporting documentation

[PRDOH SBIA Program PR-SBIA-00032 Ponce SHPO Consultation Package_NHPA.pdf](#)
[PR-SBIA-00032A Historic.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

| General requirements | Legislation | Regulation |
|---|--|------------------------------|
| HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate. | Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields" | Title 24 CFR 51 Subpart B |

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

| General requirements | Legislation | Regulation |
|--|--|-----------------|
| The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health. | Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349) | 40 CFR Part 149 |

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[PR-SBIA-00032A Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

| General requirements | Legislation | Regulation |
|--|-----------------------|---|
| Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed. | Executive Order 11990 | 24 CFR 55.20 can be used for general guidance regarding the 8 Step Process. |

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not involve new construction, so a visual wetlands survey was not conducted. Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.

Supporting documentation

[PR-SBIA-00032A Wetlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

| General requirements | Legislation | Regulation |
|---|---|-----------------|
| The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development. | The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c)) | 36 CFR Part 297 |

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is located 305,299.37 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[PR-SBIA-00032 - WSR.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

| General requirements | Legislation | Regulation |
|--|-----------------------|------------|
| Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project. | Executive Order 12898 | |

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No



CDBG-DR PROGRAM

Small Business Incubators and Accelerators (SBIA) Program

ENVIRONMENTAL FIELD OBSERVATION REPORT

APPLICATION GENERAL INFORMATION

| | | | |
|------------------|----------------|-----------------|---------------------------|
| Application No.: | PR-SBIA-00032A | Applicant Name: | Centros Sor Isolina Ferre |
| | | | |

PROPERTY INFORMATION

Property Address:
Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce, PR 00732

| | | | |
|----------------------|------------|--------------------------|-------------|
| Latitude: | 17.9862792 | Longitude: | -66.6243667 |
| Property Type: | Commercial | Year Built: | 1984 |
| Number of Buildings: | 1 | Are Utilities Connected? | Yes |

Property Remarks:
Click or tap here to enter text.

| | |
|---|----|
| Is there evidence of damage from a previous disaster? | No |
|---|----|

Damage Remarks:
Click or tap here to enter text.

SIGNATURES OF INSPECTION REPORT

Environmental
Inspector:

Blas Guernica
Printed Name

Blas
Signature

01-17-2024
Date

ENVIRONMENTAL OBSERVATIONS

| Item | Observation | Remarks |
|---|--|---|
| Are there any signs of poor housekeeping on the site? <i>(mounds of rubble, garbage, or solid waste or improperly stored household quantities of petroleum products, pesticides, paints, thinners, cleaning fluids, automotive batteries, damaged, abandoned, and/or dangerous vehicles or other motorized equipment; pits, pools, lagoons, or ponds of hazardous substances or petroleum products located on the site)</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Are there any 55-gallon drums or containers visible on the site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If drums located, are they leaking? | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Are there any signs of petroleum underground storage tanks (PUSTs) on the site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Are there any UST locations visible from the site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Are there any signs of above-ground storage tanks (ASTs) on the site, or immediate adjacent visible sites? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | There is one cistern on the roof of an adjacent site. |
| Are there any signs of surface staining? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Are there any ground water monitoring or injection wells on the site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is there evidence of a faulty septic system on the site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is there any permanent standing water, such as a pond or stream, located on the site? <i>(Do not include run-off or ponding from recent weather events.)</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is there any distressed vegetation on the site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Does the subject lot have water frontage? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is there any visible apparent indication of other environmental conditions? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is there any visible apparent evidence of lead-based paint or hazardous materials present in the structure? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Are there other unusual conditions on site? <i>(Explain in attached supporting material. Please take photographs, if possible.)</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the structure 45 years or older? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the applicant aware of any significant historical events or persons associated with the structure; or does the home have a historic marker? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

REQUIRED PHOTOS



Front of Property



Rear of Property



Left Side of Property



Right Side of Property

PHOTOS OF RECOGNIZED ENVIRONMENTAL CONDITIONS (add additional pages as necessary)



Front of Property Outward



Rear of Property Outward



Left Side of Property Outward



Right Side of Property Outward

ADDITIONAL PHOTOS (add additional pages as necessary)



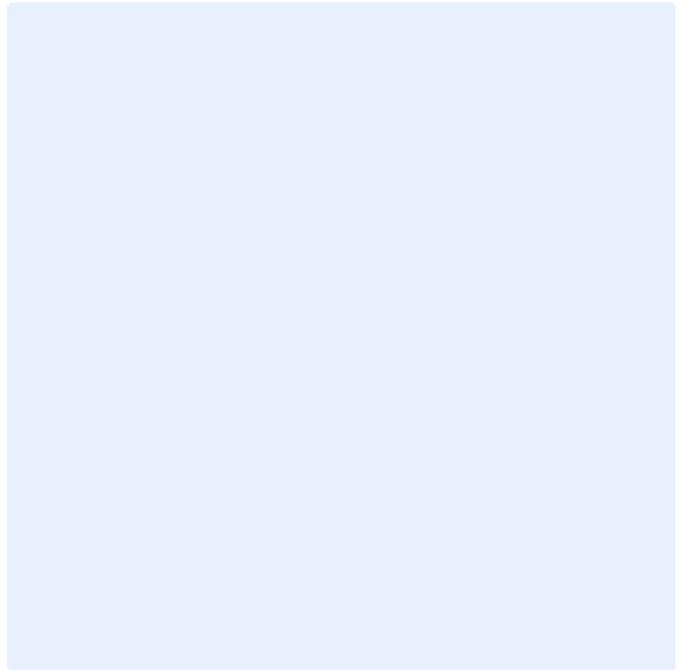
Streetscape Left



Streetscape Right



AST





GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio Cancela | carubio@prshpo.pr.gov

Wednesday, August 28, 2024

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-08-23-24-09 PR-SBIA-00032 (Ponce), Centros Sor Isolina Ferré

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 U.S.C. 306108 (commonly known as Section 106 of the National Historic Preservation Act) and 36 CFR Part 800: Protection of Historic Properties.

Our records support your findings of "no historic properties affected" for this undertaking.

If you have any questions regarding our comments, please do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

CARC/GMO/ SG



Cuartel de Ballajá (Tercer Piso), Calle Norzagaray, Esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela

Executive Director

Puerto Rico State Historic Preservation Office

Cuartel de Ballajá, Third Floor

San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

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 review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

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,

Aldo A. Rivera Vázquez, PE

Director

Division of Environmental Permitting and Compliance

Office of Disaster Recovery

8/23/2024

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR Program: Small Business Incubators and Accelerators (SBIA) Program

Section 106 NHPA Effect Determination Submittal for PR-SBIA-00032, Centros Sor Isolina Ferré, Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce, Puerto Rico – Non-Historic Building with Improvements – *No Historic Properties Affected*

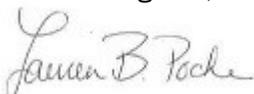
Dear Architect Rubio Cancela,

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 PRDOH contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support their objectives for CDBG-DR.

On behalf of PRDOH, we are submitting documentation for the proposed repairs and renovation to a circa 1990 building in Centrao Tabaila Playa, Calle Caguana, Parcelas Amalia Marin in the municipality of Ponce, specifically the National Register of Historic Places listed Playa de Ponce Historic District. The proposed undertaking is limited to the interior of the building. The full scope is described in the submitted documentation, which includes maps, photographs of the exterior of the subject building and current state of the interior of the project area, and the floor plans for the interior renovations. Based on this documentation, the Program requests a concurrence that a finding of No Historic Properties Affected is appropriate for the proposed project.

Please contact me by email at lauren.poche@horne.com or phone at 225-405-7676, with any questions or concerns.

Kindest regards,



Lauren Bair Poche, M.A.
Architectural Historian, Historic Preservation Senior Manager
Attachments
LBP/JCO

| | |
|---|---|
| PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM Section 106 NHPA Effect Determination |  |
| Program ID Number: PR-SBIA-00032a | |
| Project Name: Centros Sor Isolina Ferre | |

| | |
|--|------------------------------------|
| Project Location: Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marin, Ponce, PR 00732 | |
| Project Coordinates: 17.986376, -66.624335 | |
| TPID (Número de Catastro): 411-050-743-33-000 | |
| Type of Undertaking: | |
| <input checked="" type="checkbox"/> Substantial Repair/Improvements <input type="checkbox"/> New Construction | |
| Construction Date (AH est.): ca. 1990 | Property Size (acres): 3.82 |

| |
|---|
| SOI-Qualified Architect/Architectural Historian: Lauren Bair Poche, M.A. |
| Date Reviewed: August 16, 2024 |
| SOI-Qualified Archaeologist: n/a |
| Date Reviewed: n/a |

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the 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. It has been determined by the SOI-qualified professionals that the project undertaking does not conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO, and COR3, as amended (May 3, 2023).

Project Description (Undertaking)

The Centros Sor Isolina Ferre is proposing repairs and renovations to the circa 1990 building in Centrao Tabaila Playa, Calle Caguana, Parcelas Amalia Marin in the municipality of Ponce, specifically the National Register of Historic Places listed Playa de Ponce Historic District.

The subject property is a one-story reinforced concrete commercial structure constructed between 1983 and 1994 based on a review of aerial imagery from those years available on the USGS Earth Explorer and Google Earth Pro, respectively. The building is roughly rectangular in plan, with a section that extends out slightly on the western elevation. The roof of the building is a thick concrete slab, with a square section along the primary façade extending several feet above the rest and overhanging the building. That higher section has a series of adjacent windows between the rest of the building's roof and the upper roof section. The primary façade of the building underneath these windows is concrete with vertical lines incised into the concrete wall; this treatment can be seen on all four elevations. The main entrance into the building is situated on the southeast coner of the building, with

Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

a porch inset under the main roof. To the right on this porch area is a planter, while the entrance is to the rear. The entry door is a glass door with a metal frame, with a glass transom above and two solid glass sidelights flanking the door. Metal security grills are either embedded into the glass or behind it in the building itself. To the right of the door, two concrete sections protrude out from the building at roof level. The right (east) elevation is simple, with a series of three adjacent metal Miami windows behind metal security grills in an area inset under the roof. The rest of this exterior wall is concrete with the same vertical lines as seen on the front. These vertical lines continue onto the rear (north) elevation, where there are four glass jalousie windows set high in the wall at even intervals. A section of the roof extends out at the northeast corner, mimicking the two protruding sections at the southeast corner. The only notable items on the left (west) elevation are an emergency exit behind a metal security grate, two sets of paired metal Miami windows set high on the rear elevation of the extension, and an emergency exit directly adjacent to the north of the extension that faces west. Inside, the building is divided into a number of offices, workspaces, and bathrooms. The interior is simple, with gypsum board ceilings and walls, tile or concrete floors, tile baseboards, and hollow wood doors.

The proposed improvements to the building include painting the interior walls and concrete floors. Interior doors and locks, as well as a screen door, will be replaced. Screens for several windows will be replaced. The door leading into the women's restroom will be replaced and widened for ADA accessibility; one of the toilets will be repaired, which will include new plumbing. At this time, no improvements or repairs are proposed to the exterior of the building.

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 the building itself, located on the northwest corner of Calles Caguana and Roberto Baracoa Collado in Parcelas Amalia Marin, Ponce. Because all undertaking activities are within the building, there is no indirect effect to historic properties.

Identification of Historic Properties - Archaeology

No ground-disturbing activities are anticipated for this project.

Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

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 (36 CFR Part 61) shows that the project area is within the boundaries of the National Register of Historic Places (NRHP)-eligible Playa de Ponce Historic District. This research has shown that the project area is within the Playa de Ponce historic community and just east of the historic core. These two areas are divided by the Río Portugués. No known individually eligible or listed National Register of Historic Places properties are within ¼ mile of the project area.

The National Register of Historic Places thematic nomination for the *Development of Playa de Ponce Ward 1800-1960* indicates that the first developments on the western banks of the Río Portugués was the San Tomas Sector, which was situated between Calle Virtuid and the coast. This sector was in place by 1936 per aerial imagery. However, the current project area was undeveloped at that time; Central Guánica owned most of the area to the north of the main road. Aerial imagery from 1962 shows that development had moved north of Calle Virtuid during the intervening decades. Calle Taino was in place at that time, with sporadic residences along its eastern side, both south and north of Calle Roberto Baracoa Collado. To the east, Calle Burgao extended about halfway to present-day Calle Caney, with residences lining both sides. Calle Roberto Baracoa Collado did not extend east to Calle Caguana (with both sections in place) in 1962 or 1967, and the APE remained undeveloped (www.historicaerials.com).

The next available imagery is from 1977 (USGS Earth Explorer). Little has changed along Calles Burgao Taino and Burgao in the intervening years. However, Calle Roberto Baracoa Collado had been extended out to its present-day location at this time, with additional development to the south. To the north, in the APE, there does appear to have been some development and ground disturbance, but the subject property has not yet been constructed. The building, immediately adjacent to its west, was present at this time (also owned by Centros Sor Isolina Ferré), and a basketball court was present behind it.

By 1983, a building was in the general location of the subject building but did not have the same footprint. This building is long and narrow with what appears to be a gable roof with the gables situated N-S. Residences are to the south along Calle Roberto Baracoa Collado, and some extend south along Calle Caguana. Additional buildings belonging to the

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| PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM Section 106 NHPA Effect Determination |  |
| Program ID Number: PR-SBIA-00032a | |
| Project Name: Centros Sor Isolina Ferré | |

Centros Sor Isolina Ferré are under construction behind the residences lining the street to the south, as well as the building directly east of the project area on the opposite side of Calle Caguana.

By 1993, per Google Earth Pro imagery, the subject property is in place. A small addition has been constructed along the rear elevation of the building to the west, at its northeast corner. The building on the east side of Calle Caguana has been completed. On the south side of Calle Roberto Baracoa Collado, the large building behind the residences had been constructed. Residences directly across from the subject property were demolished by this time, with a new reinforced concrete building, also belonging to the Centros Sor Isolina Ferré, in place. Land preparation was underway slightly north of the APE, where Calles Taino, Gurani, and Caguana will be extended, and Calle Cocimar will be constructed; by 2003, these roads were fully developed and lined with new residences. The only notable change in the APE by this time is the construction of a large warehouse behind the subject property. In the next year, land preparation started southeast of the APE, where another large educational building would be constructed in the next few years. Since then, there has been little to no change in the immediate vicinity surrounding the APE.

With the exception of the building to the subject property's immediate west, which was constructed between 1967 and 1977, the rest of the buildings associated with the Centros Sor Isolina Ferré were between 1983 and the early 2000s. Diagonal to the southwest, just down the street, are several Criollo residences with low-profile front gable metal roofs, with one appearing to be from the 1950s and the other a more recent reconstruction. On the north side of the street, two buildings west of the subject building, is a raised wood framed front gable Criollo residence (likely 1970s based on materials present) with an inset porch and a porch extension on the west elevation which sits overtop of a ground-floor space. These are a mix of contributing and non-contributing buildings to the Playa de Ponce Historic District, but none are individually eligible for listing.

Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

Determination

The following historic properties have been identified within the APE:

- Direct Effect:
 - No historic properties are present within the Direct APE.
- Indirect Effect:
 - Due to the nature of the Undertaking, there will be no indirect effect on any surrounding historic properties.

Based on the results of historic property identification efforts, while the project is within the Playa de Ponce Historic District, the subject property itself was constructed circa 1990 and is a non-contributing resource. All project activities will occur inside the building, therefore, the Program has determined that a finding of **no historic properties affected** is appropriate for this Undertaking.

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| PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM Section 106 NHPA Effect Determination |  |
| Program ID Number: PR-SBIA-00032a | |
| Project Name: Centros Sor Isolina Ferre | |

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 (if applicable):
- 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"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided. | |
| Comments: | |
| Carlos Rubio-Cancela State Historic Preservation Officer | Date: |

Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

Project (Parcel) Location – Area of Potential Effect Map (Aerial)

Project (Parcel) Location - Area of Potential Effect (APE)

Latitude: 17.986321
Longitude: -66.624336

Puerto Rico Department of Housing
Small Business Financing Program



Application ID#: PR-SBIA-00032a

Address: Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce 00732



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

Project (Parcel) Location - Aerial Map

Project (Parcel) Location - Aerial Base

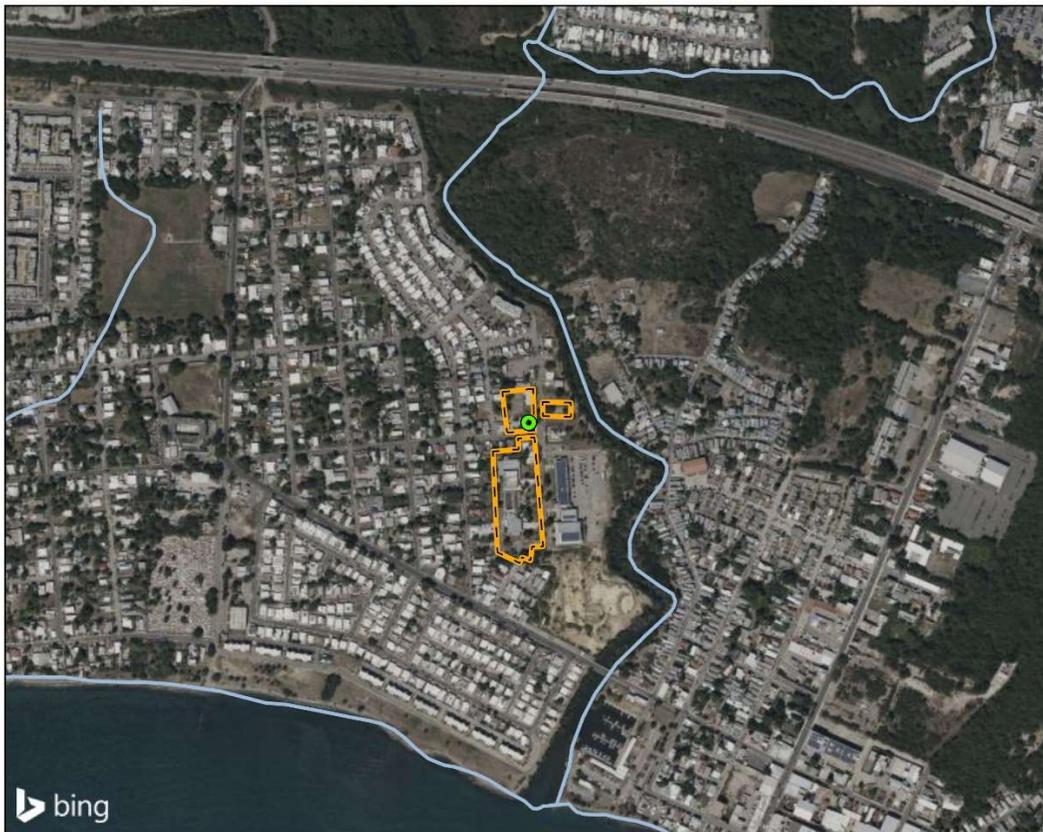
Latitude: 17.986321
 Longitude: -66.624336

Puerto Rico Department of Housing
 Small Business Financing Program



Application ID#: PR-SBIA-00032a

Address: Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce 00732



Source: Bing, Portal Catastro Digital y Productos Cartográficos, and USGS National Hydrography Dataset

Scale: 0 312.5 625 1,250 Feet / 0 0.05 0.1 0.2 Miles
 0 87.5 175 350 Meters / 0 0.07 0.15 0.3 Kilometers



● PR-SBIA-00032a
 CRIM Parcel Boundary
— Hydrology

Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:8,000



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

Project (Parcel) Location - USGS Topographic Map

Project (Parcel) Location - Topographic Base

Latitude: 17.986321
 Longitude: -66.624336



Puerto Rico Department of Housing
Small Business Financing Program



Application ID#: PR-SBIA-00032a

Address: Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce 00732



● PR-SBIA-00032a
 CRIM Parcel Boundary
— Hydrology

Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:8,000



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

Project (Parcel) Location with Recorded Historic Properties - Aerial Map

Historic Properties - Aerial Base

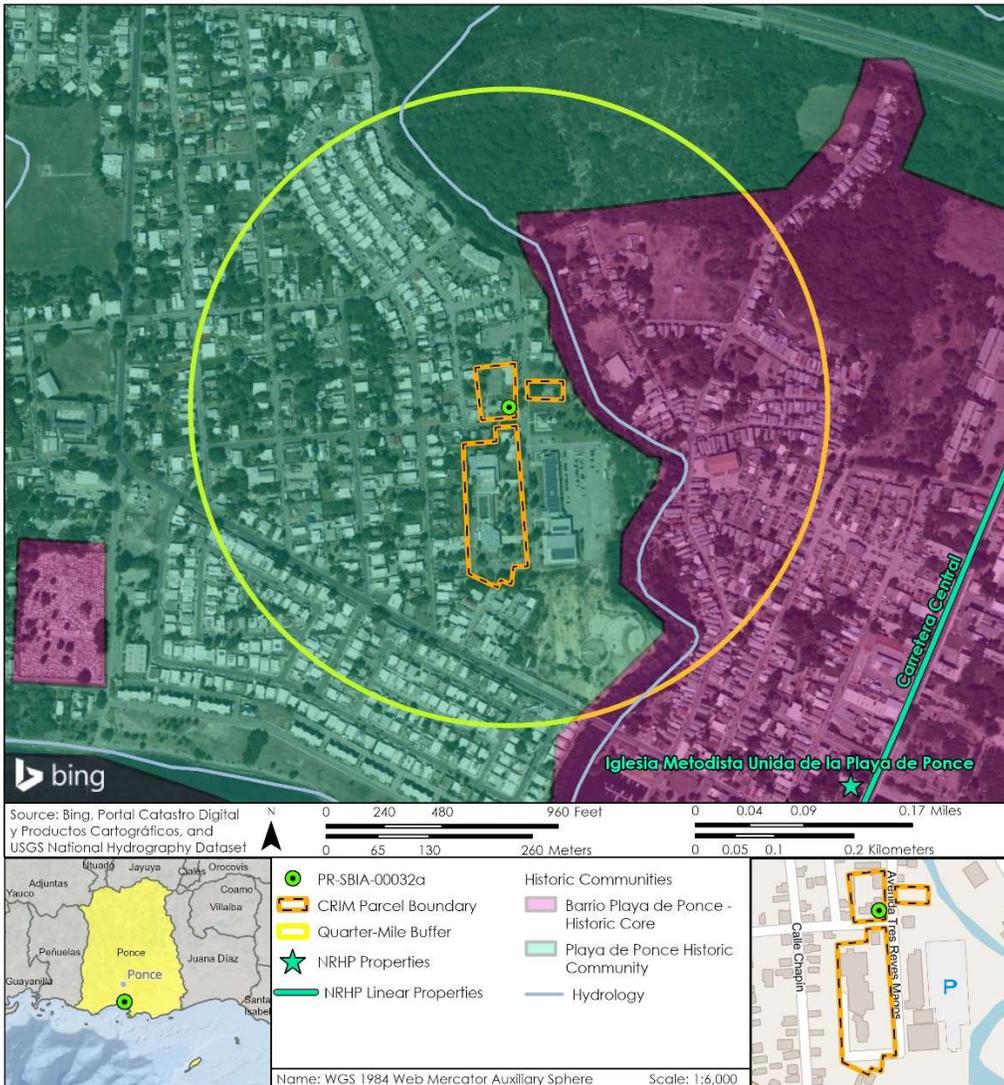
Latitude: 17.986321
 Longitude: -66.624336

Puerto Rico Department of Housing
 Small Business Financing Program



Application ID#: PR-SBIA-00032a

Address: Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce 00732



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

Project (Parcel) Location with Recorded Historic Properties - USGS Topographic Map

Historic Properties - Topographic Base

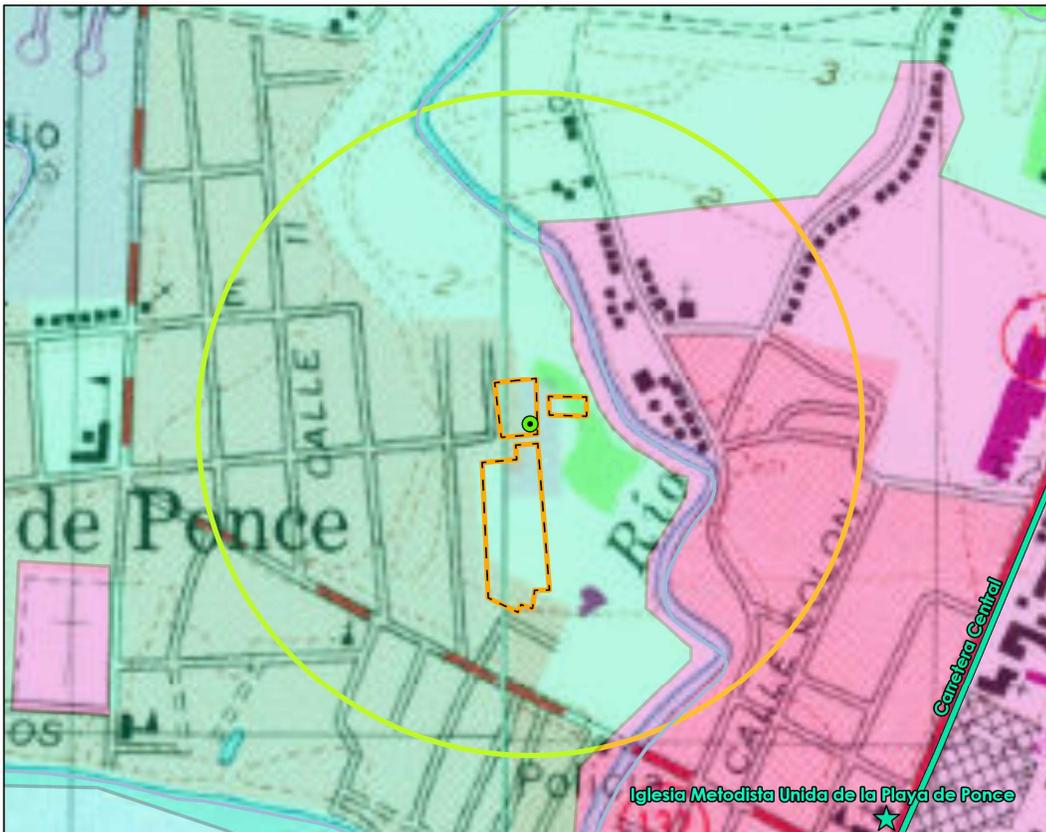
Latitude: 17.986321
 Longitude: -66.624336

Puerto Rico Department of Housing
Small Business Financing Program



Application ID#: PR-SBIA-00032a

Address: Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce 00732



Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:6,000

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 1

Description (include direction): Primary south-facing façade of the subject property. Photo taken facing north.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 2

Description (include direction): Oblique featuring the left (west) elevation of the subject property. Photo taken facing southeast.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 3

Description (include direction): Oblique featuring the rear elevation of the subject property. Photo taken facing west-southwest.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 4

Description (include direction): Right (east) elevation of the subject property. Photo taken facing west.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 5

Description (include direction): Example of interior door.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 6

Description (include direction): Interior hallway photograph, showing current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

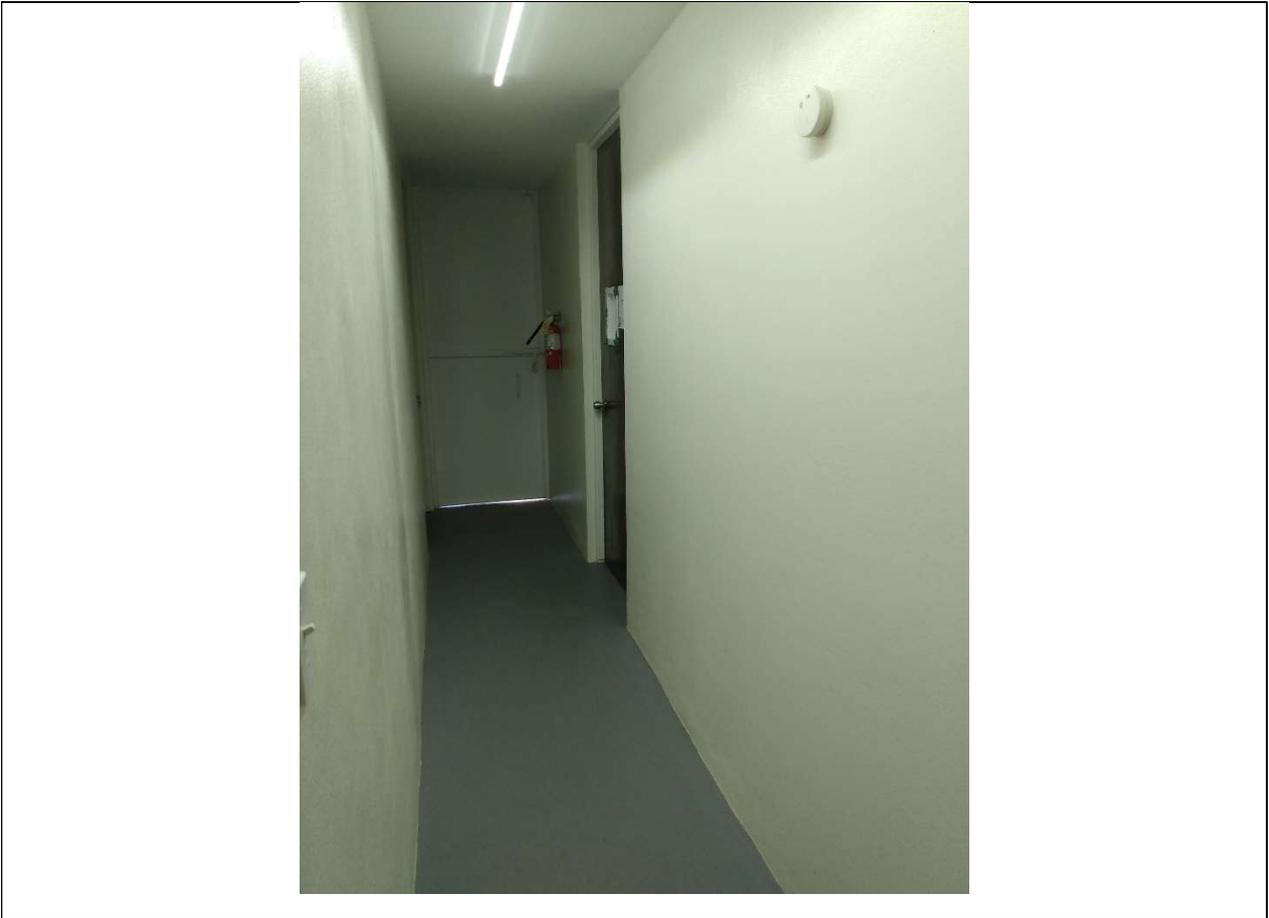


Photo #: 7

Description (include direction): Interior hallway photograph, showing current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 8

Description (include direction): Interior room photograph, showing current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 9

Description (include direction): Interior photograph, showing current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

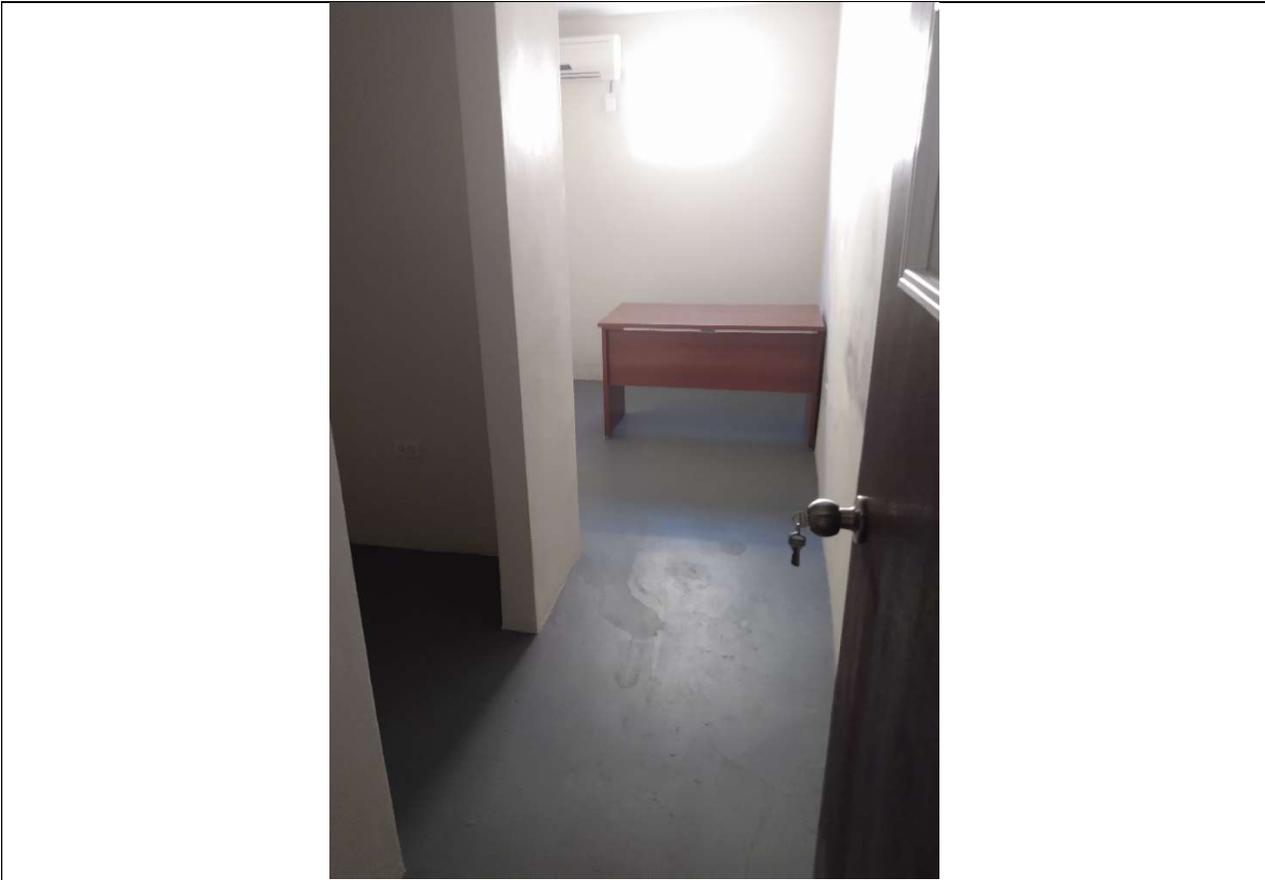


Photo #: 10

Description (include direction): Interior room photograph, showing current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 11

Description (include direction): Interior room photograph, showing current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 12

Description (include direction): Lobby area showing interior finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 13

Description (include direction): Interior room photograph, showing current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 14

Description (include direction): Interior hallway with bathrooms to right.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre

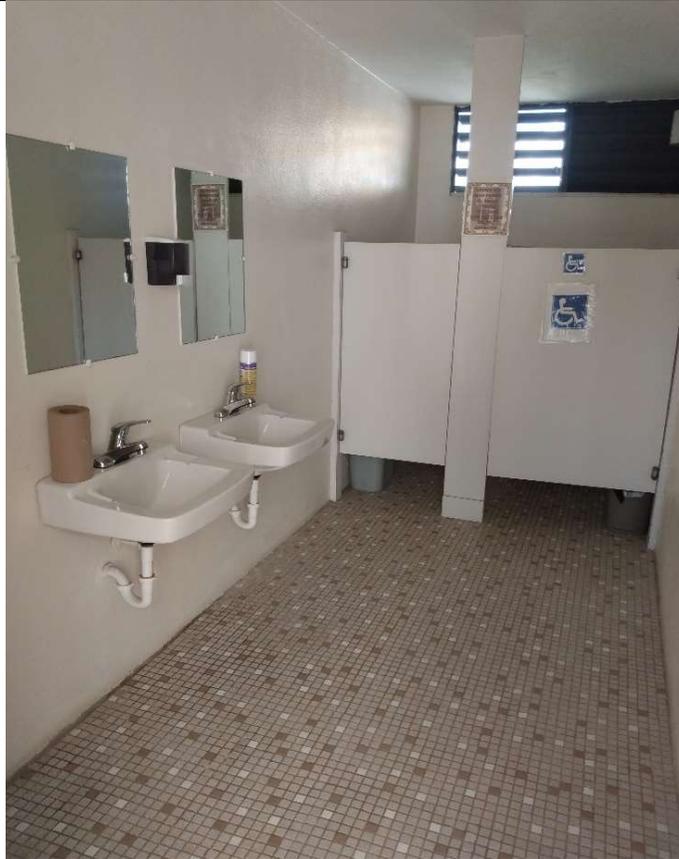


Photo #: 15

Description (include direction): Womens bathroom with current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 16

Description (include direction): Mens bathroom with current finishes.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 17

Description (include direction): View across Calle Burgao, looking south at non-contributing resource.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 18

Description (include direction): Streetview looking west along Calle Burgao.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 19

Description (include direction): Facing northwest from rear of subject property, overlooking near by buildings and basketball court.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 20

Description (include direction): Concrete building to the northwest of the project area, within the visual APE.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELORATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 21

Description (include direction): View across Calle Caguana from subject property, facing east.

Date: 1/17/2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM
Section 106 NHPA Effect Determination



Program ID Number: PR-SBIA-00032a

Project Name: Centros Sor Isolina Ferre



Photo #: 22

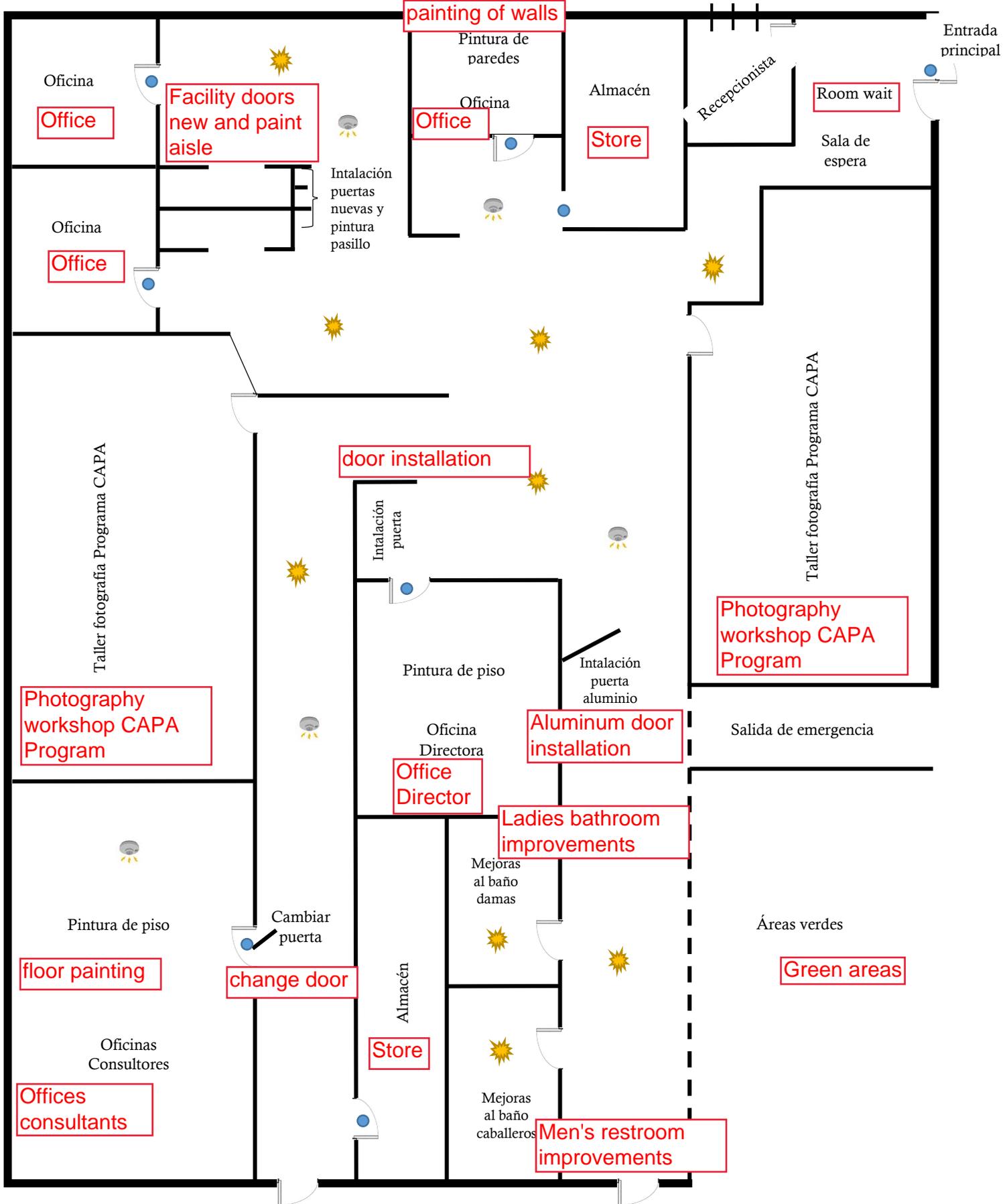
Description (include direction): View facing southeast from the subject property, across the intersection of Calles Caguana (left) and Roberto Baracoa Collado (front).

Date: 1/17/2024

EDIFICIO SAN ANTONIO

installation of 3 plastic screens

Instalación de 3 screens plásticos



Leyenda: cambio de cerradura

cambio de luminaria

detectores de humo

change of lock

change of luminaire

smoke detectors

**EXECUTIVE ORDER 11988 – FLOODPLAIN MANAGEMENT
FIVE-STEP PROCESS AS PROVIDED BY 24 CFR §55.20
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RELIEF (CDBG-DR) PROGRAM**

Puerto Rico Department of Housing (PRDOH)
Small Business Incubators and Accelerators (SBIA) Program No. PR-SBIA-00032A
Centros Sor Isolina Ferre

Step 1: Determine whether the action is located in a floodplain

The proposed project is intended to renovate the building as part of the Economic Development portion of the CDBG-DR grant. The specific scope of work for this project includes painting the interior walls and concrete floors. Interior doors and locks, as well as a screen door, will be replaced. Screens for several windows will be replaced. The door leading into the women's restroom will be replaced and widened for ADA accessibility; one of the toilets will be repaired, which will include new plumbing, for the Small Business.

The project is located at Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce, PR 00732. The Tax Parcel ID of the site is 411-050-743-33-000. The Latitude is 17.986376 and the Longitude is -66.624335. The project is located entirely within the floodplain. The property is shown as being within Zone A and AE on the Advisory Base Flood Elevation (ABFE) Map.

Executive Order (EO) 11988 within HUD Regulations 24 CFR Part 55 details floodplain management. The purpose of EO 11988 is "to avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative." The project is located within the floodplain and for this reason, EO 11988 applies. The subject unit occupies 3,010 square feet of the floodplain. An evaluation of direct and indirect impacts associated with the construction, occupancy, and modification of the floodplain is required. The project does not involve new construction and is not located in a wetland as determined by the National Wetland Inventory (NWI) Mapper, thus EO 11990 does not apply.

The project is a renovation of a non-residential structure. The cost of improvement (the proposed cost of work, \$16,700, compared to the market value of the building, \$311,000) is less than 50%. The renovation is not considered a substantial improvement in accordance with 24 CFR 55.2 (b)(12) nor will the footprint be increased; therefore, per 24 CFR 55.14(d) public notification of the proposed activity (Step 2), identification and evaluation of practicable alternatives (Step 3) and the determination of no practicable alternative and publication of a final notice (Step 7) do not need to be conducted.

Step 2: Notify the public for early review of the proposal and involve the affected and interested public in the decision-making process.

The project is a renovation of a non-residential building. The building renovation is not considered substantial improvement and the building footprint is not being increased; therefore,

per 24 CFR 55.14(d), public notification of the proposed activity (Step 2 of the 8-Step Process) does not need to be conducted.

Step 3: Identify and evaluate practicable alternatives to locating in the floodplain.

The project is a renovation of a non-residential building. The structure is not undergoing substantial improvement nor is the footprint increasing, therefore, per 24 CFR 55.14(d), identification and evaluation of practicable alternatives to the proposed activity (Step 3 of the 8-Step Process) does not need to be conducted.

Step 4: Identify Potential Direct and Indirect Impacts Associated with Floodplain Development.

The HUD-funded SBIA program is intended to provide economic stimulus to Small Businesses for economic development. HUD's regulations limit what actions can be considered under the SBIA program, including the prohibition of any construction in the floodway. Descriptions of the potential impacts of the proposed action are below:

- Option A (Proposed Action) – This option would involve renovation of the non-residential building. The building is not undergoing substantial improvement and the footprint is not being increased. The proposal does include a minor renovation of painting the interior walls and concrete floors. Interior doors and locks, as well as a screen door, will be replaced. Screens for several windows will be replaced. The door leading into the women's restroom will be replaced and widened for ADA accessibility; one of the toilets will be repaired, which will include new plumbing with no ground disturbance. There will be no anticipated impacts to lives and property as this is a minor improvement to a non-residential structure. As the footprint of the structure will not change there are no anticipated impacts to floodplain characteristics or natural and beneficial values.
- Option B (No Action Alternative)- A no-action alternative would mean this applicant does not receive funding to help restore and grow their small business.

Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.

24 CFR 55.20(e)(1) requires elevation or floodproofing of all "substantially damaged or improved" structures in the floodplain. When followed, these regulations will reduce the threat of flooding damage to properties located in the floodplain and reduce the impact of development on the floodplain. Applicants are required to adhere to the most recent floodplain elevation levels when considering reconstruction of their "substantially damaged or improved" property. It is noted; however, that because the property is not to be substantially improved and the footprint of the structure is not increased, floodplain management options are not required. The footprint of the building will not be increased, as to minimize the potential harm to or within the floodplain.

Step 6: Reevaluate the Proposed Action.

Option A would involve the renovation of the non-residential building. This option would not adversely impact the floodplain and would help the small business benefit as part of the

economic recovery needed because of Hurricanes Irma and María. This meets the program goals of revitalizing and supporting the economic development and recovery of Puerto Rico.

Option B would mean the applicant does not receive funding. Due to the great need for economic revitalization after hurricanes Irma and María, this would put undue hardship on the applicant. Because of this option A was selected.

Step 7: Determination of No Practicable Alternative.

The project is a renovation of a non-residential structure. The structure is not undergoing substantial improvement nor is the footprint of the structure expanding; therefore, per 24 CFR 55.14(d) the determination of no practicable alternative and publication of a final notice (Step 7 of the 8-Step Process) does not need to be conducted.

Step 8: Implement the Proposed Action

Step eight is the implementation of the proposed action. The PRDOH will ensure that all measures prescribed in the steps above will be followed, as required.

GOVERNMENT OF PUERTO RICO
PUERTO RICO PLANNING BOARD

November 20, 2024

RESOLUTION JP-2024-004
First Amendment

Federal Consistency Certification with the
Puerto Rico Coastal Zone Management Program
Community Development Block Grant – Disaster Recovery (CDBG-DR) and
Community Development Block Grant – Mitigation (CDBG-MIT)

The United States (U.S.) Government, through Major Disaster Declarations (DR-4336 and DR-4339), declared Puerto Rico a disaster area after the devastation caused by Hurricanes Irma and María. Considering this event, the U.S. Congress approved Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for Puerto Rico’s unmet disaster recovery needs, and Mitigation (CDBG-MIT) funds for the Commonwealth’s long-term planning and risk mitigation activities. Moreover, the Congress approved additional CDBG-DR funds for the Commonwealth in response to Major Disaster Declarations: DR-4336, DR-4339, DR-4473, and DR-4671.

The damage caused by high-speed winds, storm surges, earthquakes, flooding, and landslides attributed to major disasters, had devastating effects on Puerto Rico’s coastal areas that need to be addressed in an expeditious manner. While many of the direct emergency needs have been met, disaster recovery and mitigation need of the Commonwealth are on-going and will continue into the near future.

The Law Number 75 of June 24, 1975, as amended (Organic law of the Puerto Rico Planning Board) grants the Puerto Rico Planning Board (PRPB) the responsibility and powers to guide the comprehensive development of Puerto Rico, guaranteeing the general well-being of its current and future inhabitants.

The Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et seq) establishes that federal agency activities including the award of Federal Assistance must be consistent to the maximum extent practicable with the enforceable policies of approved state management programs. The Puerto Rico Planning Board (PRPB) is the designated state agency to review and determine Federal Consistency with the PR Coastal Zone Management Program according to established procedures at 15 CFR Part 930.

The Commonwealth of Puerto Rico is formally the Grantee for the CDBG-DR and CDBG-MIT funds. The Governor of Puerto Rico designated the Puerto Rico Department of Housing (PRDOH) as the grantee for the purposes of administering these funds and executing grant agreements with the U.S. Department of Housing and Urban Development (HUD), the federal oversight agency for the CDBG-DR and CDBG-MIT funding.

Taking into consideration the high volume of requests for federal assistance that has been generated as part of the recovery process following the disaster declarations and the current need to expedite this process, the PRPB proceeded to carry out a review of Federal Consistency with the PMZCPR for the following federal assistance programs:

- CDBG-DR eligible activities provided in Section 105(a) of the Housing and Community Development Act of 1974 (HCDA), and outlined in the applicable Federal Register Notices, the CDBG-DR Action Plan and CDBG-DR Program Guidelines.
- CDBG-MIT eligible activities provided in Section 105(a) of the Housing and Community Development Act of 1974 (HCDA), and outlined in the applicable Federal Notices, the CDBG-MIT Action Plan and CDBG-MIT Program Guidelines.

After considering the information provided by PRDOH in relation to the eligible projects and activities to be awarded by the above-mentioned programs, the PR Planning Board (PRPB) in their meeting held on July 24, 2024, agreed the following:

- A. The following activities or projects to be financed under the CDBG-DR and CDBG-MIT programs have no significant impact on Puerto Coastal Resources and do not require Federal Consistency review:
 1. Activities to be financed under the following subprograms:
 - a. **Community Energy and Water Resilience Installations Program (CEWRI)**: The Program provide single-family homeowners energy and water efficiency improvements to promote resilience by installing PV systems with battery backup for critical loads and water storage systems.
 - b. **The Workforce Training Program (WFT)**: supports entities throughout the Island to offer training in job skills related to the reconstruction and economic growth of Puerto Rico. Also, those skills necessary to situate the Island in the economy of the future.
 - c. **Small Business Financing Program (SBF)**: will provide a Recovery Grants phase (grants awards of up to \$150,000) for working capital and movable equipment for small businesses and microenterprises that suffered physical and/or financial losses due to the Hurricanes. Start-ups created after the Hurricanes are also eligible if they can show their creation was the result of a closure of a previous business of same owner(s), after damages caused by the Hurricanes.
 - d. **Re-grow PR Urban-Rural Agriculture Program**: Develop, Increase and improve agricultural capacity and addresses the needs created by Hurricanes Irma and María with a substantial investment of CDBG-DR funds for a wide variety of viable and sustainable agricultural activities.
 2. Projects or activities that are exempt from construction permits according to Act 161-2009, as amended, known as the "Puerto Rico Permit Process Reform Act" and the "Joint Regulation for Evaluation and Expedition of Permits Related to Development, Land Use and Business Operation" (Regulation Number 9473).
- B. Federal assistance awarded under the CDBG-DR and CDBG-MIT programs for demolition of structures with the purpose of restoring green areas, beaches, water retention areas and habitat recovery is consistent with the PRCZMP.
- C. Federal assistance awarded under the CDBG-DR and CDBG-MIT programs for projects that involve demolition for reconstruction, reconstruction or construction of a new structure is consistent with the PRCZMP if the project fulfills the following requirements:
 1. The project must comply with land use regulations established under the PR Land Use Plan, Territorial Plans and special plans that apply according to the location of the project.
 2. The structure to be constructed or reconstructed must comply with applicable regulations and parameters established in the "Joint Regulation for Evaluation and Expedition of Permits Related to Development, Land Use and Business Operation" (Regulation Number 9473).

3. Each project must provide evidence of compliance with the PR Environmental Policy Law (Law number 416 of September 22, 2004) by providing copy of the Environmental Compliance Determination emitted by OGPe.
 4. The structure to be built or rehabilitated must be located outside flood risk zones according to the “Recommended Base Flood Level Maps” (FEMA Advisory Maps) effective on April 13, 2018, or the most recent FEMA map that applies according to the location of the project.
 5. Structures located within a flood hazard zone must evidence compliance with the Special Flood Hazard Zone Regulations (Planning Regulation Number 13) by providing copy of the FEMA Elevation Certificate (form ff-206-fy22-152) completed and signed by an engineer or surveyor.
 6. In the case of projects that are located within Historic Zones designated by the PR Planning Board, or if the structure was designated as a Historic Site, the project must have the endorsement of the Puerto Rican Culture Institute and the State Historic Preservation Office.
- D. Federal assistance awarded under the CDBG-DR and CDBG-MIT programs for infrastructure projects (sidewalks, roads, highways, service lines, public squares) are consistent with the PRCZMP with the condition that the applicant fulfill the following requirements before the construction phase of the project:
1. Evidence compliance with the PR Environmental Policy Law (Law number 416 of September 22, 2004) by providing copy of the Environmental Compliance Determination emitted by the PR Permit Management Office (OGPe).
 2. Evidence compliance with the Special Flood Hazard Zone Regulations (Planning Regulation Number 13) when it is required depending on the nature and location of the project.
 3. In the case of projects that are located within Historic Zones designated by the PR Planning Board, the project must have the endorsement of the Puerto Rican Culture Institute.

The Office of Geology and Hydrogeology (OGH) of the Puerto Rico Planning Board will provide a conditioned certification letter which will allow the applicant to have access to the funds to finance the design and permitting phase. The Puerto Rico Planning Board in its meeting of November 20, 2024 determined that the applicant must fulfill the above mentioned requirements **120 days from receipt of the OGH Conditioned Certification letter**. If the applicant needs additional time to fulfill the required documents, it must be justified and requested referring to the assigned case number through comentariosjp.pr.gov.

- E. Furthermore, The PR Planning Board on February 1, 2023, issued Resolution JP-339 that covers Federal Emergency Management Agency’s (FEMA) Public Assistance Program (PA) and Hazard Mitigation Grant Program (HMGP). Therefore, federal assistance awarded through the “Infrastructure Coordination Program” to match the non-federal items that are required for projects under PA and HMGP programs **are covered by Resolution JP-339 and will not require to be submitted to the PRPB for federal consistency review**.

- F. Hence, Projects for the reconstruction, repair, or rehabilitation of structures for water-dependent uses (piers, boat ramps etc.) **are not covered under this Resolution and must be filed at the US Army Corps of Engineers through RSS.**

This General Federal Consistency Certification will be in effect for five (5) years from the notification date of this resolution. The Certification at reference will be renewed or amended if necessary to extend its validity or address other matters.

The following parties shall be notified: William Rodríguez, Secretary, PR Department of Housing (PRDH); **Angel G. López Guzmán**, Permits and Environmental Compliance Division, PRDH; **Juan C. Perez Bofill**, PRDH; **Aldo A. Rivera**, PRDH; Alberto Mercado, **Jose A. Cedeño Maldonado**, US Department of Housing and Urban Development (HUD), **Donna M. Mahon**, HUD and **Magaly Massanet Rodríguez**, Director, Puerto Rico Coastal Zone Management Program, DNER.

ADOPTED in San Juan, Puerto Rico on July 24, 2024.

Amended today, November 20, 2024.



Plan. Julio Lassús Ruiz, LLM, MP, PPL
President



Ing. José Díaz Díaz, MEM, BSIE
Associate Member



Lemuel Rivera Rivera, BSEE, CAPM
Associate Member



Plan. Rebecca Rivera Torres, MPR, PPL
Alternate Member

Certify: That this Resolution is copy of the agreement adopted by Puerto Rico Planning Board in its meeting of **November 20, 2024**. I expedite and notify this copy to the parties under my sign and official stamp of the Puerto Rico Planning Board stamp, for general use and knowledge.

In San Juan, Puerto Rico, today,

DEC 23 2024



Edgardo Vázquez
Secretary





Memorandum to File

Date: 10/25/2024

From: Justin Neely
Environmental Manager
CDBG-DR Program
Small Business Incubators and Accelerators Program
Puerto Rico Department of Housing

Application Number: PR-SBIA-00032A

Project: Centros Sor Isolina Ferre

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number PR-SBIA-00032A under the Small Business Incubators and Accelerators Program, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

Per the U.S. Department of Housing and Urban Development's (**HUD**) CPD Notice 23-103, the recommended best practices and alternative options for radon testing are infeasible and impracticable in this case due to the following reasons:

- As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.
- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site is in a high-risk area. The Department of Health and Human Services, Centers for Disease Control and Prevention (**CDC**), National Environmental Public Health Tracking, and Radon Testing map do not include Puerto Rico data.
- There are only two (2) licensed professionals in Puerto Rico who can conduct radon testing using the American National Standards Institute/American

Association of Radon Scientists and Technologists (**ANSI/AARST**) testing standards, which makes it difficult, time-consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.

- Do-it-yourself (**DIY**) radon test kits are known to be unreliable in assuring and controlling the quality of the test results; they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.
- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and ensure proper quality control and quality assurance practices are adhered to. We also do not have a radiation laboratory certified for radon testing.

As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies:

- United States Geological Survey;
- Centers for Disease Control and Prevention;
- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

The agencies mentioned above confirmed the lack of scientific data on Radon testing for Puerto Rico and the technical difficulties that we face to comply with HUD's Radon testing requirement. For the above-mentioned reasons, Radon testing is infeasible and impracticable for this property, and no further consideration of Radon is needed for the environmental review.

Signature:



Date: 10/25/2024



Self-Certification

<http://www.fws.gov/caribbean/ES/Index.html>

Endangered Species Act Certification

The U.S. Fish and Wildlife Service, Caribbean Ecological Services Field Office developed a Blanket Clearance Letter in compliance with Endangered Species Act of 1973, as amended, and the Fish and Wildlife Coordination Act for federally funded projects.

The Service determined that projects in compliance with the following criteria are not likely to adversely affect federally-listed species.

The Puerto Rico Department of Housing (PRDOH) certifies that the following project **Centros Sor Isolina Ferre (PR-SBIA-00032A)**, consisting of painting the interior walls and concrete floors. Interior doors and locks, as well as a screen door, will be replaced. Screens for several windows will be replaced. The door leading into the women's restroom will be replaced and widened for ADA accessibility; one of the toilets will be repaired, which will include new plumbing, located at Centro Tabaiba Playa, Calle Caguana, Parcelas Amalia Marín, Ponce, PR 00732 complies with:

| Check | Project Criteria |
|-------------------------------------|--|
| <input type="checkbox"/> | 1. Street resurfacing. |
| <input type="checkbox"/> | 2. Construction of gutters and sidewalks along existing roads. |
| <input type="checkbox"/> | 3. Reconstruction or emergency repairs of existing buildings, facilities and homes. |
| <input checked="" type="checkbox"/> | 4. Rehabilitation of existing occupied single-family homes, and buildings; provided that equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation and that the lighting associated to the new facilities is not visible directly or indirectly from a beach. |
| <input type="checkbox"/> | 5. Demolition of dilapidated single-family homes or buildings; provided that the demolition debris is disposed in certified receiving facilities; equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation. |

| | |
|--------------------------|---|
| <input type="checkbox"/> | 6. Rebuilding of demolished single-family homes or buildings, provided that the new construction is within the existing footprint of the previous structure and/or within pre-existing grassed or paved areas, and that the lighting associated to the new facilities are not visible directly or indirectly from a beach. |
| <input type="checkbox"/> | 7. Activities within existing Right of Ways (ROWs) of roads, bridges and highways, when limited to actions that do not involve cutting native vegetation or mayor earth moving; and are not located within, or adjacent to, drainages, wetlands, or aquatic systems. These activities include the installation of potable water and sanitary pipelines. |
| <input type="checkbox"/> | 8. Improvements to existing recreational facilities, including the installation of roofs to existing basketball courts, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach. |
| <input type="checkbox"/> | 9. Construction of electric underground systems in existing towns and communities, provided that the property is not a wetland area and the lighting associated to the facilities are not visible directly or indirectly from the beach. |
| <input type="checkbox"/> | 10. Construction of facilities on vacant properties covered with grasses in urban areas, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach. |
| <input type="checkbox"/> | 11. Construction of houses, buildings or acquiring lands in urban areas covered by grass for relocation of low-income families and/or facilities that have been affected by weather conditions. |



Ángel G. López-Guzmán
Deputy Director

Permits and Environmental Compliance Division

Office of Disaster Recovery

Address: P.O. Box 21365 San Juan, PR 00928

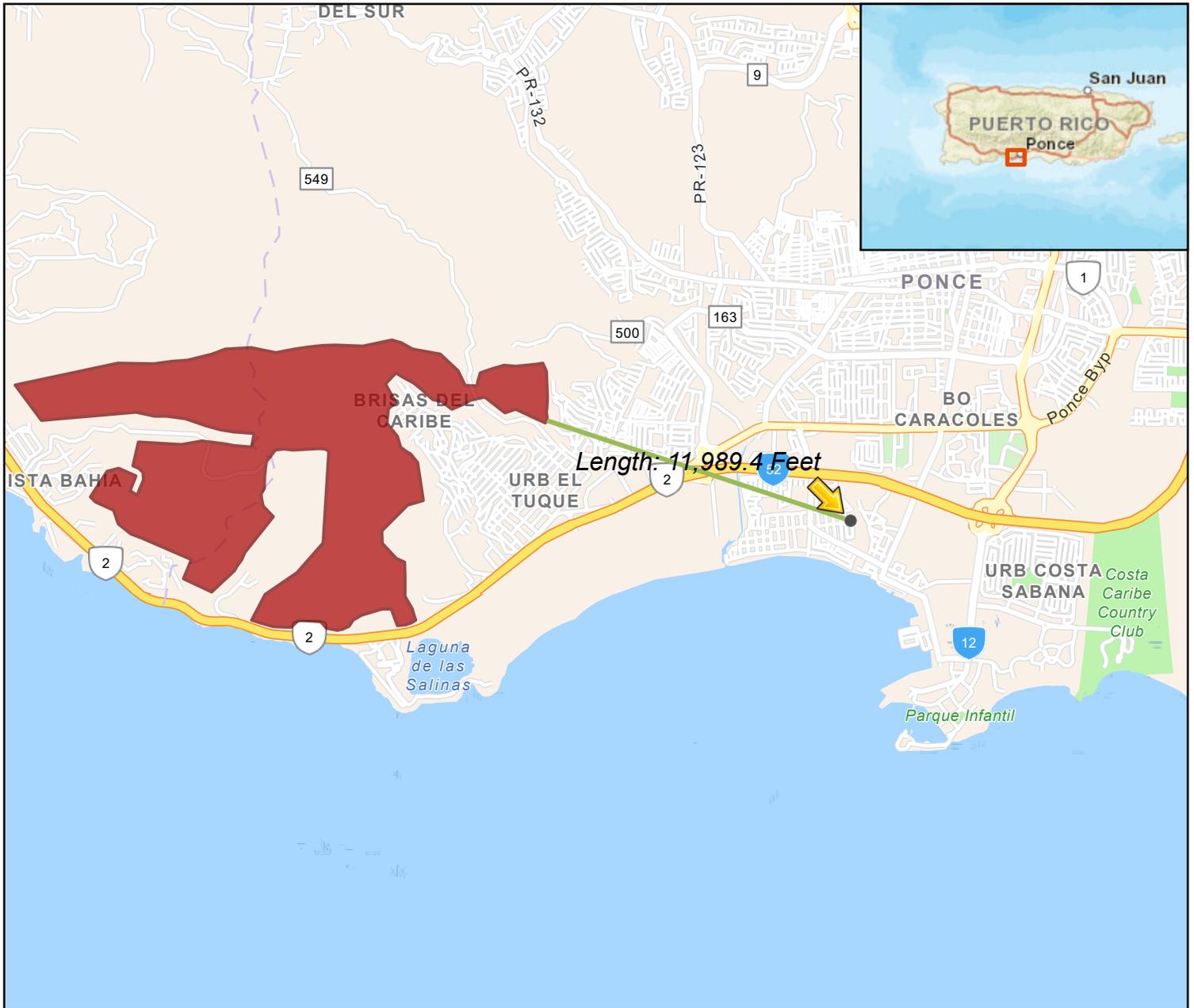
Telephone and Ext: 787-274-2527 ext. 4320

Email: environmentcdbq@vivienda.pr.gov

Nov. 13th, 2024

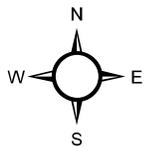
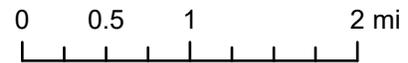
Date

PR-SBIA-00032A Endangered



Legend

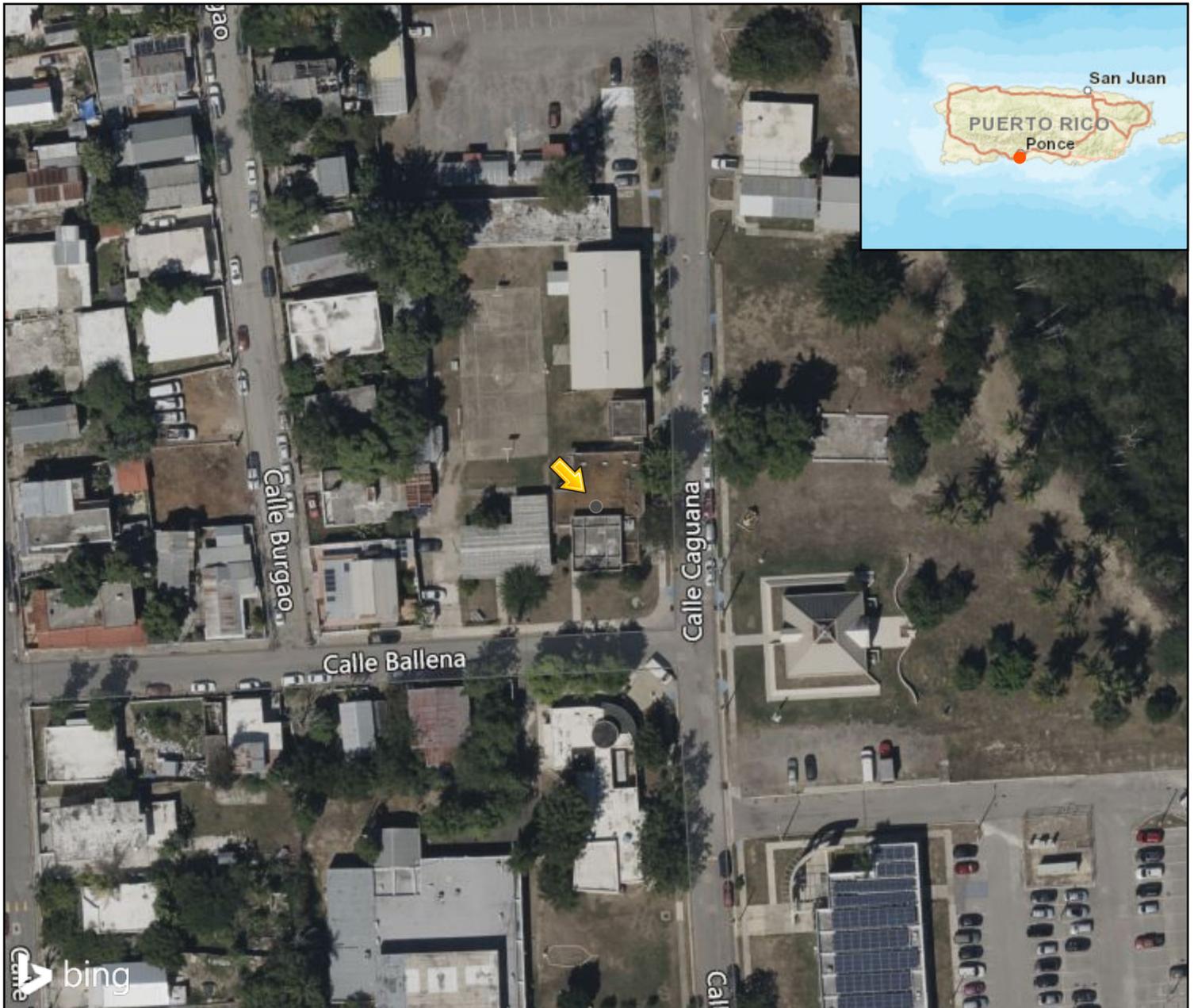
USFWS_Critical_Habitat - Critical Habitat - Polygon Features - Final (agency service)



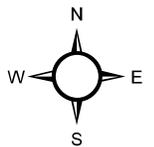
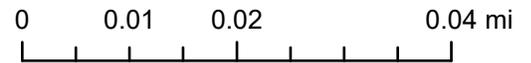
Endangered Species Habitat

U.S. Fish and Wildlife Service

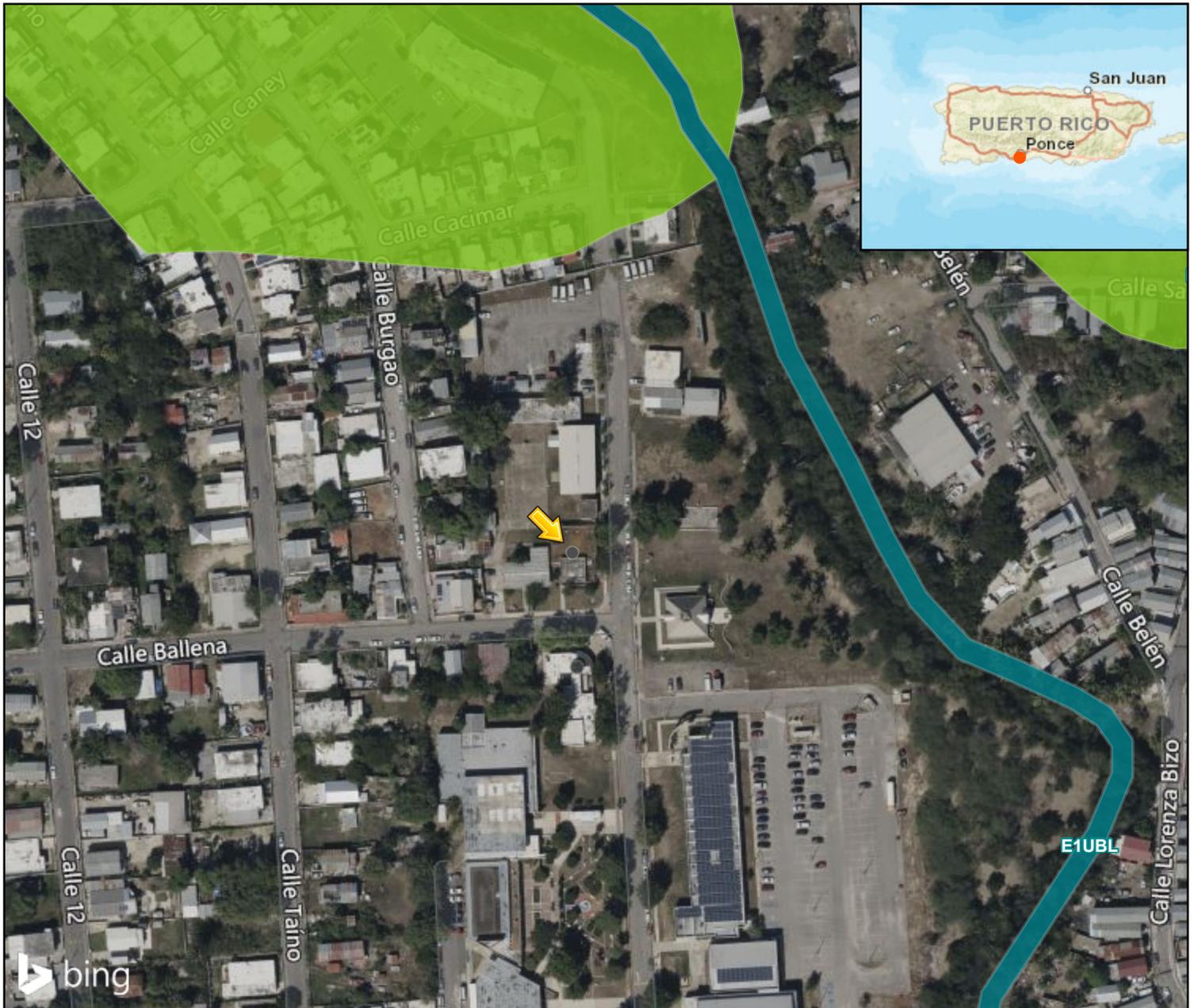
PR-SBIA-00032A Site Map



Legend

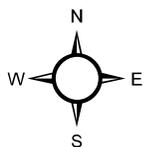
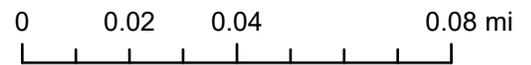


PR-SBIA-00032A Wetlands



Legend

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Pond



National Wetlands Inventory

U.S. Fish and Wildlife Service



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Caribbean Ecological Services

Field Office

P.O. Box 491

Boqueron, PR 00622

JAN 14 2013

In Reply Refer To:
FWS/R4/CESFO/BKT/HUD

Mr. Efrain Maldonado
Field Office Director
U.S. Department of Housing and Urban Development
235 Federico Costa Street, Suite 200
San Juan, Puerto Rico 00918

Re: Blanket Clearance Letter for Federally
sponsored projects, Housing and Urban
Development

Dear Mr. Maldonado:

The U.S. Fish and Wildlife Service (USFWS) is one of two lead Federal Agencies responsible for the protection and conservation of Federal Trust Resources, including threatened or endangered species listed under the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.) (ESA). In the U.S. Caribbean, the USFWS has jurisdiction over terrestrial plants and animals, the Antillean manatee and sea turtles when nesting. The National Marine Fisheries Service has jurisdiction over marine species, except for the manatee. The ESA directs all Federal agencies to participate in conserving these species. Specially, section 7 of the ESA requires Federal agencies to consult with the USFWS to ensure that actions they fund authorize, permit, or otherwise carry out will not jeopardize the continued existence of any listed species or adversely modify designated critical habitat. The USFWS issued regulations in 1986 detailing the consultation process. As part of this consultation process, the USFWS review development projects to assist Federal agencies on the compliance of the ESA.

The U.S. Department of Housing and Urban Development (HUD) typically allocate grant funds for rural and urban development projects. Obligations under the ESA, as well as the National Environmental Policy Act (NEPA), require HUD to perform consultation and an environmental impact review prior to the project's authorization. Primarily, these projects involve repair or reconstruction of existing facilities associated with developed land.

In order to expedite the consultation process, the Caribbean Ecological Services Field Office has developed this Blanket Clearance Letter (BCL) to cover for activities and projects that typically result in no adverse effects to federally-listed species under our jurisdiction. If projects comply with the project criteria discussed below, no further consultation with the USFWS is needed.

Project Criteria

1. Street resurfacing.
2. Construction of gutters and sidewalks along existing roads.
3. Reconstruction or emergency repairs of existing buildings, facilities and homes.
4. Rehabilitation of existing occupied single family homes, and buildings; provided that equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation and that the lighting associated to the new facilities is not visible directly or indirectly from a beach.
5. Demolition of dilapidated single family homes or buildings; provided that the demolition debris is disposed in certified receiving facilities; equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation.
6. Rebuilding of demolished single family homes or buildings, provided that the new construction is within the existing footprint of the previous structure and/or within pre-existing grassed or paved areas, and that the lighting associated to the new facilities are not visible directly or indirectly from a beach.
7. Activities within existing Right of Ways (ROWs) of roads, bridges and highways, when limited to actions that do not involve cutting native vegetation or mayor earth moving; and are not located within, or adjacent to, drainages, wetlands, or aquatic systems. These activities include the installation of potable water and sanitary pipelines.
8. Improvements to existing recreational facilities, including the installation of roofs to existing basketball courts, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach.
9. Construction of electric underground systems in existing towns and communities, provided that the property is not a wetland area and the lighting associated to the facilities are not visible directly or indirectly from the beach.
10. Construction of facilities on vacant properties covered with grasses in urban areas, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach.
11. Construction of houses, buildings or acquiring lands in urban areas covered by grass for relocation of low income families and/or facilities that have been affected by weather conditions.

Determination:

Based on the nature of the projects described above and habitat characteristics described on project criteria, we have determined that the actions and type of projects described above may be conducted within this BCL without adversely affecting federally-listed

species under our jurisdiction. Thus, consultation under Section 7 of the Endangered Species Act is not required.

In all situations, HUD, and the municipalities are expected to implement Best Management Practices, where applicable, to ensure that impacts from erosion and stream sedimentation are appropriately minimized.

The Service encourages your agency to enhance the conservation of our trust resources (i.e.; listed species, wetlands, aquatic habitats, migratory birds and marine mammals). We therefore, provide the following recommendations that have proven to help in this way.

Water Crossing Structures:

1. Use of bottomless culverts or single span bridges instead of traditional box or RCP culverts or any other water crossing structure that impacts the stream bottom, particularly in streams which support native fish. The use of bottomless culverts or a short span bridge would provide a more stable crossing and would not alter the stream habitat. However, if bottomless structures or bridges are not feasible due to cost or engineering constraints, we recommend the following criteria be used to maintain good habitat in the streams:
 - a. The stream should not be widened to fit the bridge since this can lead to sedimentation during low flows and possible bank erosion during high flows. Rather, the bridge should be designed to fit the stream channel at the point of crossing. Culverts should be sized to carry natural bank full flow. Additional flow can be capture by culverts placed at a higher elevation so as not to impact bank full flows.
 - b. Bridge abutments, wing walls or any other structures should not intrude into the active stream channel.
 - c. All culvert footings must be countersunk into the stream channel at both the invert and outlet ends at a minimum of 10% of the culvert height. This will align the water crossing structure with the slope of the stream.
 - d. Waterways must not be blocked as to impede the free movement of water and fish. Materials moved during construction, such as grubbing, earth fills, and earth cut materials must not be piled where they can fall back into the stream and block the drainage courses.
 - e. Appropriate erosion and/or sedimentation controls measures are to be undertaken to protect water quality until riverbanks are re-vegetated. It has been our experience that appropriate erosion and/or sedimentation control measures are not implemented properly by project contractors. In order to function properly, silt fences need to be buried 6" (proper depth is marked by a line on the silt fence) and supported at regular intervals by wood stakes. For that reason we are recommending that

the enclosed drawing of proper silt fence installation is included in all final project construction plans.

- f. Upon completion of a water crossing construction, any temporary fill, must be removed from the construction area and disposed in a landfill.

Limitations:

Actions that do not meet the above project criteria, such as actions requiring placement of fill, disturbance, or modification to land outside of an existing access road or ROW; actions that occur on vacant property harboring a wetland and/or forest vegetation; actions requiring excavation, clearing of native vegetation, or alteration of storm water drainage patterns; or actions that require lighting which can be directly or indirectly seen from a beach, must be individually coordinated through the Caribbean Ecological Services Field Office and will be evaluated on a case by case basis.

The Service reserves the right to revoke or modify this BCL if:

1. New information reveals that the categories of work covered in this BCL may affect listed or designated critical habitat in a manner, or to an extent, not previously considered.
2. The categories of work included in this BCL are subsequently modified to include activities not considered in this review.
3. New species are listed or critical habitat designated that may be affected.

It is our mission to work with others, to conserve, protect and enhance fish wildlife and plants and their habitats for the continuing benefit of our people.

To obtain additional information on threatened and endangered species, you may visit our website <http://www.fws.gov/caribbean/ES> where you will also find the Map of the Species by Municipality and the Map of Critical Habitat. The USFWS has also developed a web based tool called IPac. Please visit <http://www.ecos.fws.gov/ipac> and familiarize yourself with the features we offer. We encourage you to begin your project planning process by requesting an **Official Species List** for your individual project that will include all species that may occur in the vicinity of the action area and includes a map of the action area. The site will also identify designated critical habitat, or other natural resources of concern that may be affected by your proposed project. At this time, best management practices or conservation measures are not available at the site but we expect the site to continue growing in its offering.

These maps provide information on the species/habitat relations within a municipality and could provide the applicants an insight if the proposed action is covered under this BCL or may affect a species, thus requiring individual review.

If you have any additional question regarding this BCL, please do not hesitate to contact Marelisa Rivera, Deputy Field Supervisor, at 787-851-7297 extension 206.

Sincerely yours,



Edwin E. Muñiz
Field Supervisor

Enclosures (Fact Sheets)

cc: OCAM, San Juan
Office of Federal Funds, 78 Municipalities of Puerto Rico
AAA
PRFAA
DNER



Ecological Services in the Caribbean

Caribbean Field Office

Project evaluation



Our mission is to conserve, protect and enhance fish and wildlife and their habitats through consultation, cooperation and communication for the continuing benefit of the American people.

Legal authorities:

- Endangered Species Act (ESA)
- Fish and Wildlife Coordination Act
- Migratory Bird Treaty Act
- Coastal Barriers Act

Roles and Responsibilities:

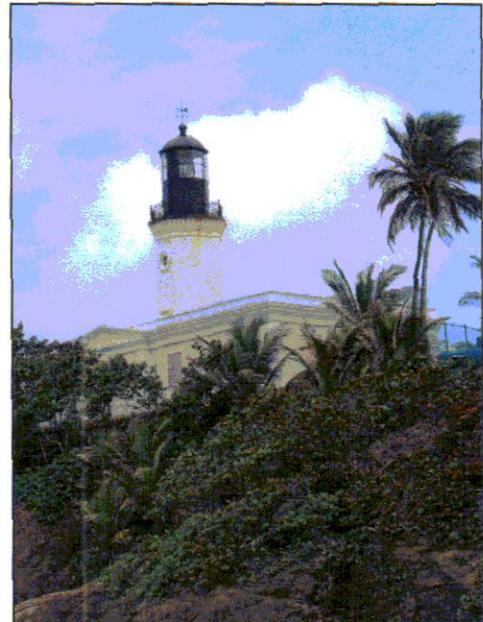
- Provide technical assistance to Federal and Commonwealth agencies to minimize possible impacts of land and water projects to our trust resources
 - *Wetlands and other aquatic habitats
 - *Endangered Species and their habitats
 - *Migratory Birds
 - *Critical Wildlife Areas
 - *Coastal Barriers
- Assist with ESA Section 7 compliance through informal and formal consultation processes

How do we assist others?

- Determine presence / absence of wetland resources, threatened and endangered species habitat, coastal barriers, important wildlife areas within the action area
- Evaluate possible direct, indirect and cumulative impacts
- Provide conservation recommendations to avoid, minimize and/or mitigate impacts
- General recommendations for habitat enhancement

Minimum requirements for the evaluation of projects:

- An 8.5 by 11 inch copy of the specific site location on a USGS topographic map (1:20,000) marked with an arrow (➔)
- Project description
- Aerial photo of the project site
- Latitude and Longitude (degrees, minutes and seconds or decimal degrees)
- Environmental Documents (EA and EIS)
- Specific studies (by qualified personnel)



For more information:

US Fish and Wildlife Service
Caribbean Field Office
Raod 301, Km. 5.1
Bo. Corozo

Boquerón, PR 00622

<http://www.fws.gov>

<http://www.fws.gov/caribbean/es>



Endangered Species Lists Using Web-based Tools

The U.S. Fish and Wildlife Service's Caribbean Ecological Services Field Office (CESFO) provides technical assistance to private individuals and organizations, as well as Federal, state, and local agencies pursuant to the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.). To assist project sponsors or applicants with the process of determining whether a Federally-listed species and/or "critical habitat" may occur within their proposed project area, we have developed Web-based tools. These tools were developed primarily to assist Federal agencies that are consulting with us under Section 7(a)(2) of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.).

IPaC. The US Fish & Wildlife Service (USFWS) has a tool named IPaC. IPaC stands for Information, Planning, and Conservation. This system is designed for easy, public access to the natural resources information for which the USFWS has trust or regulatory responsibility. Examples include Threatened and Endangered species, migratory birds, National Refuge lands, Coastal Barrier Resource Units, and the management of invasive species. One of the primary goals of the IPaC system is to provide information in a manner that assists individuals in planning their activities within the context of natural resource conservation. The IPaC system also assists people through the various regulatory consultation, permitting and approval processes administered by the USFWS, helping achieve more effective and efficient results for both the project proponents and natural resources. Through IPaC, you can get a preliminary USFWS species list in addition to links to species life history information, the USFWS Migratory Bird program, and more. You can access IPaC at: <http://ecos.fws.gov/ipac>

CESFO List of Threatened & Endangered Species and Critical Habitat Designations: CESFO has developed another tool (Species Map) that can be used as a quick reference to find out where the Federally-listed species



are known to occur, as well as those likely to occur, in any given municipality in Puerto Rico and island in the

U.S. Virgin islands. It identifies general areas where the species may be located. However, it does not represent the absolute distribution of the species and does not constitute a recommendation or comment issued by our agency in reference to a proposed project. This list represents the best available information regarding known or likely occurrences of Federally-listed species and is subject to change as new information becomes available. You can access this database at <http://www.fws.gov/caribbean/es/PDF/Map/pdf>



Be aware that Section 9 of the ESA prohibits unauthorized taking of listed species and applies to Federal and non-Federal activities. Under the Act, it is illegal for any person subject to the jurisdiction of the United States to take (includes harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect; or to attempt any of these), import or export, ship in interstate or foreign commerce in the course of commercial activity, or sell or offer for sale in interstate or foreign commerce any endangered fish or wildlife species and most threatened fish and wildlife species. It is also illegal to possess, sell, deliver, carry, transport, or ship any such wildlife that has been taken illegally. "Harm" includes any act which actually kills or injures fish or wildlife, and case law has clarified that such acts may include significant habitat modification or degradation that significantly impairs

essential behavioral patterns of fish or wildlife. For projects not authorized, funded, or carried out by a Federal agency, consultation with the Service pursuant to Section 7(a)(2) of the ESA is not required. However, no person is authorized to "take" any listed species without appropriate authorizations from the Service. Therefore, we provide technical assistance to individuals and agencies to assist with project planning to avoid the potential for "take," or when appropriate, to provide assistance with their application for an incidental take permit pursuant to Section 10(a)(1)(B) of the ESA.

If the project is within the distribution of the species, additional information may be needed to determine the presence of habitat. In some cases, specialized surveys may be needed to determine the presence or absence of the species in a particular area.

For additional information on fish and wildlife resources or State-listed species, we suggest contacting the Puerto Rico Department of Natural and Environmental Resources and the U.S. Virgin Islands Department of Planning and Natural Resources.

For further assistance, please feel free to contact us at (787) 851-7297 or visit our Web page at www.fws.gov/caribbean/es if you need further assistance.

For further information visit our national websites at:

<http://www.fws.gov>

<http://ecos.fws.gov>



U.S. Fish & Wildlife Service

Consultations with Federal Agencies

Section 7 of the Endangered Species Act

The purposes of the Endangered Species Act are to provide a means for conserving the ecosystems upon which endangered and threatened species depend and a program for the conservation of such species. The ESA directs all Federal agencies to participate in conserving these species. Specifically, section 7 (a)(1) of the ESA charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies to ensure that their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats.

How does the consultation process support the recovery of species and their ecosystems?

The Endangered Species Program of the U.S. Fish and Wildlife Service uses section 7 tools in partnership with other Service programs and other Federal agencies to collaboratively solve conservation challenges, as well as create opportunities, using section 7 consultations, to recover the ecosystems of listed species. Consultations also provide ways to implement recovery tasks by addressing threats to listed species that may result from Federal agency programs and activities.

What is the consultation process that occurs under section 7(a)(2)?

The provision under section 7 that is most often associated with the Service and other Federal agencies is section 7(a)(2). It requires Federal agencies to consult with the Service to ensure that actions they fund, authorize, permit, or otherwise carry out will not jeopardize the continued existence of any listed species or adversely modify designated critical habitats. The



Photo Credit: USGS - Sirenia Project

USGS

In response to requests for consultations from the U. S. Coast Guard with regard to manatees and sea turtles, the South Florida Office of the U. S. Fish and Wildlife Service has provided guidance about events such as fireworks displays, regattas, boat parades and races, and fishing tournaments.

Service issued regulations in 1986 detailing the consultation process, and we have since completed a handbook describing the process in detail. The handbook is available on our web site at http://www.fws.gov/endangered/esa-library/pdf/esa_section7_handbook.pdf.

What is the Service doing to facilitate the consultation process?

Designing projects in ways that are compatible with the conservation needs of listed species and their ecosystems is among the most effective methods of ensuring a more rapid and efficient section 7 consultation process, as well as species' recovery. The Information, Planning, and Conservation System is an emerging tool for action agencies, their applicants, and other project proponents to use

during the initial phases of project development and assessment. The system will allow for more effective integration of listed resource conservation needs and the eventual streamlining of section 7(a)(2) consultation.

How does a consultation get started?

Early coordination is one of the most effective methods of (1) streamlining section 7 consultation, (2) reducing the need to make project modifications during the consultation process, and (3) improving the ability of section 7 to fulfill its role as a recovery tool. Federal agencies, applicants, and the Service engage in early coordination to develop methods of integrating proposed activities with the conservation needs of listed resources before the proposed actions are fully designed.

Before initiating an action, the Federal agency or its non-Federal permit applicant should coordinate with the Service as to the species that may be within their action area. If a listed species is present, the Federal agency must determine whether the project may affect it. If so, consultation may be required. If the action agency determines (and the Service agrees) that the project is not likely to adversely affect a listed species or designated critical habitat, and the Service concurs in writing, then the consultation (informal to this point) is concluded.

What happens if a Federal project may adversely affect a listed species?

If the Federal agency determines that a project is likely to adversely affect a listed species or designated critical habitat, the agency initiates formal consultation by providing information with regard to the nature of the anticipated effects. The ESA requires that consultation be completed within 90 days, and the regulations allow an additional 45 days for the Service to prepare a biological opinion. The analysis of whether or not the proposed action is likely to jeopardize the continued existence of the species or adversely modify designated critical habitat is contained in a biological opinion. If a jeopardy or adverse modification determination is made, the biological opinion must identify any reasonable and prudent alternatives that could allow the project to move forward.

The Service must anticipate any incidental take that may result from the proposed project and, provided that such take will not jeopardize the continued existence of the listed species, authorize that take in an incidental take statement. The latter contains clear terms and conditions designed to reduce the impact of the anticipated take to the species involved. The authorization of incidental take is contingent upon the Federal agency carrying out the terms and conditions. If the Service issues either a non-jeopardy opinion or a jeopardy opinion that contains reasonable and prudent alternatives, it may include an incidental take statement.



Dan Anderson/USFWS

This Louisiana black bear was one of the largest ever captured on Tensas River National Wildlife Refuge, weighing in at over 400 pounds. The bear was trapped using a leg-hold cable snare that does not injure the animal. The biological information obtained, including weight, sex, a tooth for aging, and other measurements, is part of the Service's ongoing research efforts to aid in the recovery of this threatened subspecies. Afterwards, the bear was released on site.

What is the consultation workload?

In Fiscal Year 2010, the Service assisted Federal agencies in carrying out their responsibilities under section 7 on more than 30,000 occasions. The vast majority of the workload was technical assistance to Federal agencies and informal consultations on actions that were not likely to adversely affect listed species or their designated critical habitat. A large percentage of projects, as initially planned, would have had adverse impacts to listed species, but were dealt with through informal consultation. In these situations, the Federal agency made changes to the project design so that adverse impacts to listed species were avoided.

What type of guidance is available for other Federal agencies?

Guidance is available on our section 7 web site at <http://www.fws.gov/endangered/what-we-do/consultations-overview.html>. Please call us at 703-358-2171 if you have any questions, or see our Endangered Species Program Contacts at <http://www.fws.gov/endangered/regions/index.html> to locate a Service office in your area.

**U. S. Fish and Wildlife Service
Endangered Species Program
4401 N. Fairfax Drive, Room 420
Arlington, VA 22203
703-358-2171
<http://www.fws.gov/endangered/>**

April 2011

| Name | Registry ID | Address | Lat | Long | Type | Distance (ft) | Echo Report | Impact? |
|-------------------------------------|--------------|----------------------------------|-----------|------------|------|---------------|---|---------|
| HANES MENSWEAR INC PONCE TEXTILES | 110000307784 | 84 HOSTOS AVE, PONCE, PR 00732 | 17.98615 | -66.61845 | RCRA | 2,046.59 | https://echo.epa.gov/detailed-facility-report?fid=110000307784&ej_type=sup&ej_compare=US | No |
| TROPICAL CITY INDUSTRIES INC | 110004888836 | 95 HOSTOS AVE, PONCE, PR 00732 | 17.986262 | -66.618406 | CAA | 2,060.60 | https://echo.epa.gov/detailed-facility-report?fid=110004888836&ej_type=sup&ej_compare=US | No |
| TROPICAL CITY INDUSTRIES INC | 110004888836 | 95 HOSTOS AVE, PONCE, PR 00732 | 17.986262 | -66.618406 | CWA | 2,060.60 | https://echo.epa.gov/detailed-facility-report?fid=110004888836&ej_type=sup&ej_compare=US | No |
| TROPICAL CITY INDUSTRIES INC | 110004888836 | 95 HOSTOS AVE, PONCE, PR 00732 | 17.986262 | -66.618406 | RCRA | 2,060.60 | https://echo.epa.gov/detailed-facility-report?fid=110004888836&ej_type=sup&ej_compare=US | No |
| HOMECA RECYCLING CENTER CO INC | 110037939684 | CALLE COMERCIO 1, PLAYA PONCE, | 17.97981 | -66.6194 | CAA | 2,936.90 | https://echo.epa.gov/detailed-facility-report?fid=110037939684&ej_type=sup&ej_compare=US | No |
| HOMECA RECYCLING CENTER CO INC | 110037939684 | CALLE COMERCIO 1, PLAYA PONCE, | 17.97981 | -66.6194 | CWA | 2,936.90 | https://echo.epa.gov/detailed-facility-report?fid=110037939684&ej_type=sup&ej_compare=US | No |
| HOMECA RECYCLING CENTER CO INC | 110037939684 | CALLE COMERCIO 1, PLAYA PONCE, | 17.97981 | -66.6194 | RCRA | 2,936.90 | https://echo.epa.gov/detailed-facility-report?fid=110037939684&ej_type=sup&ej_compare=US | No |
| TERRAZOS PICO INC | 110001660015 | 170 HOSTOS AVE, PONCE, PR 00731 | 17.98995 | -66.61684 | CAA | 2,909.82 | https://echo.epa.gov/detailed-facility-report?fid=110001660015&ej_type=sup&ej_compare=US | No |
| PONCE CONCRETE BLK 1 | 110006623001 | 170 HOSTOS AVENUE, PONCE, PR 0 | 17.98995 | -66.61684 | CAA | 2,909.82 | https://echo.epa.gov/detailed-facility-report?fid=110006623001&ej_type=sup&ej_compare=US | No |
| PONCE CONCRETE BLK 1 | 110006623001 | 170 HOSTOS AVENUE, PONCE, PR 0 | 17.98995 | -66.61684 | RCRA | 2,909.82 | https://echo.epa.gov/detailed-facility-report?fid=110006623001&ej_type=sup&ej_compare=US | No |
| COMPANIA PONCENA DE TRANSPORTE | 110004895267 | 67 HOSTOS AVE - SECTOR PLAYA, PI | 17.984872 | -66.619003 | RCRA | 1,931.61 | https://echo.epa.gov/detailed-facility-report?fid=110004895267&ej_type=sup&ej_compare=US | No |
| CARLOS MESA TRUCK SUPPLY | 110004894197 | AVE DE HOSTOS 160, PONCE, PR 00 | 17.986763 | -66.618233 | RCRA | 2,125 | https://echo.epa.gov/detailed-facility-report?fid=110004894197&ej_type=sup&ej_compare=US | No |
| CRIME LAB REGIONAL PONCE | 110004893624 | 104 HOSTOS AVE, PONCE, PR 00732 | 17.986805 | -66.618172 | RCRA | 2,147.20 | https://echo.epa.gov/detailed-facility-report?fid=110004893624&ej_type=sup&ej_compare=US | No |
| GARAJE TOMAS SERRANO | 110014366248 | 812 HOSTOS AVE PONCE BEACH, PC | 17.98167 | -66.62048 | RCRA | 2,171.33 | https://echo.epa.gov/detailed-facility-report?fid=110014366248&ej_type=sup&ej_compare=US | No |
| SERVICENTRO AUTOMOTIVE DEL SUR INC | 110004890912 | 111-B HOSTOS AVE, PONCE, PR 007 | 17.987055 | -66.618064 | RCRA | 2,192.97 | https://echo.epa.gov/detailed-facility-report?fid=110004890912&ej_type=sup&ej_compare=US | No |
| R S OIL EQUIPMENT CONTRACTORS | 110012259527 | 112 HOSTOS AVE - PLAYA, PONCE, F | 17.98724 | -66.61798 | RCRA | 2,230.43 | https://echo.epa.gov/detailed-facility-report?fid=110012259527&ej_type=sup&ej_compare=US | No |
| PREPA CONSERVACION DE SUBESTACIONE: | 110032659031 | 139 HOSTOS AVE, PONCE, PR 00732 | 17.9876 | -66.61783 | RCRA | 2,303.66 | https://echo.epa.gov/detailed-facility-report?fid=110032659031&ej_type=sup&ej_compare=US | No |
| NEGRO GOMAS | 110014362073 | 146 HOSTOS AVE, PONCE, PR 00716 | 17.988818 | -66.617317 | RCRA | 2,594.85 | https://echo.epa.gov/detailed-facility-report?fid=110014362073&ej_type=sup&ej_compare=US | No |
| GLOBAL MARINE SYSTEMS | 110014362046 | 41 BONAIRE ST PONCE BEACH, PON | 17.97994 | -66.62056 | RCRA | 2,680.04 | https://echo.epa.gov/detailed-facility-report?fid=110014362046&ej_type=sup&ej_compare=US | No |
| MUEBLES COLON | 110014366266 | 42 MORENA ST PONCE BEACH, PON | 17.9803 | -66.61916 | RCRA | 2,846.35 | https://echo.epa.gov/detailed-facility-report?fid=110014366266&ej_type=sup&ej_compare=US | No |
| PROFESIONAL BODY SHOP | 110014362082 | 209 HOSTO ST PLAYA PONCE, PONC | 17.989798 | -66.616906 | RCRA | 2,864.94 | https://echo.epa.gov/detailed-facility-report?fid=110014362082&ej_type=sup&ej_compare=US | No |
| READY MIX CONCRETE INC PLANT 11 | 110006623001 | 170 HOSTOS AVENUE, PONCE, PR 0 | 17.98995 | -66.61684 | RCRA | 2,909.82 | https://echo.epa.gov/detailed-facility-report?fid=110006623001&ej_type=sup&ej_compare=US | No |
| ESSO STANDARD OIL CO PR CO 366 | 110012220435 | COMERCIO ST - 5 BELGICA ST, PONC | 17.97981 | -66.6194 | RCRA | 2,936.92 | https://echo.epa.gov/detailed-facility-report?fid=110012220435&ej_type=sup&ej_compare=US | No |
| ENVIRONICS WAREHOUSE | 110014361797 | COMERCIO ST & ESTE ST, PONCE, PI | 17.97981 | -66.6194 | RCRA | 2,936.92 | https://echo.epa.gov/detailed-facility-report?fid=110014361797&ej_type=sup&ej_compare=US | No |
| HOMECA RECYCLING CENTER CO INC | 110037939684 | CALLE COMERCIO 1, PLAYA PONCE, | 17.97981 | -66.6194 | RCRA | 2,936.92 | https://echo.epa.gov/detailed-facility-report?fid=110037939684&ej_type=sup&ej_compare=US | No |

Radon Attachments



August 20, 2024

Mrs. Carmen R. Guerrero Pérez
Director
Caribbean Environmental Protection Division
City View Plaza II – Suite 7000
#48 Rd. 165 km 1.2
Guaynabo, PR 00968-8069

Via email: guerrero.carmen@epa.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Oleg Povelko_Povelko.Oleg@epa.gov
Mr. Matthew Lantia_lantia.matthew@epa.gov



August 20, 2024

Dr. Silvina Cancelos
Professor
College of Engineering
University of Puerto Rico – Mayagüez Campus
259 Norte Blvd. Alfonso Valdés Cobián
Mayagüez, Puerto Rico

Via email: silvina.cancelos@upr.edu

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Dr. Carlos Marín_carlos.marin3@upr.edu



August 20, 2024

Dr. Jessica Izarry
Director
Office of Island Affairs
U.S. Centers for Disease Control and Prevention
1324 CII Canada, San Juan, 00920
Guaynabo, PR 00968-8069

Via email: OIA@cdc.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements, if some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary



August 20, 2024

Mrs. Anais Rodríguez
Secretary
Puerto Rico Department of Natural Resources
Carretera 8838, km. 6.3, Sector El Cinco,
Río Piedras San Juan, PR 00926

Via email: anais.rodriguez@dma.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Luis Márquez, secretariogaire@dma.pr.gov
Eng. Amarilys Rosario, aire@dma.pr.gov
Mrs. Elid Ortega, ortega@dma.pr.gov



August 20, 2024

Dr. Carlos R. Mellado López
Secretary
Puerto Rico Department of Health
PO Box 70184
San Juan, PR 00936-8184

Via email: drCarlos.mellado@salud.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Raúl Hernández Dabla, rahernandez2@salud.pr.gov



August 20, 2024

Mrs. Holly Weyers
Regional Director, Southeast – Puerto Rico
US Geological Survey
3916 Sunset Ridge Road
Raleigh, NC 27607

Via email: hsweyers@usgs.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. R. Randall Schumann, rschumann@usgs.gov

From: Charp, Paul (CDC/NCEH/DEHSP) <pac4@cdc.gov>
Sent: Tuesday, September 3, 2024 6:36 AM
To: Miranda, Sandra (CDC/PHIC/DPS); Irizarry, Jessica (CDC/PHIC/DPS); Rzeszotarski, Peter (CDC/NCEH/DEHSP); Vinson, D. Aaron (CDC/NCEH/DEHSP)
Cc: Kostak, Liana (CDC/PHIC/DPS); Vazquez, Germaine (CDC/NCEH/DEHSP)
Subject: RE: REHi: Puerto Rico Request for Information- Randon testing and levels

Good morning, Sandra and others,

In response to the request from Mr. William Rodriguez of the Department of Housing, Government of Puerto Rico, I have reviewed all the available data within the CDC National Environmental Public Health Tracking Network system for data related to radon in Puerto Rico. In addition to the tracking data available on the internet, I also reached out to Mr. Aaron Vinson of the NCEH Tracking Branch.

I was not able to find any data in the CDC systems and this was confirmed by Mr. Vinson. We also reached out the US Environmental Protection Agency who indicated they had no radon data in their systems. Please relay this information to Mr. Rodriguez in your response to his requests

If you have any additional questions, please contact me.

Thank you and best regards,

Paul A. Charp, Ph.D., Fellow, HPS
Senior Health Physicist
Emerging Environmental Hazards and Health Effects Branch (EEHHEB)
Division of Environmental Health Science and Practice (DEHSP)
National Center for Environmental Health (NCEH)
Centers for Disease Control and Prevention (CDC)
pcharp@cdc.gov
770-488-0723 office
404.388.0614 Cell



From: Schumann, R. Randall <rschumann@usgs.gov>
Sent: Wednesday, August 21, 2024 4:39 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Weyers, Holly S <hsweyers@usgs.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>
Subject: RE: Request for Information- Radon testing and levels

Dear Ms. Medina Smaine,

In the early 1990s the U.S. Geological Survey (USGS) conducted geologic assessments of radon potential for all 50 states and the territories of Guam and Puerto Rico, in collaboration with the U.S. EPA. I conducted the geologic radon potential assessment for Puerto Rico. The PDF file of the report is too large to attach to this message but it can be obtained at <https://pubs.usgs.gov/of/1993/0292k/report.pdf>. The USGS did not conduct indoor radon testing and we did not conduct field studies associated with this assessment; it was based on existing data. Mr. David Saldana of the Puerto Rico Department of Health kindly provided us with data for 610 homes that were tested for indoor radon by his agency between 1993 and 1995, which are summarized in the report. I am not aware of any other radon-related geologic studies conducted in the Commonwealth of Puerto Rico by the U.S. Geological Survey.

Best regards,

R. Randall Schumann
Scientist Emeritus
U.S. Geological Survey
Geosciences and Environmental Change Science Center
Denver, Colorado, USA
rschumann@usgs.gov
<https://www.usgs.gov/staff-profiles/r-randall-schumann>

From: Raul Hernandez Doble <rhernandez2@salud.pr.gov>
Sent: Wednesday, August 21, 2024 2:13:31 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Dr. Carlos Mellado <drcarlos.mellado@salud.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Mayra Toro Tirado <mtoro@salud.pr.gov>
Subject: RE: [EXTERNAL]Request for Information- Radon testing and levels

Good afternoon. Ms. Medina

I regret to inform that we do not have any recent information on radon testing, since we do not have a certified radiation laboratory certified for radon testing. There are companies that sell test kits available online that can be done and mailed to a testing laboratory. There are also lists of radon contractors and these companies that process radon testing cartridges with instructions, on the Environmental Protection Agency Indoor air Quality web page. The last radon study in Puerto Rico done by the PR Department of Health was done on the year 1993.

Raul Hernandez Doble
Director, Seccion Salud Radiologica
Division de Salud Ambiental
Secretaria Auxiliar para la Vigilancia y la Proteccion de la Salud Publica
rhernandez2@salud.gov.pr
Phone: (787)765-2929 ext. 3210

From: Reyes, Brenda <Reyes.Brenda@epa.gov>
Sent: Wednesday, September 18, 2024 11:48 AM
To: Cesar O Rodriguez Santos <cesarrodriguez@drna.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Silvana Cancelos Mancini <silvana.cancelos@upr.edu>; Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Povetko, Oleg (he/him/his) <Povetko.Oleg@epa.gov>
Subject: RE: Request for Information- Randon testing and levels

Saludos.

La EPA esta trabajando una respuesta a su petición. Se sometió borrador a la directora y el subdirector para su aprobación y firma.

Brenda Reyes Tomassini
Public Affairs
U.S. EPA
Region 2
Caribbean Environmental Protection Division
(787) 977-5869/(787) 977-5865
Mobile: 202-834-1290

From: Silvana Cancelos Mancini <silvana.cancelos@upr.edu>
Sent: Friday, September 6, 2024 15:04
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <Povetko.Oleg@epa.gov>
Subject: Re: Request for Information- Randon testing and levels

Estimada Melanie Medina

Quería dejarte saber que recibimos su correo el 21 de agosto al igual que el de Maritza Rosa el pasado 4 de septiembre. Ya las personas involucradas de EPA, junto conmigo y el Dr. Marín estamos al tanto del asunto y estamos trabajando para poder enviarles la información.

Atentamente

Silvana Cancelos
Professor
Associate Director
Mechanical Engineering Department
University of Puerto Rico - Mayaguez
Call BOX 9000 Mayaguez PR 00680
Tel: 787-832-4040 ext 5956
email: silvana.cancelos@upr.edu



Bubble Dynamics Lab
University of Puerto Rico - Mayaguez



EPA REGION 2
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

VIA EMAIL

William O. Rodriguez Rodriguez, Esq.
Secretary
Puerto Rico Department of Housing
Barbosa Ave. 606 Building Juan C. Cordero
San Juan, PR 00917
Email: W.Rodriguez@vivienda.pr.gov

RE: EPA Response to August 20, 2024 request for information of data on radon testing and levels in Puerto Rico

Dear Honorable Secretary Rodriguez Rodriguez:

This communication is in response to your letter of August 20, 2024 addressed to the Puerto Rico Department of Natural and Environmental Resources (DNER) and referred to the U.S. Environmental Protection Agency (EPA) regarding available data on radon testing and levels within Puerto Rico.

EPA's National Radon Action Plan 2021–2025 sets a goal for the nation to find, fix and prevent high indoor radon levels in 8 million buildings by 2025 and prevent 3,500 lung cancer deaths per year. Under this Plan, leaders from across multiple sectors are working together to plan, guide, and sustain nationwide action to prevent exposure to radon.

Due to the lack of data in Puerto Rico, EPA undertook an investigation in collaboration with the University of Puerto Rico-Mayaguez (UPRM) Campus, Departments of Civil Engineering and Surveying and Mechanical Engineering, to find out if radon presented a problem in Puerto Rico. Up until 2021, the only data we had for Puerto Rico was a 1993-1995 mail-in radon screening study referred to by the U.S. Geological Survey report (USGS, 1995) in which the USGS concluded that several areas of Puerto Rico have the geologic potential to generate indoor radon levels exceeding the EPA Action Level of 4 pCi/L (picocuries per liter), perhaps locally reaching very high levels above 50 pCi/L, if a house construction and

ventilation allow for soil-gas radon to enter and concentrate within the structure.¹ According to the USGS report, most of these areas are located in the northwest part of the island. Please note that the actual 1993-1995 study documentation is not available to the EPA.

Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered devices) are impractical in Puerto Rico because of high humidity and power outages. The recovery and rebuilding of communities following the aftermath of 2017 Hurricanes Irma and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastian, Lares, Ciales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadilla, Isabela, Quebradillas, Barceloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) standards of practice (ANSI/AARS, 2019). The sampling was designed in two stages: scoping and confirmatory sampling. The scoping sampling was conducted using Corentium Home (CH) electronic monitors and E-Perm systems. Locations measuring above the EPA Action Level of 4 pCi/L with CH were measured at the second stage of the sampling using RAD7 and Corentium Pro Continuous Radon Monitors (CRMs). Nationally certified radon sampling professionals led by one such professional from the UPRM conducted confirmatory sampling in the second stage. Also, during the study, the nationally certified radon mitigation professionals inspected several homes with elevated indoor radon levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in 2020. EPA and UPRM continue to work on the project, however, results have not been finalized, and no scientific report has been published yet. Unfortunately, EPA cannot share preliminary data at this time because it contains privileged information. Nevertheless, preliminary data from the study does show homes with levels over 4 pCi/L (EPA Action Level) that might need mitigation to protect the health of their inhabitants.

Although many states have developed laws and regulations governing radon disclosure, certification, and mitigation, Puerto Rico lacks legislation or mandatory radon testing provisions for new construction, remodeling, selling or buying homes. Given this loophole and aiming to answer your request, the EPA can provide information on Best Management Practices for sampling indoor radon in Puerto Rico.

¹ Reference: USGS. Geologic Radon Potential of Guam and Puerto Rico, Report 93-292-K. Washington, DC: USGS. Retrieved 9/11/2024, from <https://pubs.usgs.gov/of/1993/0292k/report.pdf>.

CITY VIEW PLAZA II BUILDING, 7TH FLOOR
ROUTE 185 GUAYNABO, PR 00988

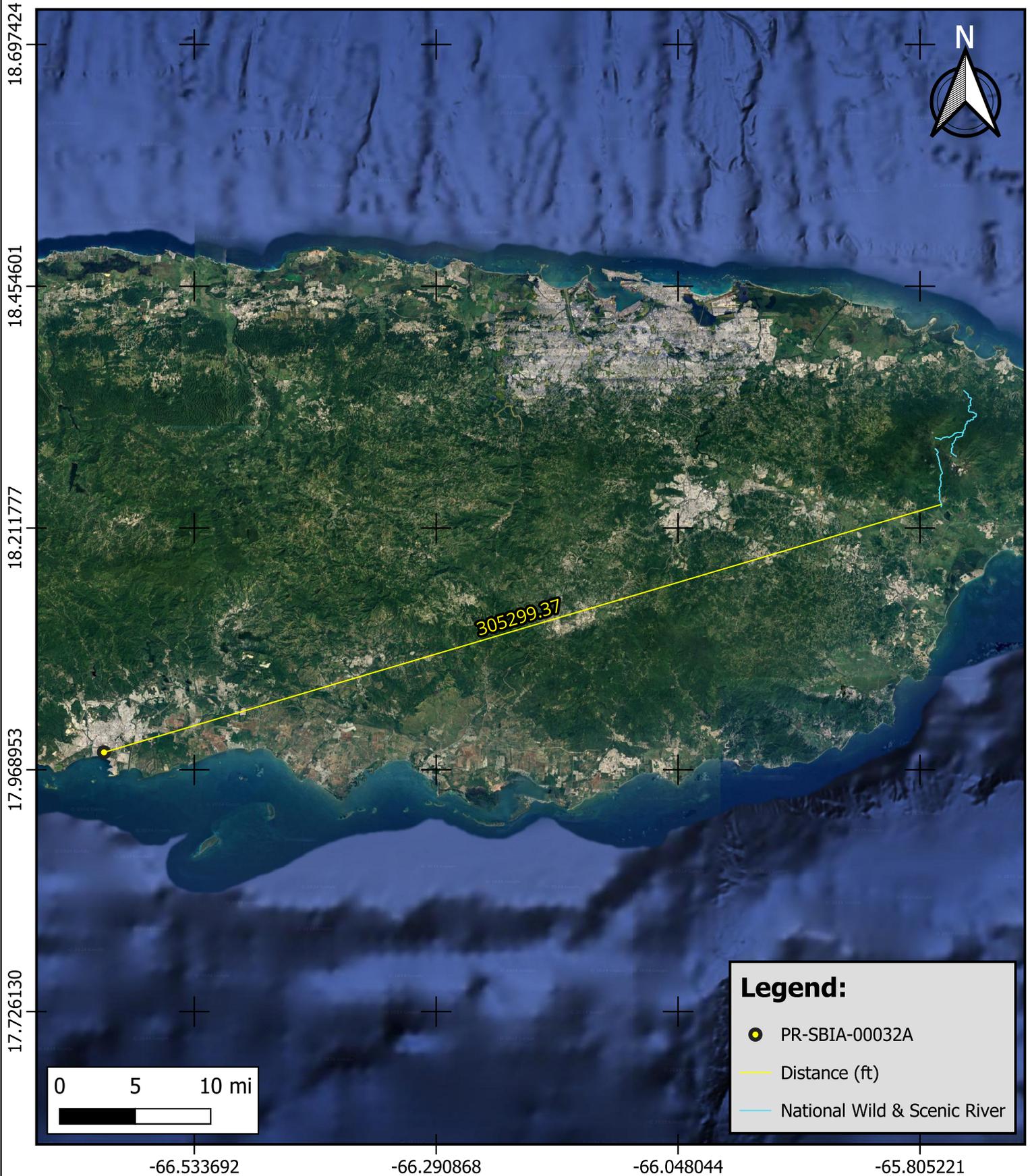
2

If you have any questions or need any additional information, please contact me at 787-977-5865 or guerrero.carmen@epa.gov or have your staff contact Reyes, Brenda at reyes.brenda@epa.gov or (787) 977-5869.

Sincerely,
CARMEN GUERRERO PEREZ
Carmen R. Guerrero Pérez
Director

Digitally signed by
CARMEN GUERRERO PEREZ
Date: 2024.09.23 09:41:39
-04'00'

cc: Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)
Melany Medina: mmedina@vivienda.pr.gov
Elaine Dume Mejia: Edume@vivienda.pr.gov
Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: aarivera@vivienda.pr.gov
Cesar O. Rodriguez: cesarrodriquez@drna.pr.gov
Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov



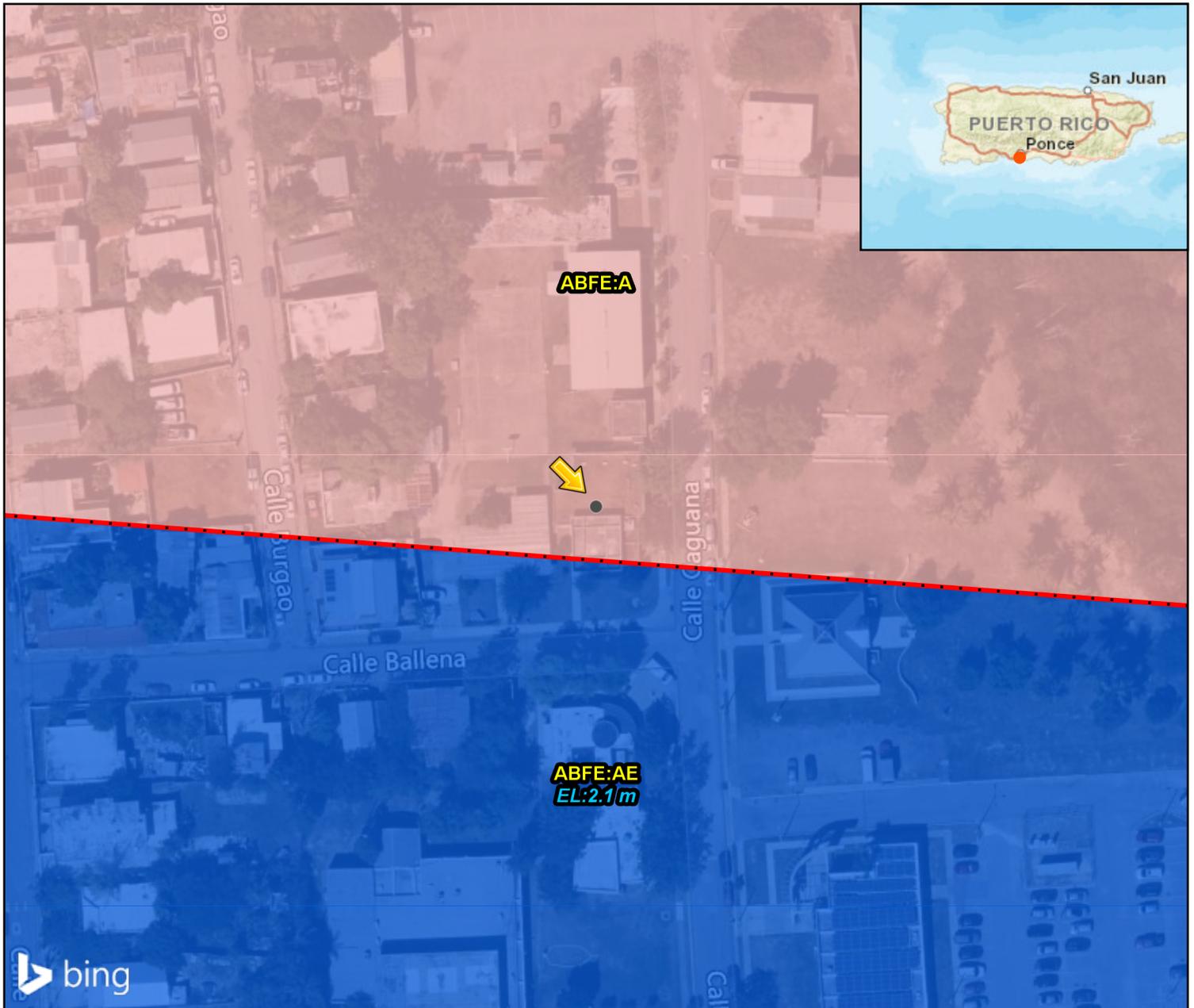
PR-SBIA-00032A -National Wild and Scenic River

Centros Sor Isolina Ferre
 Centro Tabaiba Playa, Calle Caguana, Parcelas
 Ponce, PR 00732
 17.986376, -66.624335

Source: <https://data.fs.usda.gov/geodata/edw/datasets.php?xmlKeyword=Wild+and+Scenic+River>

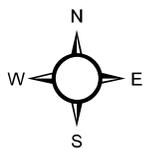
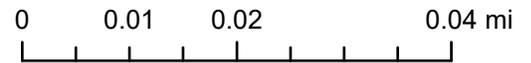


PR-SBIA-00032A ABFE



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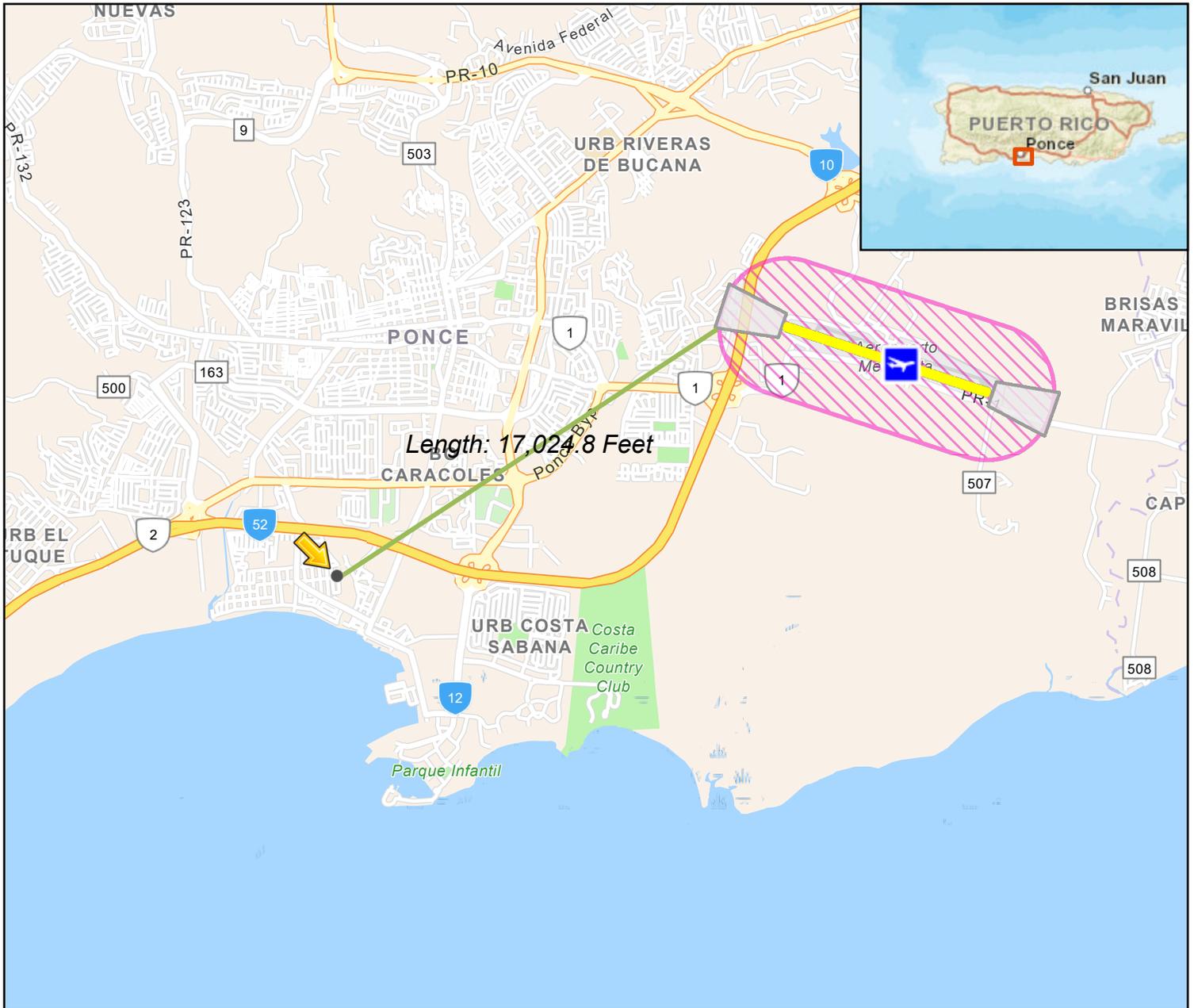
- A
- AO
- AE
- Coastal A Zone
- VE
- 0.2% Annual Chance Flood Zone
- A-Floodway
- AE-Floodway
- Coastal A Zone and Floodway
- Zone/BFE Boundary
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Limit of Moderate Wave Action (LiMWA)
- Advisory Base Flood Elevation (zoom in to make visible)
- Streamline (zoom in to make visible)



FEMA Map Service

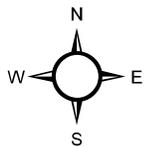
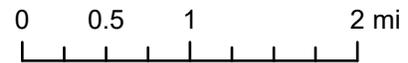
ABFE 1PCT

PR-SBIA-00032A Airports



Legend

-  Civilian Airports 2,500ft Buffer
-  Runway Protection Zones
-  Airport Runways
-  Major



Runway Protection Zones

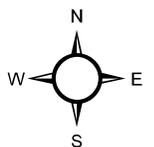
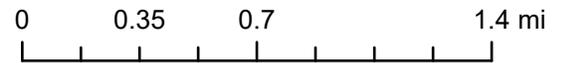
Major Civil and Military Airports

PR-SBIA-00032A CBRS



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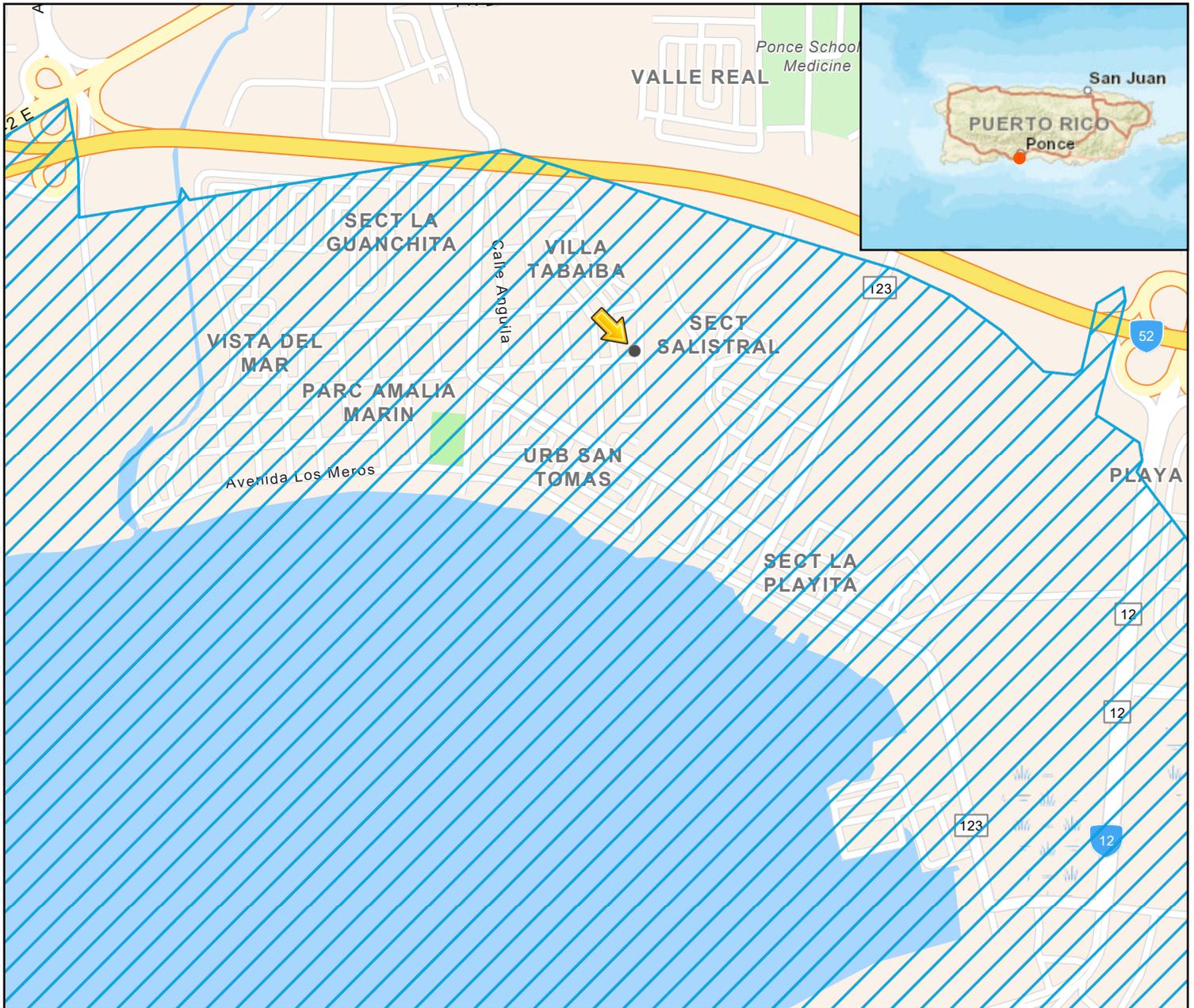
 System Unit



U.S. Fish and Wildlife Service

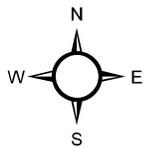
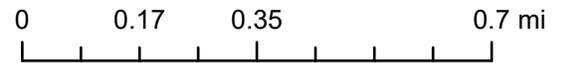
Coastal Barrier Resources Act Program

PR-SBIA-00032A CZM



Legend

 Coastal Zone Management Act Boundary



NOAA

Coastal Zone Management Act

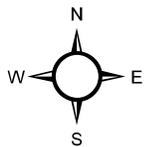
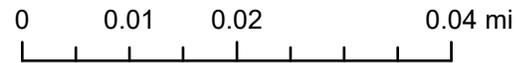
PR-SBIA-00032A Farmlands



Legend

ClassName

Not Prime Farmland



USGS USA Soils

Farmland dataset

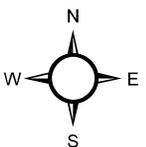
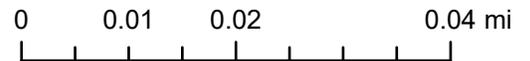
PR-SBIA-00032A FIRM



Legend

FEMA Flood Zones - Effective

-  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
-  X, Area of Minimal Flood Hazard
-  FEMA Flood Zone Panel



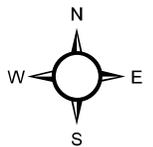
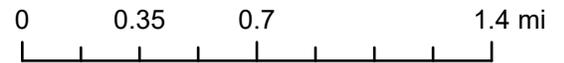
FEMA Map Service
 Flood Insurance Rate Maps

PR-SBIA-00032A Historic



Legend

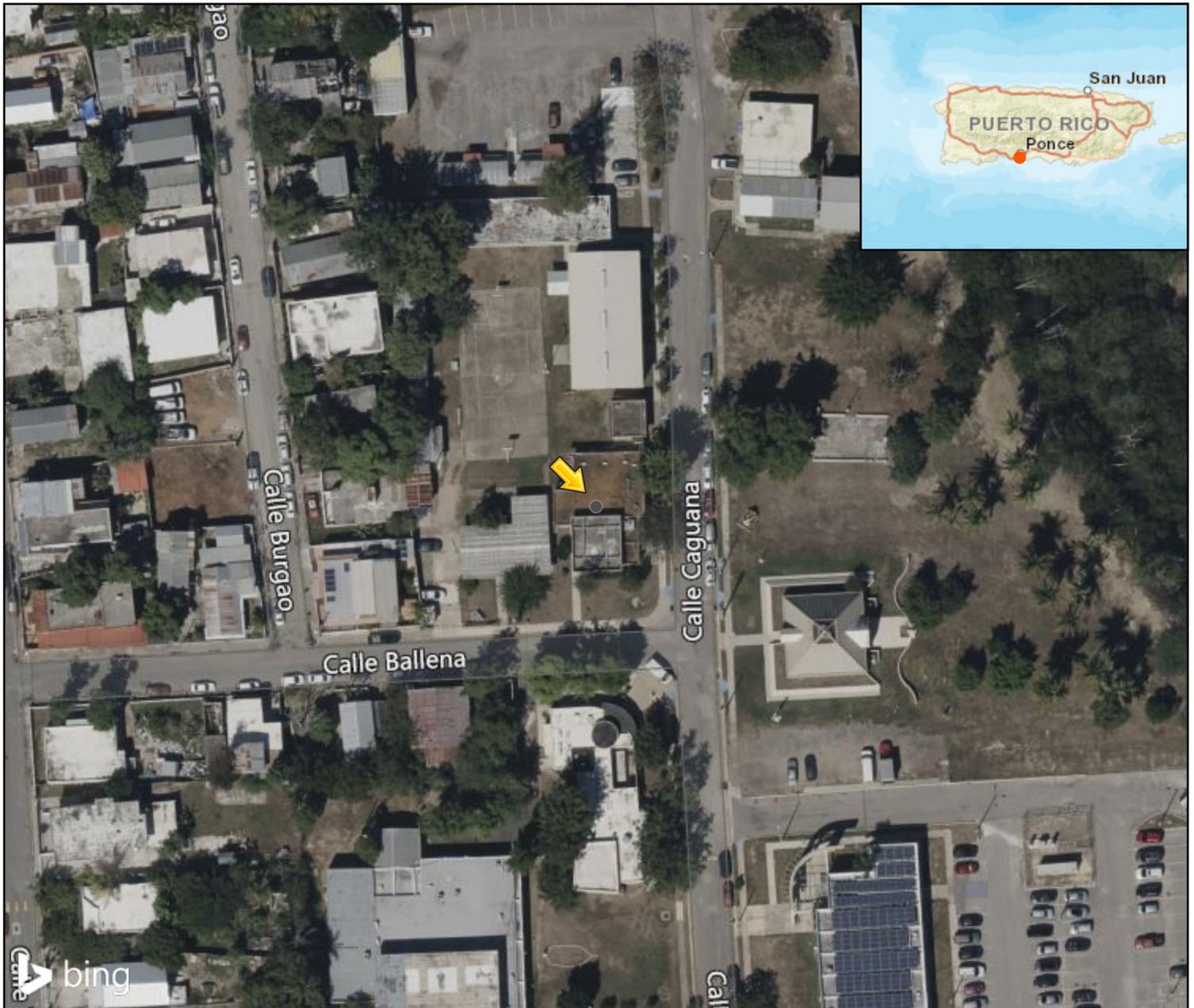
 Traditional Urban Centers



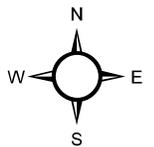
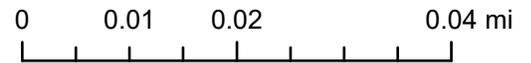
National Register of Historic Places

Local Historic Areas digitized by Horne

PR-SBIA-00032A Site Map



Legend



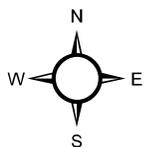
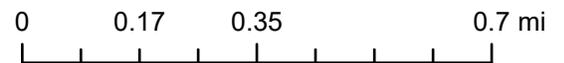
PR-SBIA-00032A Toxics



Legend

- Brownfields
- Hazardous waste
- ◆ Air pollution
- Water dischargers
- Toxic releases

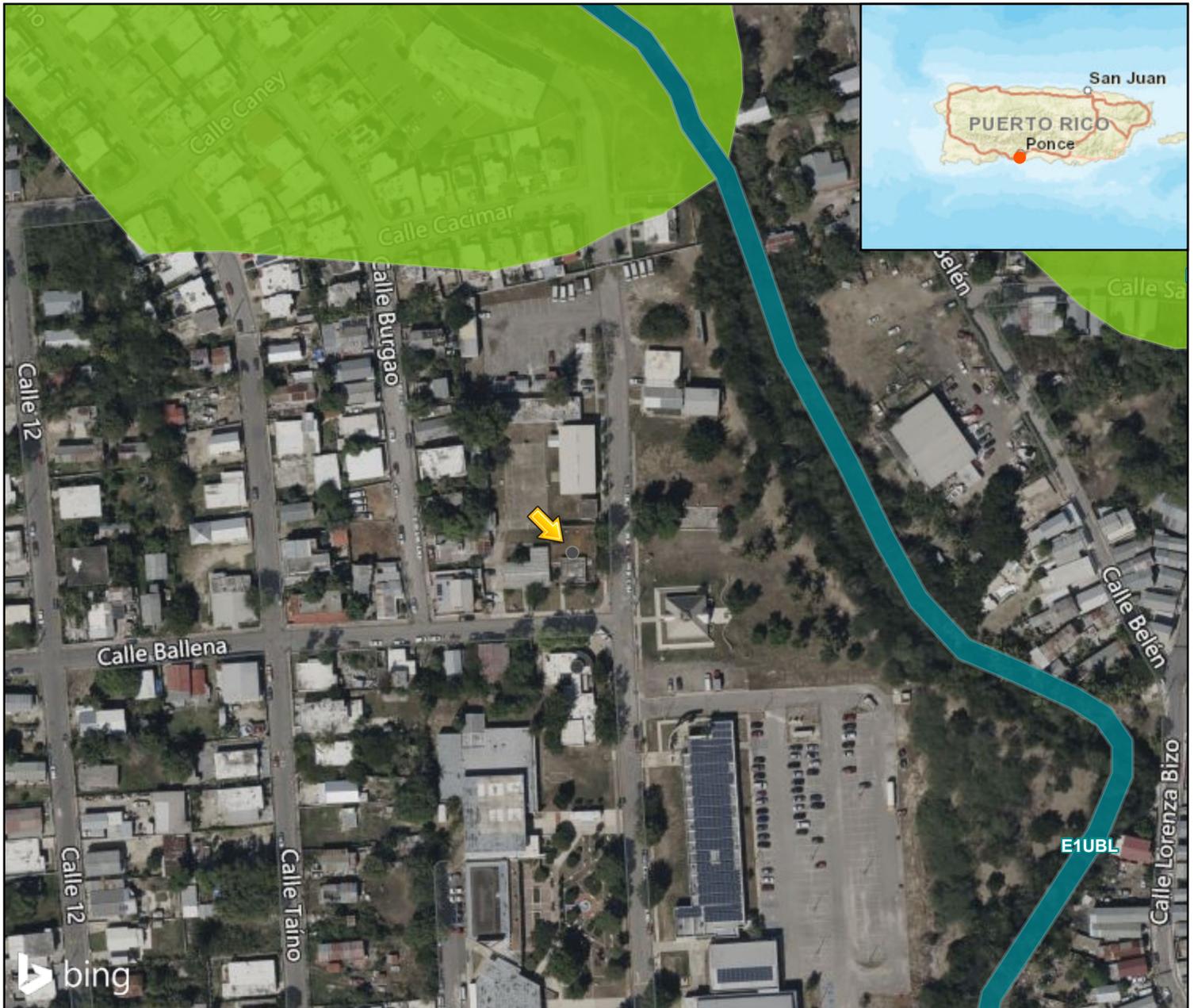
— 3,000 ft buffer



Envirofacts Facility Locations

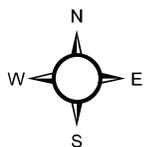
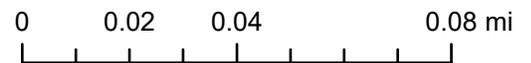
EPA

PR-SBIA-00032A Wetlands



Legend

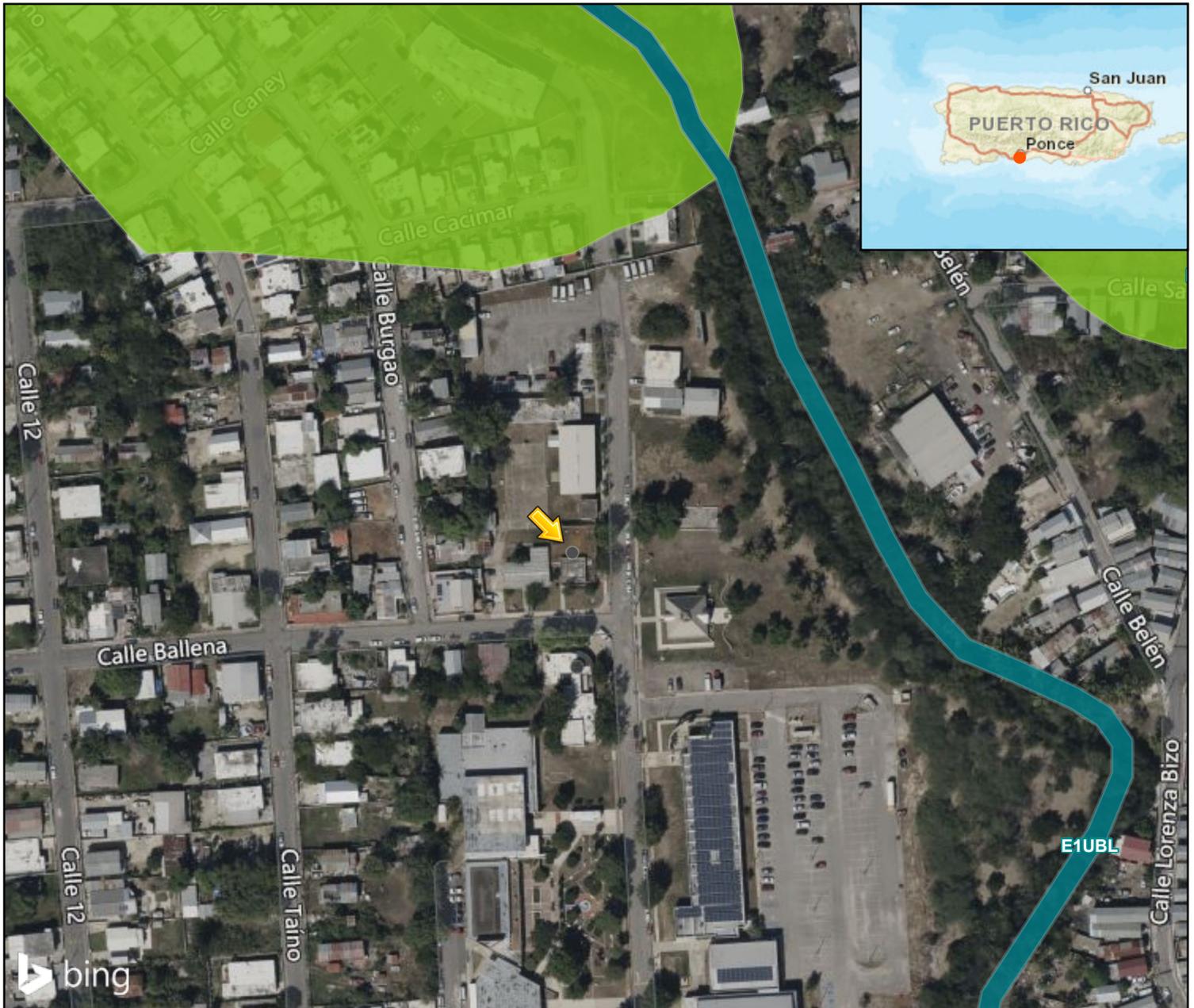
- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Pond



National Wetlands Inventory

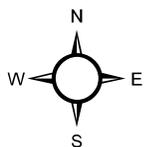
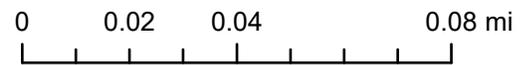
U.S. Fish and Wildlife Service

PR-SBIA-00032A Wetlands



Legend

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Pond



National Wetlands Inventory

U.S. Fish and Wildlife Service