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: V. Suárez & Co., Inc. Solar Photovoltaic System (IPGM-00161)

Responsible Entity: Puerto Rico Department of Housing (PRDOH)

Grant Recipient: V. Suárez & Co., Inc.

State/Local Identifier: Puerto Rico

Preparer: Oscar L. Fontán, Program Manager, ERTEC, LLC

Certifying Officer Name and Title:

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Consultant (if applicable): ERTEC, LLC, PO Box 195336, San Juan, PR 00919-5336

Direct Comments to: PRDOH at environmentcdbg@vivienda.pr.gov

Project Location:

The proposed project is identified as the Solar Photovoltaic System (IPGM-00161) at the V. Suárez, Inc. facility, Bayamón, Puerto Rico. The address is 300 Luchetti Industrial Park, PR-5, Bayamón, 00961 and its UTC coordinates are 18.4213946384N; -66.1441540718W. The Site cadastrial no. is 061-047-175-02-998.

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

The site is an industrial property previously used for concrete piping manufacturing. Areas surrounding the project include Autopista Jose de Diego to the North, PR 5 to the east and marshes and wetlands to the south and west of the project boundaries. Currently, V. Suárez & Co., Inc. owns the site where the project is proposed. The proposed project includes roof proofing and replacement of previously removed photovoltaic panels and associated equipment. The proposed project will not require new soil excavations to install infrastructure because the existing infrastructure can mitigate disaster risks and minimize future losses.

The project will be performed within the facility of V. Suárez & Co. Inc that were built approximately on 2006. Currently, V. Suárez & Co., Inc. owns the site where the project is proposed. The proposed project will not require new soil excavations to install infrastructure because the same duct pipes and concrete pads from the previous systems will be used to connect the new system. Once installed the new Photovoltaic System, it will provide 2,400 KW-DC (1.65 MW-AC) of energy to the warehouse and to two (2) Power Battery System of 279.5 KWh of energy storage each. This system will ensure V. Suárez & Co. Inc., continued service to the Puerto Rico market under extraordinary circumstances and helped mitigate electric demand from public utility and supplies supplemental power via net metering to public utility.

The concrete pad to be used for electric connection extends from the existing building until reaching the PREPA substation, covering an estimated area of 318 square feet. The Roof Top Photovoltaic grid tied project will replace a damaged by fire Luminance's 1,201 KW (DC) PV. V. Suárez's Photovoltaic System project will consist of 1] on- roof's preparation and treatment (install firestone TPO membrane) on the existing building, design, procurement and 2] installation of a new Photovoltaic System to be owned by V. Suárez & Co., Inc. The system that will be constructed will consist of the installation of 5,400 new solar panels on a new rack to be installed on the roof of the existing building covering an area of 200,046 square feet. Two new (2) Battery Energy Storage System (BESS) will be installed and connected to a new switchgear. The new BESS will be located over the same concrete platform than the removed BESS were installed before, which covers an area of 350 square feet. The V. Suárez & Co. Inc. system will be interconnected with the grid in an existing substation on premises. This system will ensure V. Suárez & Co. Inc, continued service to the Puerto Rico market under extraordinary circumstances and helps mitigate electric demand from public utility and supply supplemental power via net metering to public utility.

The project will be done during regular working hours from 7am to 4pm, from Monday to Friday. Equipment to be used for project execution includes cranes, telehandlers, scaffold, and metal storage containers. All equipment will be staged in the assigned staging area located to the East of the building. The equipment staging area is comprised approximately 8,000 square feet and is covered with gravel.

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

The Puerto Rico Department of Housing (PRDOH) launched the Economic Development Investment Portfolio for Growth – Lifeline Mitigation Program (IPG-MIT), with the objective to target economic development funding for privately owned lifeline infrastructure to support Risk-Based Mitigation Needs. The IPG-MIT program is intended towards projects focused on private investment in lifeline infrastructure to increase stability and/or expansion of lifeline services.

The purpose of the development of the new Photovoltaic system, is to provide 2,400 KW-DC (1.65 MW-AC) of energy to the warehouse and two (2) Power Battery Systems of 279.5 KWh of energy storage each. This system will ensure V. Suarez's continued service for food distribution to the Puerto Rico market under extraordinary circumstances, such as the emergency caused by the passage of hurricanes Irma and María. Also, the Photovoltaic System will help reduce electric demand from public utilities and bring supplemental power via net metering to public utilities.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Site does not require modifications from the existing uses to complete the work. The proposed work includes installation of elements in already prepared surfaces and through existing infrastructure. The area is currently an industrial zone. Across PR-5, the largest portion of the Luchetti Industrial Park (from where the V. Suárez & Co. Inc. is part) is composed of warehouses and light manufacturing facilities. The industrial zone has been established for more than 50 years while the V. Suárez & Co. Inc facility commenced operations in approximately 2006. It is not expected that site and surrounding conditions would vary in the future.

If the project is not carried out, this building will continue operations. But in the event of natural disaster, the operation will be limited, and the food distribution negatively affected by the insufficient power availability.

Funding Information

Grant Number	HUD Program	Funding Amount
B-18-DP-72-0002	Community Development Block Grant – Disaster Recovery (CDBG-MIT)	$8,285,284,000

Estimated Total HUD Funded Amount: $6,370,064

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

Funding Sources	Amount
CDBG-MIT	$6,370,064

Applicant Contribution	$6,370,064
Total Project Cost	**$12,740,128**

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	**Are formal compliance steps or mitigation required?**	**Compliance Determinations**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The site is located at 17,688 feet away from the closest civil airport, Fernando Luis Ribas Dominicci Airport (SIG). The closest military airport, which also serves as civil airport, is the Luis Muñoz Marín International Airport (SJU), located 45,185 feet of the project site. The proposed project is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport. Thus, the project is in compliance with Airport Hazards requirements. (see Map on Attachment 1).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The site is located outside the CBRS. The closest CBRS unit is PR-86P and is located at 19,536 feet (3.7 miles) to the Northwest of the project site. Thus, the project is in compliance with Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16USC 3501]. (See Map on Attachment 2).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The site and project are in a Shaded X (500-year floodplain), according to FIRMette Panel 72000C0345J, effective on 11/18/2009. The project site is outside the Special Flood Hazard Area (SFHA), so the project does not require flood insurance. Thus, the proposed project is in

		compliance with flood insurance (refer to attached flood map on Attachment 3).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	As per EPA Green Book, part of the Bayamón Municipality is within the non-attainment area for sulfur dioxide. However, the project is not a new construction and involves the replacement of an existing Solar Panel System and associated equipment. It will not increase the current footprint or change the designated land use. Also, once in operation the microgrid, will not have SOx emissions, or other emissions that may affect the air quality of the area. Thus, it can be assumed that the emissions due to the development of the project are below de minimis levels and the project is in compliance with the Act. (See SOx Nonattainment areas Map on Attachment 4).
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The project site is not located within Coastal Zone Management Area. The site is located approximately 2,680 feet from a CZM area. Therefore, the project is in compliance with the Coastal Zone Management Act, Sections 307(c) 7 (d). (see enclosed Map, Attachment 5).
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	The project site, before its construction, was a concrete pipe manufacturing facility since at least 1967 (See Attachment 6 for historical aerial photographs). It kept the same use until 2006 when an acquisition process started by V. Suárez & Co. Inc. By 2005, V. Suárez & Co. Inc and its representatives started a series of studies to acquire the property. ERTEC performed several sampling activities as part of a Phase II, including Asbestos Containing Materials (ACMs) and Lead-based Paint (LBP) surveys. These results were used for internal use previous to the acquisition (see documents in Attachment 7A and 7B). All the structures at the former Atlantic Pipe facility were demolished and the new buildings of the V. Suárez & Co. Inc started during 2006. Therefore,

		the new project is not the same buildings that were originally at the site. Moreover, the project site is considered an ACMs and LBP free structure since was finished by 2009 where ACMs and LBP were banned by 1978. For this reason, no additional testing of ACMs or LBP will be conducted for this project. In July 2015, V-Suarez & Co. Inc. personnel discovered a deficit of approximately 3,000 gallons of diesel fuel unaccounted from the AST located approximately 190 ft north of the project footprint. This tank is located within the project parcel, but is located outside of the project footprint. The missing fuel was found in the facilities underground stormwater system due to a leaking fuel line. The line was immediately replaced. A company was hired to contain and cleanup of the diesel fuel release, and the Puerto Rico Environmental Quality Board (PREQB) was notified via telephone of the incident on July 2, 2015. The cleanup techniques included standard petroleum techniques such as, vacuum truck, biodegradable chemical detergent application, and placement of absorbent booms and pads along stormwater system and low land areas. On July 27, 2015, ERTEC submitted a Site Investigation Plan (SIP) to evaluate the impacts to the soil and groundwater beneath the Site and to the off-Site low-lying area. The SIP was implemented by ERTEC between August 26 and September 2, 2015. The Scope of Work included: • An underground utilities survey in the perimeter of the emergency power generator; • A camera survey of the storm water collection system interior to determine the integrity of the line;

		• Collection, field screening, and laboratory analysis of unsaturated zone soil samples; • Collection and analysis of groundwater samples to evaluate diesel fuel impacts to the saturated zone along the storm water collection system; and • Collection of sediment samples using a hand-held soil sampler and surface water samples using Teflon bailers from the adjacent low-lying area where the facility storm water system discharges. The investigation disclosed the following: ▪ Diesel fuel impacts exceeding the PREQB action level of 100 mg/kg have been confirmed in the unsaturated soil zone at depths ranging from 4-12 feet in the vicinity of the 5,000-gallon diesel fuel AST and the generators. ▪ No impacts exceeding the PREQB action level were identified along the storm drain line. ▪ No diesel fuel impacts exceeding the PREQB action level of 50 mg/L were detected in the groundwater beneath the study area. ▪ No diesel fuel impacts exceeding the PREQB action level of 50 mg/L were detected in the surface water in the low-lying area west of the Site. ▪ Diesel fuel impacts exceeding the PREQB action level of 100 mg/kg were detected in the sediment samples collected at the low-lying area west of the Site. • Residues of diesel fuel were detected in the pipeline. It is likely that these diesel residues migrated along the permeable

		backfill surrounding the pipeline and entered the pipeline thru the pipe joints. From April 20, 2016, to October 19, 2016, V. Suárez & Co. Inc. continued performing limited remediation activities as required by the PREQB consisting on inspection of areas of the spill to assess current conditions and obtain ambient air samples for organic vapors parameters; recovery of adsorbent materials used during the month to collect the remnant seeping fuel along cracks and storage in appropriate containers for further disposal and replacement of the adsorbent materials. Materials were properly disposed of by an authorized contractor. Monthly reports were submitted to the agency until no further diesel fluid or sheen could be collected. A final report summarizing the activities performed request for no further action and description of the final conditions was submitted to the PREQB on October 25, 2016. Based on the remediation actions taken at the site and associated monitoring and testing, there is no concern for on-site contamination within the project site or as a result of this project. A copy of the above-mentioned documents is included in Attachment 8A and 8B. Copy of the DNRE NFA (PREQB) letter to V. Suárez dated December 19, 2016 is included in Attachment 9. Copy of the US Army Corps of Engineers (USACE) letter dated March 4, 2016 is included in Attachment 10. The review of the site history and identified there are no existing contamination concerns and that the project site is compliant. An additional analysis was performed to identify potential contamination sites within 3,000 ft of the project area. This analysis identified 41 sites located within this buffer area (See Table 1 within Attachmet 11 -NEPAssist Report). There were 29 EPA permitted hazardous waste sites, 11 EPA permitted toxic releases, and 1 brownfield site. All available ECHO reports were reviewed for the

		hazardous waste and toxic releases, and all were identified to have “No Violations Identified” (see Attachment 11). Therefore, no potential contamination concerns from EPA permitted facilities are identified for the project site. The brownfield site is identified as containing a contaminant in the soil; however, no formal assessment has been performed and cleanup has not been instigated. This site is located upgradient from the brownfield site, therefore, no leaching contaminants in groundwater would drift into the site, and the building receives its water from municipal supply (PRASA) which comes from a cleaned and treated source, thus alleviating the potential for the drinking water in the building to become contaminated. Additionally, the site is fully developed residential area, therefore, there is no foreseeable ground disturbance at the site which could cause a potential impact to the project site. Volatilization of and contaminants at the brownfield site would be limited given the heavy development of the area (paving and buildings). Therefore, no additional contamination concerns are identified as a result of the project being located 1,944 feet from the brownfield. The results of this analysis identify that the no contamination concerns are considered as a result of facilities within a 3,000 feet buffer of the project. As a final measure of analysis for potential site contamination, a Site visit was performed on October 29, 2024, to the Project Site to evaluate current conditions at the moment of the Site Visit. Copy of the evaluation form and photos obtained are included in Attachment 13. No evidence of Recognized Environmental Conditions was observed during the visit. Radon is a naturally occurring gas found in nearly all soils. Attachment 12 contains a Memorandum to file with the Justification for the Infeasibility and Impracticability of Radon Testing at the project site. Therefore, this is not identified as a potential source of contamination for the project. Based on the analysis above of site history,

		surrounding facilities, and site visit, no contamination concerns are identified as a result of the proposed project. Therefore, the site is in compliance for Contamination and Toxic Substances: 24 CFR Part 50.3(i) & 58.5(i)(2).

Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	PRDOH created the Self Certification form based on the Blanket Clearance Letter for Federally Sponsored Projects, Housing and Urban Development, dated January 14, 2013. According to said letter, the project falls under the listed Project Criteria 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. The projects that meet any of the specific criteria are determined to have a No Effect (NE) on federally listed species. Nonetheless, if a Puerto Rican Boa is encountered, work will cease until it moves off the site or, failing that, the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers will be notified for safe capture and relocation of the animal, in accordance with the USFWS Puerto Rican Boa Conservation Measures guidelines. The nearest critical habitat is located at 3.28 miles (17,318 feet), for the Coquí Llanero (see Attachment 14A). The USFWS Self Certification documents were digitally signed, on December 3, 2024, by USFWS representatives, stating that with the information provided, the proposed project qualifies for the blanquet clearance letter. (Attachment 14B) Thus, the project is in compliance with the Endangered Species Act of 1973.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The project does not involve any development, construction, or rehabilitation that would increase residential densities or result in conversion. There are no activities within the project that require further evaluation under

		this section. There are existing tanks on site, however, these tanks remain in place and will not be modified or impacted as a result of this project. Therefore, the project is in compliance with 24 CFR Part 51 Subpart C (Explosive and Flammable Hazards).

Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The primary land use of the site is industrial. According to the NRCS, the project site contains two soil classifications: Urban Land-Sabana Seca complex (Us) and Coloso silty clay loam (Cs). Most of the site is Us which is classified as "Not prime farmland". The lesser portion around the perimeter of the site is Cs, which is classified as "Prime farmland if drained". The project does not include drainage in any area of the site. Therefore, the Cs area on the site will not be converted to Prime farmland. The project does not include new construction, acquisition of undeveloped land, or conversion, that could potentially convert one land use to another. Therefore, the project is in compliance with Farmlands Protection (Attachment 16).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☒ No ☐	The project is located within the FFRMS floodplain. According to the ABFE Map (See Attachment 17A), the project site is almost entirely within the 500-year floodplain, with a portion located within the 100-year A zone. The ABFE map provides the most current and restrictive information regarding the FFRMS extension (See Attachment 17A). The extent of the FFRMS floodplain was determined using the 0.2PFA approach. Given the location within the FFRMS floodplain, additional analysis was completed for compliance. The project utilized the modified 5-step process to evaluate potential impacts to floodplains. This process was justified as the project meets an

		exception at 55.14(d), which states that projects involving repair, rehabilitation, or improvement of existing structures that do not meet the threshold for substantial improvement and do not increase the footprint of the structure or paved area by more than 20% can be considered for the modified 5- step decision-making process. The project is not considered a critical action. The development qualifies for the modified step process as it involves the improvement of existing structures without substantial improvement. To minimize impacts, solar panels will be placed on existing roofs. For the installation of the BESS, the existing concrete pad will be used, and associated electrical wiring will be placed in existing underground piping. No excavation or ground disturbance will be carried out. The Five- Step Floodplain Analysis for the project was used to determine minimization measures. The re-evaluation confirms that the proposed action will not result in adverse impacts to the floodplains. These measures are consistent with the goals of floodplain management and are in compliance with Floodplain Management Requirements. Therefore, the project is in compliance with Executive Order 11988, as amended by Executive Order 13690. (See Attachment 17B for 5-Step Report, approved on 02/18/2025.)

Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	The structure at the project site was built ca. 2009. Based on the project description, this project is covered by a Programmatic Agreement that includes an applicable exemption, exempting it from the requirements of Section 106. According to the Programmatic Exemption Form the project meets PA Allowance Tier I, Allowance B.1, and Tier I, Allowance B.7. This analysis was conducted by SOI-Qualified Professional Tamara González Vega, MA, SOI Archaeologist. Therefore, the project is in compliance with the National Historic Preservation Act. (See Attachment 18)

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The project does not involve the development of noise sensitive uses. Near or close to the project, there are no noise sensitive uses such as schools, hospitals, residences, day-care facilities, long-term care facilities, churches or libraries. The project includes repairing an existing roof water proofing and installation of solar panels. Therefore, the project is in compliance. with the Noise Control Act of 1972, as amended.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The closest aquifer is located in the state of Florida and is located approximately 1,026 miles from the project site. The project is not located within a U.S. EPA-designated sole source aquifer watershed area (including stream flow source areas). There are no EPA sole source aquifers in Puerto Rico (See enclosed Figure, Attachment 19). Therefore, the project is in compliance with the Safe Drinking Water Act of 1974, as amended.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	According to HUD regulations, the project does not involve new construction as defined in Executive Order 11990. Although the project is adjacent to a wetland, it does not directly impact the wetland since it will not affect previously undisturbed areas. Additionally, the project does not include any new construction activities that could impact the adjacent wetlands. Additionally, indirect impacts to wetlands will be avoided by implementation of BMPs. (See Wetlands Map included in Attachment 20). Thus, the proposed project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The project is not located on wild scenic river areas. The closest wild scenic river areas are more than 30 mi East according to the USFWS National Wild Scenic Rivers Map (see enclosed Map, Attachment 21). Thus, the proposed project is in compliance with Wild and Scenic Rivers Act of 1968.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	On January 21, 2025, President Donald Trump issued the Presidential Action titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked EO-12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts.

		As a result of this new Presidential Action, there is no longer a federal requirement to address environmental justice concerns as part of its environmental compliance review. The program will continue to adhere to all applicable HUD environmental review standards under 24 C.F.R. Part 58, but will no longer include an environmental justice analysis in its determinations.

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

Field inspection document is included in Attachment 13. The field visit was performed by Mr. Andrés Agrelot, ERTEC's Project Manager, on 10/29/2024. Field checklist completed and photos collected on that, and previous dates are herein included. During the site visit, the concrete pad where the BESS will be installed was observed in good condition and no further refurbishment is warranted. Also observed were the former batteries pad and the path on the asphalt and concrete where the duct pipes for interconnection of the solar photovoltaic system to the panel will run through, all were observed to be in good working conditions and no refurbishment is deemed necessary. Surrounding areas of the project and pictures of the existing roof and other project areas were verified and no further refurbishment is warranted. No identified Recognized Environmental Conditions (RECs) were found during the site visit.

Summary of Findings and Conclusions:

The project will result in a minimal impact on the natural environment due to the preexistence of the facility and that it involves no increase to the site's footprint. The site is in floodplain areas, but the project is not considered a substantial improvement as no additional footprint is increased from what currently is on site, with no topography alterations. There is no ground disturbance.

The project will have a beneficial impact since it will provide resiliency to maintain operations of food distribution during emergencies. Negative impacts include the use of staging areas during the construction period that will be located in a floodplain and will be subject to flooding. However, this impact will be temporary, and the area will have sediment control systems to avoid contamination of runoff.

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

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

Law, Authority, or Factor	Mitigation Measure
PRDNER/EPA	Control of Erosion and Sedimentation Plan/Storm Water Pollution Prevention Plan
Executive Order 11990	National Menu of Best Management Practices (BMPs) for Stormwater-Construction – Runoff, Control, Erosion Control, Sedimentation Control
Endangered Species Act of 1973, particularly Section 7; 50 CFR Part 402	If a Puerto Rican Boa is encountered, work will cease until it moves off the site or, failing that, the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers will be notified for safe capture and relocation of the animal, in accordance with the USFWS Puerto Rican Boa Conservation Measures guidelines

OGPe	The developers of the Project are required to obtain any necessary local authorizations, permits or approvals for governmental agencies, prior to beginning of construction Activities.

Determination:

☐ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **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 because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. 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 now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature:  Date: **03/06/2025**

Name/Title/Organization: **Oscar L. Fontán/Program Manager/ ERTEC, LLC**

Certifying Officer Signature:  Date: March 6, 2025

Name/Title: I. Lorenzo, Permits and Environmental Compliance Specialist

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

Index of Attachments:

Attachment 1 – Airport Hazards Map
Attachment 2 – Coastal Barriers Map
Attachment 3 – FEMA Flood Insurance Rate Map
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Attachment 5 – Coastal Zone Management Plan
Attachment 6 – Historical Aerial Photographs
Attachment 7A- Phase II Evaluation ACMs and LBP Report January 24, 2006
Attachment 7B - Phase II Evaluation ACMs and LBP Report April 11, 2006
Attachment 8A – Environmental Site Investigation Diesel Release, October 13, 2015
Attachment 8B – Initial Monthly Report Diesel Release
Attachment 9 – DNRE NFA of December 19, 2016
Attachment 10 – USACE NFA Letter of March 4, 2016
Attachment 11 – NEPAssist Map and ECHO Report
Attachment 12 - Memorandum to File with the Justification for the Infeasibility and Impracticability of Radon Testing
Attachment 13 – Phase I ESA Site Checklist
Attachment 14A – Critical Habitats Map
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Attachment 16 – Farmlands Protection Report
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Attachment 18 – EDF Report for Section 106 SHPO
Attachment 19- Sole Source Aquifer Map
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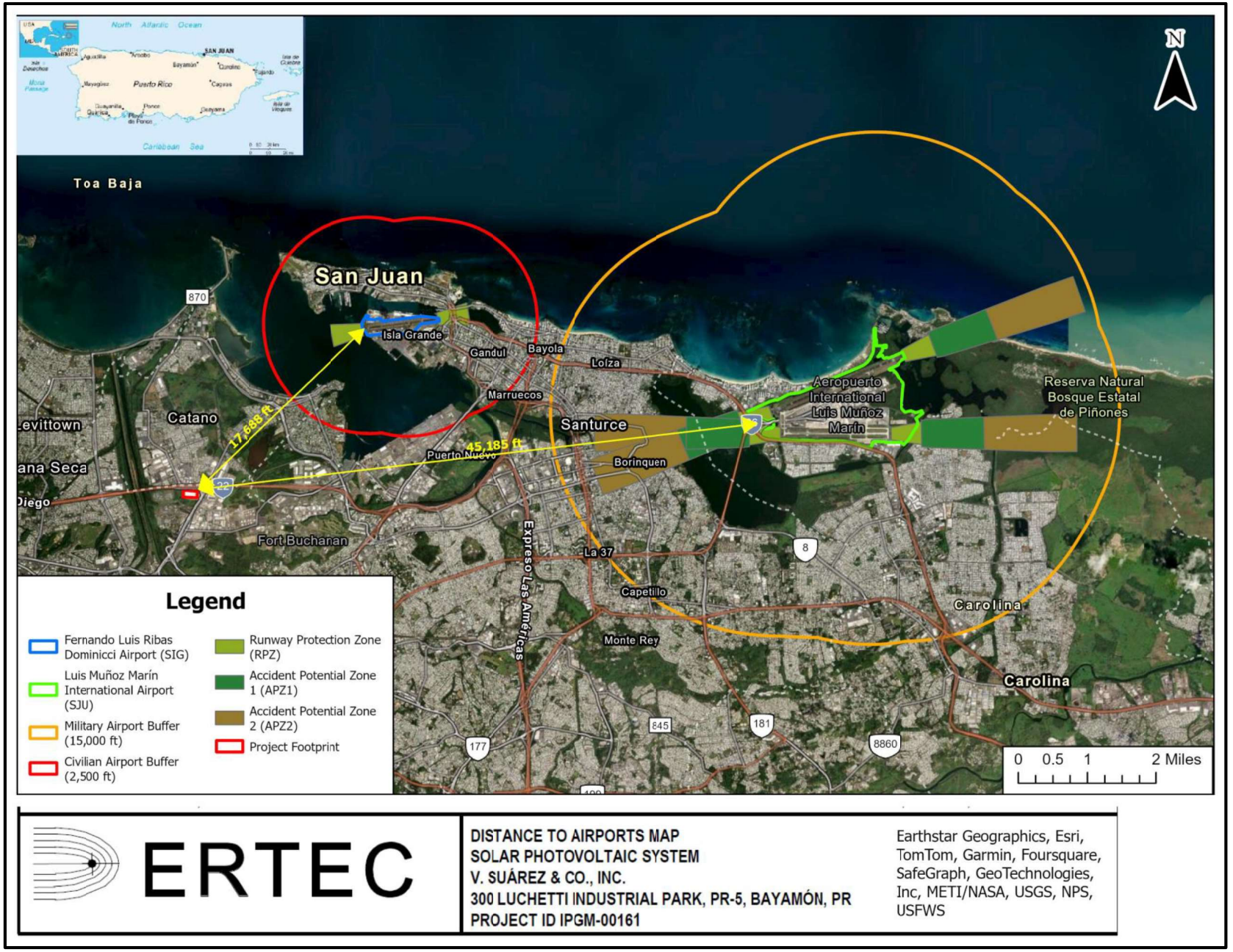
Attachment 21 - USFWS National Wild and Scenic Rivers Map



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DISTANCE TO AIRPORTS MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

Earthstar Geographics, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, USFWS

ATTACHMENT 2

N

August 30, 2024

CBRS Buffer Zone

CBRS Units

Otherwise Protected Area

System Unit

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

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

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

SCALE : AS SHOWN

SOURCE:USFWS COASTAL BARRIERS COLLECTION MAP

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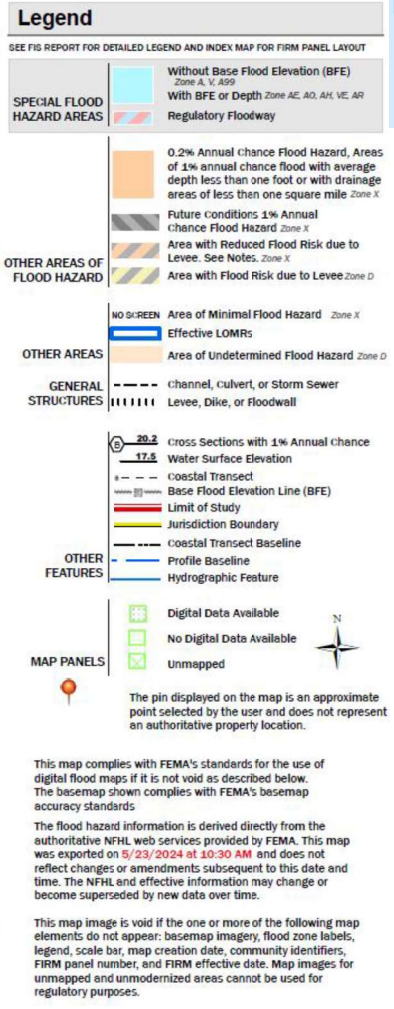
COASTAL BARRIERS RESOURCE MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

ATTACHMENT 3



SCALE: AS SHOWN

SOURCE: NATIONAL FLOOD HAZARD LAYER FIRMETTE

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FEMA FLOOD INSURANCE RATE MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

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

Data is current as of January 31, 2024

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

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

Change the State:
PUERTO RICO GO

Important Notes

Download National Dataset: dbf | xls | Data dictionary (PDF)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
PUERTO RICO								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11 12 13 14 15 16 17 18 19 20 21 22 23 24	/ /		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24	/ /		Part	22,921	72/021
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24	/ /		Whole	28,140	72/033
Guaynabo Municipio	PM-10 (1987)	Mun. of Guaynabo, PR	92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09	02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24	/ /		Part	23,802	72/061
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	18 19 20 21 22 23 24	/ /		Part	23,401	72/123
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24	/ /		Part	147,963	72/127
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24	/ /		Part	52,441	72/137

Important Notes

SCALE : AS SHOWN

SOURCE: EPA PUERTO SO2 NON-ATTAINMENT AREAS (2010)

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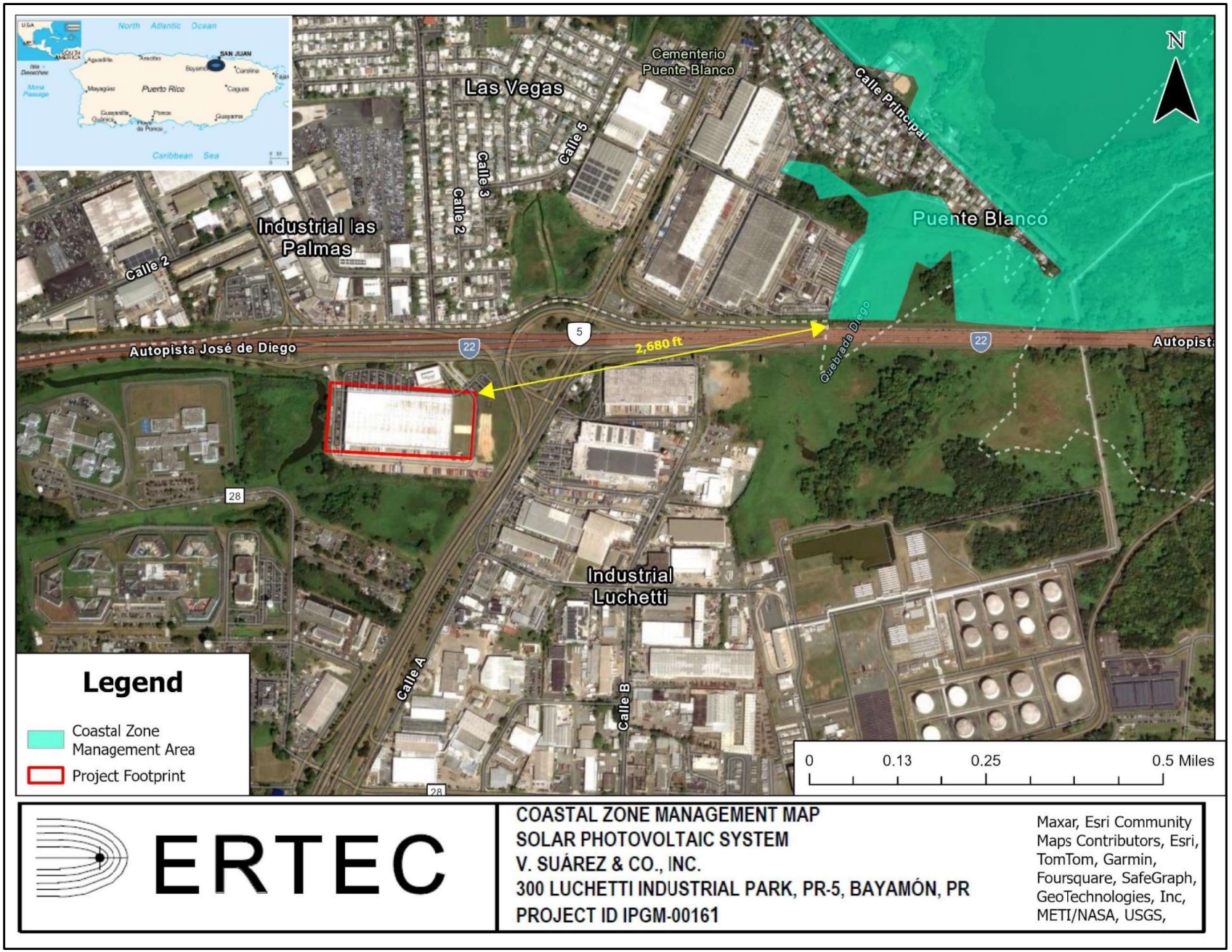
AIR CONTAMINATION NON-ATTAINMENT AREAS MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161



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COASTAL ZONE MANAGEMENT MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

Maxar, Esri Community Maps Contributors, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

ATTACHMENT 6

*

PR-22 and PR-5, Luchetti Indl Park

Bayamon, PR 00961

Inquiry Number: 7861404.8

January 03, 2025

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

01/03/25

Site Name:

*
PR-22 and PR-5, Luchetti Indl I
Bayamon, PR 00961
EDR Inquiry # 7861404.8

Client Name:

ERTEC
P.O. Box 195336
San Juan, PR 00919
Contact: OSCAR FONTAN

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2013	1"=500'	Flight Date: March 13, 2013	USGS
2004	1"=500'	Flight Date: January 20, 2004	USGS
1994	1"=500'	Acquisition Date: November 24, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: March 31, 1989	USGS
1983	1"=500'	Flight Date: February 08, 1983	USGS
1977	1"=500'	Flight Date: March 22, 1977	USGS
1974	1"=500'	Flight Date: January 17, 1974	USGS
1967	1"=500'	Flight Date: September 25, 1967	USGS

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INQUIRY #: 7861404.8

YEAR: 2013

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 7861404.8
YEAR: 2004
= 500'
N
EDR
Subject boundary not shown because it exceeds image extent or image is not georeferenced.


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YEAR: 1994
= 500'
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EDR


INQUIRY #: 7861404.8
YEAR: 1989
= 500'
N
EDR

INQUIRY #: 7861404.8

YEAR: 1983

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 7861404.8
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EDR


INQUIRY #: 7861404.8
YEAR: 1974
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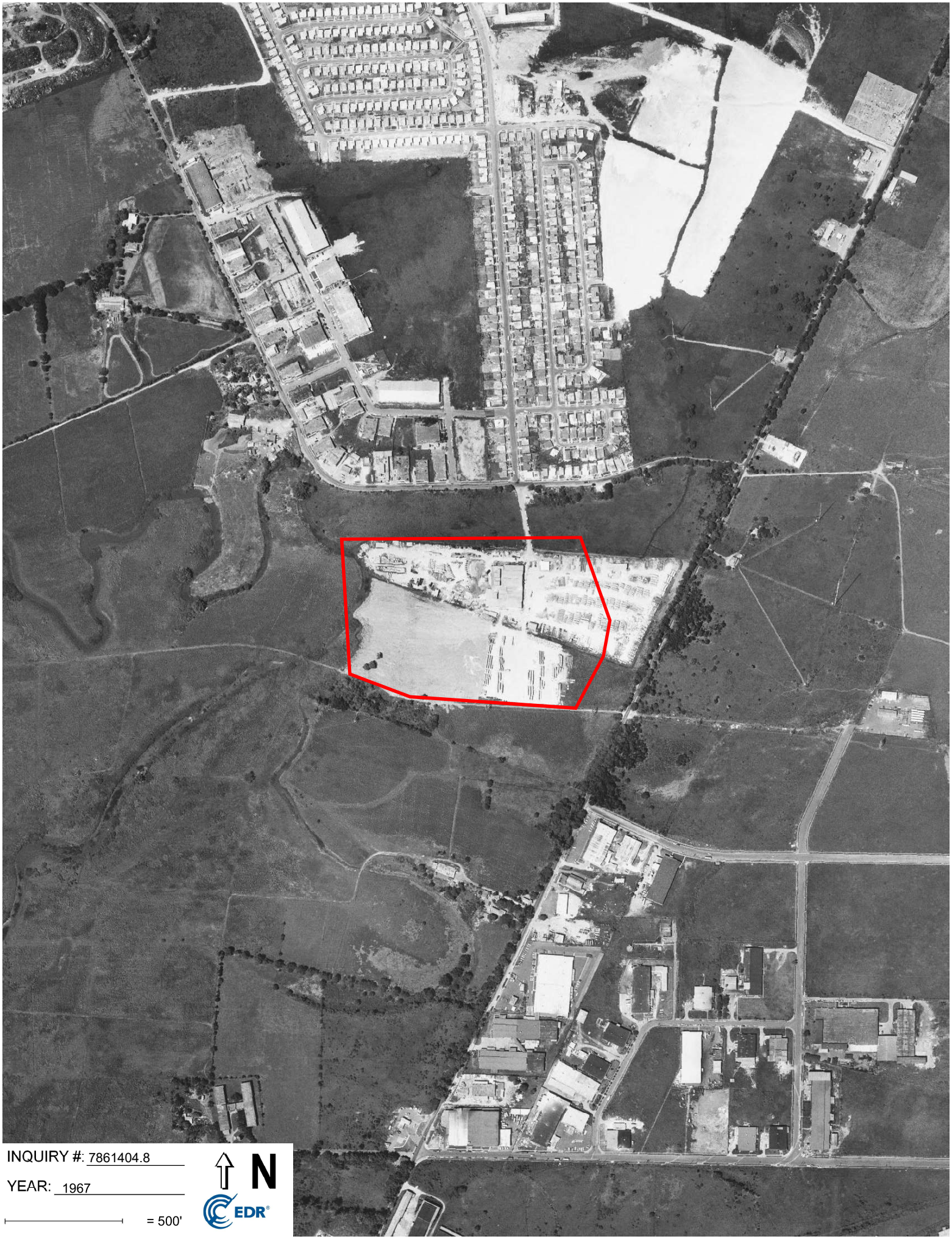
N
EDR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= 500'
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EDR

ATTACHMENT 7A

LEAD-BASED PAINT
AND ASBESTOS CONTAINING MATERIALS (ACMs) SURVEY
ATLANTIC PIPE CORP.
BAYAMÓN, PUERTO RICO

ERTEC PROJECT NO. E-052675

Prepared for

Mr. Raúl M. Pérez Veve
Sociedades Santa Marina, Inc
PO Box 364588
San Juan, PR 00936-4588

January 24, 2006

Prepared by
Environmental Resource Technologies
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TABLE OF CONTENT

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ENVIRONMENTAL RESOURCE TECHNOLOGIES

LEAD-BASED PAINT AND ASBESTOS CONTAINING MATERIALS (ACMs) SURVEY ATLANTIC PIPE BAYAMON, PUERTO RICO ERTEC PROJECT NO. E-052675

1.0 INTRODUCTION

This report summarizes the results of a construction materials survey performed in nine (9) structures that comprised the present structures at the Atlantic Pipe Corporation in Bayamón, Puerto Rico. The structures are used as a factory of concrete piping for the private and public sector. The construction materials survey included the collection of construction material and paint-chip samples to determine if regulated materials subject to disposal requirements were included in the building. Mr. Raúl M. Pérez Veve of Sociedades Santa Marina, Inc. requested this survey as part of the requirements for the demolition or renovation of the structures included in the survey. A sketch showing the surveyed structures and samples location is included in **Figure 1**. Assessing the possible presence of regulated materials is necessary to determine disposal options of such materials and to protect workers and community health during demolition or renovation activities.

Surveying activities were performed of December 5,6,7,8, and 9 of 2005. Surveying activities included the inspection of each of the structures and determination of painted surfaces and building construction materials that could have included in the past the presence of Asbestos Containing Materials (ACMs). A total of one hundred and two (102) grab paint-chip samples, ten (10) paint-chip sample duplicates, twenty six (26) suspected ACMs samples and three (3) ACMs duplicate were collected during sampling activities in December 5,6,7,8, and 9 of 2005. Grab paint-chip samples were analyzed by ***EPA Standard Operating Procedures for Lead in Paint by Hotplate or Microwave-based Acid Digestion and Atomic Absorption***

or Inductively Coupled Plasma Emissions Spectroscopy to determine if samples exceed lead-content that trigger the requirements of mitigation activities. Suspected ACMs samples were analyzed to determine their materials content by Polarized Light Microscopy (PLM) methods.

2.0 SITE BACKGROUND

The structures included in this survey have been identified in **Figure 2A** to **2J** as:

- ✓ Building A
- ✓ Building B
- ✓ Building C
- ✓ Building D
- ✓ Building E
- ✓ Building F
- ✓ Building G
- ✓ Building H
- ✓ Building J
- ✓ Building K

A description of the structures is provided below:

Building A

Building A is a metal frame building covered with aluminum panel with few internal partitions. The building is used as a storage area, sales counter and small office area. It is a two-story building with approximately 14,000 sq. ft of construction.

Building B

Building B is a concrete structure with internal wood and concrete partitions and concrete floor. The building is used as administrative offices. It is a single story building with approximately 7,400 sq. of construction.

Buildings C

Building C is a concrete and steel structure with internal concrete partitions. It is a two-story building with approximately 8,000 sq.ft of construction. The first floor is used as storage area, cafeteria, offices and restrooms. The second floor is used as storage, kitchen area, offices and an area for machinery.

Building D

Building D is a steel and aluminum panel structure with some internal and external concrete partitions. Building D is used as storage, including a restroom and a machinery room. It is a single story building.

Building E

Building E is a steel and aluminum panel structure with some internal pre-cast and concrete partitions. Building E is a single story building used as storage and office space.

Building F

Building F is a steel and aluminum panel structure used as a storage area. It is a single story building.

Building G

Building G is a steel and aluminum panel structure used as a storage area. It is a single story building.

Building H

Building H is a steel and aluminum panel structure used as a storage area. It is a single story building.

Building J

Building J is a steel and aluminum panel structure used as a storage and machinery area. It is a single story building.

Building K

Building K is a steel and aluminum panel structure used as a storage area. It is a single story building.

The structures were surveyed room by room to determine if possible ACMs were detected. In addition, samples were collected from each paint combination observed to determine the possible lead content.

3.0 REGULATORY REQUIREMENTS

3.1 Lead-based Paint

Lead-based paint surveying and removal activities are subject to regulation in Chapter 63A (Residential Lead-Based Paint Hazard Reduction) in Title 42 of the U.S. Code Annotated (The Public Health and Welfare) (48 U.S.C.A. § 4851b), the U.S. Housing and Urban Development Agency (HUD), Occupational Safety and Health Administration (OSHA), the Environmental Protection Agency (EPA) and the Puerto Rico Environmental Quality Board (EQB) guidelines.

According to 48 U.S.C.A. § 4822 (c) ***"lead-based paint"*** means paint or other surface coatings that contain lead in excess of 1.0 milligrams per centimeter squared (cm^2) or 0.5 percent by weight (5,000 mg/kg). This rule is also applied in HUD regulation. HUD regulation also covers responsibility, testing, reporting, abatement, worker protection, cleanup and waste disposal.

EPA (40 C.F.R § 261.24) defines the characteristics of a hazardous waste. According to EPA, wastes analyzed using the Toxicity Characteristic Leaching Procedure (EPA Method 7421 in SW-846) that exhibit a concentration of lead equal to or greater of 5.0 mg/L constitute a hazardous waste. Wastes exhibiting such characteristic are subject to reporting and disposal requirements.

OSHA (29 C.F.R. § 1910.120) requires that employees engaged in hazardous waste operations and emergency response are subject of completion of an initial 40-hrs training, and a yearly 8-hrs review in identification, handling and protection against hazardous wastes. The OSHA Respiratory Protection Rule (29 C.F.R. § 1910.134) defines and requires when employees are required and/or allowed to use respiratory protection devices as respirators and breathing apparatus. The OSHA Construction Industry Standards (29 C.F.R. § 1926.62) establish a legal Permissible Exposure

Limit (PEL) to employees engaged in demolition, construction, response actions and preventive measures.

The Puerto Rico EQB Regulation for the Control of Lead-Based Paint Abatement Activities establish the rules for the inspection, identification, removal and the proper disposal of lead-containing wastes.

3.2 Asbestos Containing Materials

The term "asbestos" describes six naturally occurring fibrous minerals found in certain types of rock formations. The minerals chrysotile, amosite and crocidotile have been most commonly used in building products. Asbestos fibers in construction products that are released to the air can be inhaled causing serious health problems. Under the Clean Air Act of 1970, EPA has regulated asbestos containing materials (ACMs), which by EPA definition are materials with more than 1- percent asbestos. EPA (40 C.F.R. § 61) and OSHA (29 C.F.R. § 1910.1001, 29 C.F.R. § 1926.58) define the regulatory requirements for sampling, removal, disposal and reporting of activities involving ACMs.

4.0 SAMPLING PROCEDURES

From the surveyed structures, paint chip samples were collected from each of the sampling combinations identified at each of the structures. In addition duplicate samples were collected at a rate of one per each ten samples collected. ACMs samples were collected from every material identified at each of the structures in the survey as suspected ACMs. In addition duplicate samples were collected at a rate of one per each ten samples collected. All sample locations were marked in the field for identification purpose, if mitigation activities were required.

Sampling activities were carried out by personnel who had complied with the training requirements of 29 C.F.R. § 1910.120, (40-hrs initial training and 8-hrs yearly review), the requirements of the Puerto Rico Lead Poisoning Prevention Act, EQB, Chapter 15(3)); O.C.G.A. et. seq., the Rules for Lead Based Paint Abatement and Certification, Chapter 391324, the requisites of Chapter V Rule 1541, Section B (2) from the Regulation for the Control of Lead-based Paint Mitigation Activities and with EPA/AHERA (TSCA Title II) Approved Accreditation Training for Asbestos Inspector and with National Institute of Occupational Health and Safety (NIOSH) Sampling and Evaluating Airborne Asbestos Dust (NIOSH 582).

Paint–chip samples were analyzed for lead in percent by weight using ***EPA Standard Operating Procedures for Lead in Paint by Hotplate or Microwave based Acid Digestion and Atomic Absorption or Inductively Coupled Plasma Emissions Spectroscopy***. Collected construction material samples were analyzed for bulk asbestos containing materials (ACMs) content using polarized light microscopy (PLM).

Table 1, below, summarizes the samples for lead-based paint parameter collected:

Table 1- Lead-based Samples Location

Structure No.	*Lead-based Paint Sample No.*	*Sample Location*
Building A	A-LS 1	Interior, Aluminum walls building A, white
Building A	A-LS 2	Steel frames of doors in building A, blue
Building A	A-LS 3	Interior, spiral stair, steel, blue
Building A	A-LS 4	Interior, steel racks of building A, orange
Building A	A-LS 5	Interior, steel racks of building A, gray
Building A	A-LS 6	Interior, wood wall outside office, ivory
Building A	A-LS-7	Interior, wood wall restrooms, ivory
Building A	A-LS 8	Interior, steel door office, white
Building A	A-LS 9	Interior, steel door trim office, white
Building A	A-LS 10	Interior, wood office walls, brown
Building A	A-LS DUP 1	Duplicate of sample A-LS 10
Building A	A-LS 11	Interior, structural steel of building, blue
Building A	A-LS 12	Electrical box, steel, gray
Building A	A-LS 13	Interior, gypsum board wall, area of sales counter, yellow
Building A	A-LS 14	Interior, gypsum board wall, area of sales counter, green
Building A	A-LS 15	Aluminum window frame, white
Building A	A-LS 16	Exterior, entrance of sales counter, iron column, green
Building B	B-LS 17	Interior, concrete wall reception area E, ivory
Building B	B-LS-18	Interior, wood doors reception area E, brown
Building B	B-LS 19	Interior, wood doors frames reception area E, brown
Building B	B-LS 20	Interior, concrete wall office area F, Pink
Building B	B-LS DUP 2	Duplicate of sample B-LS 20
Building B	B-LS 21	Interior, wood door, office F, brown
Building B	B-LS 22	Interior, wood frame, office F, brown
Building B	B-LS 23	Interior, concrete wall, office G, white
Building B	B-LS 24	Interior, wood frame, office G, brown, represents all frames
Building B	B-LS 25	Interior, wood door, office G, brown, represents all doors
Building B	B-LS 26	Interior, concrete wall, area I, white
Building B	B-LS 27	Interior, concrete wall, represents wall paint in areas K, Q, and U, blue
Building B	B-LS 28	Interior, wood wall, white, represents wooden walls in offices L and M.
Building B	B-LS 29	Interior, wood wall, office R, white
Building B	B-LS 30	Interior, concrete wall, office Z, cream
Building B	B-LS DUP 3	Duplicate of sample B-LS 30
Building B	B-LS 31	Interior, concrete wall, office AC, light green
Building B	B-LS 32	Interior, concrete wall, office W, yellow
Building B	B-LS 33	Interior, steel frame, office P, represents all steel door frames in building B
Building B	B-LS 34	Exterior, concrete wall, represents all areas painted in greenish blue color
Building B	B-LS 35	Exterior, concrete wall, represents all areas painted in Ivory color
Building B	B-LS 36	Interior, concrete wall, office Y, Pink
Building C	C-LS 37	Exterior, concrete wall, ivory, represents whole exterior of building
Building C	C-LS 38	Interior, concrete wall, office AH, white
Building C	C-LS 39	Interior, steel door, dark gray, represents doors and windows in office AH

Structure No.	*Lead-based Paint Sample No.*	*Sample Location*
Building C	C-LS 40	Interior, Steel door frame, office AH, dark gray
Building C	C-LS DUP 4	Duplicate of sample C-LS 40
Building C	C-LS 41	Interior, steel door, office AJ, dark gray
Building C	C-LS 42	Interior, steel door frame, office AJ, dark gray
Building C	C-LS 43	Interior, concrete wall, office AJ, ivory
Building C	C-LS 44	Interior, wood door, office AI, brown, represent doors in offices AI and AK
Building C	C-LS-45	Concrete wall, office AI, bone white, represent walls in offices AI and AK
Building C	C-LS-46	Exterior, steel hand rail, brown
Building C	C-LS 47	Interior, Steel door, unit AW, white, sample represents steel doors in units AW and AO
Building C	C-LS 48	Interior, steel frame, unit AW, white, represents steel door frames in units AW and AO
Building C	C-LS 49	Interior, concrete wall, unit AW, green
Building C	C-LS 50	Concrete wall, unit AW, bone white
Building C	C-LS DUP 5	Duplicate of sample C-LS 50
Building C	C-LS 51	Interior, concrete wall, white, represent wall and ceiling in unit AW
Building C	C-LS 52	Interior, wood door, brown, represent all doors in unit AW
Building C	C-LS 53	Interior, wood door frame, brown, represent all door frames in unit AW
Building C	C-LS 54	Interior, concrete wall, unit AO, white, represent all wall and ceiling in units AO, AP, AQ, and AR
Building C	C-LS 55	Interior, concrete wall, unit AO, gray, represent all wall and ceiling in units AO, AP, AQ, and AR
Building C	C-LS 56	Interior, wood door, unit AO, gray, represent all door of units AO, AO, AQ, and AR
Building C	C-LS 57	Interior, wood door, unit AO, gray, represent all frames of units AO, AO, AQ, and AR
Building C	C-LS 58	Concrete wall, bone white, represent all wall of unit AT
Building C	C-LS 59	Interior, concrete wall, white, represent all walls and ceiling of unit AU
Building C	C-LS 60	Interior, concrete wall, peach, represents all walls of unit AV
Building C	C-LS DUP 6	Duplicate of sample C-LS 60
Building C	C-LS 61	Hand rail of stairwell, metal, yellow
Building C	C-LS 62	Interior, structural beams, blue, whole building
Building C	C-LS 63	Machinery, steel, yellow
Building C	C-LS 64	Machinery, steel, green
Building C	C-LS 65	Machinery, steel, blue
Building C	C-LS 66	Interior, concrete wall, bone white, represents all walls of unit AX
Building C	C-LS 67	Interior, wood door, brown, represents all doors of unit AX
Building C	C-LS 68	Interior, wood door frame, brown, represents all doors of unit AX
Building C	C-LS 69	Interior, concrete wall, unit AX, cream
Building D	D-LS 70	Interior, concrete wall, restroom, pink
Building D	D-LS DUP 7	Duplicate of sample D-LS 70
Building D	D-LS 71	Exterior, concrete wall, bone white, represents exterior walls of bathroom
Building D	D-LS 72	Interior, structural beams and columns, blue

Structure No.	*Lead-based Paint Sample No.*	*Sample Location*
Building D	D-LS 73	Exterior, aluminum panel, white
Building D	D-LS 74	Machinery, steel, yellow
Building D	D-LS 75	Machinery, steel, blue
Building E	E-LS 76	Aluminum frame, brown, represents all aluminums frames
Building E	E-LS 77	Interior, aluminum door, brown, represents all aluminums doors
Building E	E-LS 78	Concrete wall, bone white, represent all concrete walls in building E
Building E	E-LS 79	Gypsum board wall, bone white, represent all gypsum board walls in building
Building E	E-LS 80	Interior, wood door, brown, represent all wood doors
Building E	E-LS DUP 8	Duplicate of sample E-LS 80
Building E	E-LS 81	Interior, wood frame, brown, represents all wood frames
Building E	E-LS 82	Interior, steel rack, blue, represents all steel racks in building E
Building E	E-LS 83	Interior, steel rack, orange, represents all steel racks in building E
Building E	E-LS 84	Interior, structural steel beams, blue, represents all in building E
Building E	E-LS 85	Exterior, aluminum panel, white, represent all aluminum panels
Building E	E-LS 86	Exterior, concrete wall, blue
Building F	F-LS 87	Interior, structural steel beams, red, represents all steel beams in building F
Building F	F-LS 88	Exterior, aluminum panel, white, represents all aluminum panel in building F
Building G	G-LS 89	Interior, structural steel beams, blue, represents all structural steel in building G
Building G	G-LS 90	Exterior, aluminum panel, blue,
Building G	G-LS DUP 9	Duplicate of sample G-LS 90
Building G	G-LS 91	Exterior, aluminum panel, white
Building H	H-LS 92	Interior, structural steel beams, blue, represents all structural steel in building H
Building H	H-LS 93	Exterior, aluminum panel, white, represents all aluminum panel in building H
Building J	J-LS 94	Interior, concrete wall, white, represents all walls in building J
Building J	J-LS 95	Interior, concrete wall, orange
Building J	J-LS 96	Interior, steel boxes and fences, yellow
Building J	J-LS 97	Interior, structural steel beams, blue, represents all steel
Building J	J-LS 98	Interior, steel machinery, orange
Building J	J-LS 99	Exterior, aluminum panels, white
Building K	K-LS 100	Interior, structural steel beams, blue
Building K	K-LS DUP 10	Duplicate of sample K-LS 100
Building K	K-LS 101	Interior, steel electrical switchbox, gray
Building K	K-LS 102	Exterior, aluminum panel, white, represent all aluminum panels in exterior of building

Table 2, below summarizes location and characteristics of samples for bulk asbestos content parameter:

Table 2 - Asbestos Containing Materials (ACMs) Samples Location

Structure No.	*ACMs Sample No.*	*Sample Location*	*Comment*
Building A	A-AS 1	Floor tiles, non-friable, black and white	20 ft^2, restrooms of building A
Building A	A-AS 2	Vinyl trim, black, non-friable	Vinyl trim, restrooms of building A
Building A	A-AS 3	Floor tiles, non-friable, black and white	20 ft^2, office of building A
Building A	A-AS 4	Ceiling tile, non-friable, white	120 ft^2, office and restrooms building A
Building A	A-AS 5	Ceiling tiles, non-friable, white	Ceiling tiles, office of building A
Building A	A-AS 6	Wall, friable gypsum board, white	Area of sales counter
Building A	A-AS 7	Ceiling tile, friable, white	Area of 120 ft^2, represent whole area
Building A	A-AS 8	Vinyl floor tiles, non-friable, white	Area of 200 ft^2
Building B	B-AS 9	Vinyl floor tiles, non-friable, cream	Area of 135 ft^2, office F
Building B	B-AS DUP 1	Vinyl floor tiles, non-friable, cream	Duplicate of B-AS 9
Building B	B-AS 10	Vinyl floor tiles, non friable, cream	Area of 135 ft^2, office G
Building B	B-AS 11	Vinyl floor tiles, non-friable, white	Area of 960 ft^2, office I
Building B	B-AS 12	Vinyl floor tiles, non-friable, cream	Office I of approximate 180 ft^2
Building B	B-AS 13	Vinyl floor tiles, non-friable, cream	Office I of approximate 270 ft^2
Building B	B-AS 14	Ceiling tile, friable, white	Area of 40 ft^2, represent ceiling of restrooms
Building C	C-AS 15	Vinyl floor tile, non-friable, white	Area of 162 ft^2, office AH
Building C	C-AS DUP 2	Vinyl floor tile, non-friable, white	Duplicate of C-AS 15
Building C	C-AS 16	Ceiling tiles, friable, white	Area of 27 ft^2, office AH
Building C	C-AS 17	Vinyl floor tiles, non-friable, cream	Area of 400 ft^2, represents floor tiles of offices AJ, AK, AI
Building C	C-AS 18	Ceiling tiles, friable, white	Area of 400 ft^2, represents ceiling tiles of offices AJ, AK, AI
Building C	C-AS 19	Vinyl floor tiles, non-friable, white	Area of 450 ft^2, represent floor tiles of kitchen at the 2^{nd} level AW
Building C	C-AS 20	Vinyl floor tiles, non-friable, cream	Area of 96 ft^2, office AP
Building C	C-AS 21	Vinyl floor tiles, non-friable, cream	Area of 352 ft^2, represents floor tiles of cafeteria
Building C	C-AS 22	Vinyl floor tiles, non-friable, gray	Area of 600 ft^2, represents floor tiles of offices AX
Building C	C-AS 23	Ceiling tiles, friable, white	Area of 600 ft^2, represents ceiling tiles of offices AX
Building E	E-AS 24	Gypsum board wall, friable, white	Represent all wall separations of offices in building E
Building E	E-AS 25	Vinyl floor tiles, non-friable, white	Area of 1500 ft^2, represents floor tiles of building E
Building E	E-AS DUP 3	Vinyl floor tiles, non-friable, white	Duplicate of E-AS 25
Building E	E-AS 26	Ceiling tiles, friable, white	Area of 1500 ft^2, represents ceiling tiles of building E

5.0 Sample Analysis Results

Laboratory analysis results of paint-chip samples are included in **Attachment 1**. Laboratory analysis results of collected bulk asbestos samples are included in **Attachment 2**. Chain of Custody Records of collected samples is included in **Attachment 3**. Summary results of paint-chip and ACM samples are presented below:

Table 3- Summary Laboratory Analysis Results for Lead Parameter

Structure No.	*Lead-based Paint Sample No.*	*Analysis Results (% by Weight)*
Building A	A-LS 1	<0.02
Building A	A-LS 2	0.03
Building A	A-LS 3	0.19
Building A	A-LS 4	7.97
Building A	A-LS 5	0.94
Building A	A-LS 6	<0.01
Building A	A-LS 7	<0.01
Building A	A-LS 8	<0.01
Building A	A-LS 9	<0.01
Building A	A-LS 10	<0.01
Building A	A-LS DUP 1	0.14
Building A	A-LS 11	<0.02
Building A	A-LS 12	<0.03
Building A	A-LS 13	<0.01
Building A	A-LS 14	<0.01
Building A	A-LS 15	<0.01
Building A	A-LS 16	<0.01
Building B	B-LS 17	<0.01
Building B	B-LS 18	<0.01
Building B	B-LS 19	<0.01
Building B	B-LS 20	<0.01
Building B	B-LS DUP 2	<0.01
Building B	B-LS 21	<0.01
Building B	B-LS 22	<0.01
Building B	B-LS 23	0.01
Building B	B-LS 24	0.01
Building B	B-LS 25	0.01
Building B	B-LS 26	<0.01
Building B	B-LS 27	<0.01
Building B	B-LS 28	0.01
Building B	B-LS 29	0.02
Building B	B-LS 30	<0.01
Building B	B-LS DUP 3	0.01
Building B	B-LS 31	0.01
Building B	B-LS 32	0.01

Structure No.	*Lead-based Paint Sample No.*	*Analysis Results (% by Weight)*
Building B	B-LS 33	0.02
Building B	B-LS 34	<0.01
Building B	B-LS 35	<0.01
Building B	B-LS 36	0.01
Building C	C-LS 37	0.01
Building C	C-LS 38	0.01
Building C	C-LS 39	0.02
Building C	C-LS 40	0.01
Building C	C-LS DUP 4	0.01
Building C	C-LS 41	0.01
Building C	C-LS 42	<0.01
Building C	C-LS 43	0.06
Building C	C-LS 44	0.01
Building C	C-LS 45	0.01
Building C	C-LS 46	0.01
Building C	C-LS 47	0.02
Building C	C-LS 48	0.01
Building C	C-LS 49	<0.01
Building C	C-LS 50	<0.01
Building C	C-LS DUP 5	<0.01
Building C	C-LS 51	<0.01
Building C	C-LS 52	<0.01
Building C	C-LS 53	<0.01
Building C	C-LS 54	<0.01
Building C	C-LS 55	<0.01
Building C	C-LS 56	<0.01
Building C	C-LS 57	<0.01
Building C	C-LS 58	0.01
Building C	C-LS 59	<0.01
Building C	C-LS 60	<0.01
Building C	C-LS DUP 6	0.01
Building C	C-LS 61	**4.27**
Building C	C-LS 62	0.06
Building C	C-LS 63	**4.37**
Building C	C-LS 64	0.24
Building C	C-LS 65	0.07
Building C	C-LS 66	<0.01
Building C	C-LS 67	<0.01
Building C	C-LS 68	<0.01
Building C	C-LS 69	<0.01
Building D	D-LS 70	**0.82**
Building D	D-LS DUP 7	0.42
Building D	D-LS 71	0.01
Building D	D-LS 72	<0.01
Building D	D-LS 73	0.13
Building D	D-LS 74	**9.97**
Building D	D-LS 75	0.14
Building E	E-LS 76	0.05
Building E	E-LS 77	<0.01
Building E	E-LS 78	0.04
Building E	E-LS 79	<0.01

Structure No.	*Lead-based Paint Sample No.*	*Analysis Results (% by Weight)*
Building E	E-LS 80	<0.01
Building E	E-LS DUP 8	<0.01
Building E	E-LS 81	<0.01
Building E	E-LS 82	0.12
Building E	E-LS 83	**9.22**
Building E	E-LS 84	<0.01
Building E	E-LS 85	<0.01
Building E	E-LS 86	<0.01
Building F	F-LS 87	<0.01
Building F	F-LS 88	0.04
Building G	G-LS 89	0.08
Building G	G-LS90	0.02
Building G	G-LS DUP	0.02
Building G	G-LS 91	0.02
Building H	H-LS 92	0.44
Building H	H-LS 93	0.06
Building J	J-LS 94	<0.01
Building J	J-LS 95	<0.01
Building J	J-LS 96	**2.75**
Building J	J-LS 97	0.05
Building J	J-LS 98	<0.01
Building K	J-LS 99	<0.01
Building K	K-LS 100	<0.01
Building K	K-LS DUP10	<0.01
Building K	K-LS 101	<0.01
Building K	K-LS 102	0.08

Table 4- Summary Laboratory Analysis Results for Asbestos Content

Structure No.	*ACMs Sample No.*	*ACM Content (percent)*	*Regulatory Level (%)*
Building A	A-AS 1	No asbestos detected	>1%
Building A	A-AS 2	No asbestos detected	>1%
Building A	A-AS 3	No asbestos detected	>1%
Building A	A-AS 4	No asbestos detected	>1%
Building A	A-AS 5	No asbestos detected	>1%
Building A	A-AS 6	No asbestos detected	>1%
Building A	A-AS 7	No asbestos detected	>1%
Building A	A-AS 8	No asbestos detected	>1%
Building B	B-AS 9	<1%, 2% on Bitumen	>1%
Building B	B-AS DUP 1	<1%, 1-2% on Bitumen	>1%
Building B	B-AS 10	<1%, 2% on Bitumen	>1%
Building B	B-AS 11	<1%, 1-2% on Bitumen	>1%
Building B	B-AS 12	<1%, 3% on Bitumen	>1%
Building B	B-AS 13	<1%, 1-2% on Bitumen	>1%
Building B	B-AS 14	No asbestos detected	>1%
Building C	C-AS 15	No asbestos detected	>1%
Building C	C-AS DUP 2	No asbestos detected	>1%
Building C	C-AS 16	No asbestos detected	>1%

Structure No.	*ACMs Sample No.*	*ACM Content (percent)*	*Regulatory Level (%)*
Building C	C-AS 17	No asbestos detected	>1%
Building C	C-AS 18	No asbestos detected	>1%
Building C	C-AS 19	<1%, 2% on Bitumen	>1%
Building C	C-AS 20	No asbestos detected	>1%
Building C	C-AS 21	No asbestos detected	>1%
Building C	C-AS 22	<1%	>1%
Building C	C-AS 23	No asbestos detected	>1%
Building E	E-AS 24	No asbestos detected	>1%
Building E	E-AS 25	<1%, 2% on Bitumen	>1%
Building E	E-AS DUP 3	<1%, 1-2% on Bitumen	>1%
Building E	E-AS 26	No asbestos detected	>1%

As can be observed in **Table 3**, from the paint-chip samples collected, samples **A-LS 4** with a lead result of **7.97%, A-LS 5** with a lead result of **0.94%**, **C-LS 61** with a lead result of **4.27%**, **C-LS 63** with a lead result of **4.37%**, **D-LS 70** with a lead result of **0.82%**, **D-LS 74** with a lead result of **9.97%**, **E-LS 83** with a lead result of **9.92%**, and **J-LS 96** with a lead result of **2.75%**, showed lead content in excess of the requirements of 48 U.S.C.A. § 4822 (c) that classifies as ***"lead-based paint"*** surface coatings that contain lead in excess of **0.5% weight**. These materials are located in building A, C, D, E, and J as shown in **Table 1 and Figures 2A to 2F.**.

As can be observed from **Table 4**, from the samples collected on the survey as suspected ACMs, the bitumen material in several vinyl tiles from buildings B. C and E exceeded the regulatory requirement of equal or greater than 1% to classify the materials as ACMs. Bitumen on samples **B-AS-9**, its duplicate **B-AS DUP1, B-AS-10, B-AS-11, B-AS-12, B-AS-13, C-AS-19, E-AS-25** and its duplicate **E-AS DUP3** showed an asbestos content from 1 to 3 % making the material subject to removal according to statutory requirements. The approximate area covered by such materials is disclosed as follows:

Structure No.	*ACMs Sample No.*	*ACM Content (percent)*	*Approximate Area (sq. ft.)*
Building B	B-AS 9	<1%, 2% on Bitumen	135
Building B	B-AS DUP 1	<1%, 1-2% on Bitumen	N/A
Building B	B-AS 10	<1%, 2% on Bitumen	135
Building B	B-AS 11	<1%, 1-2% on Bitumen	960
Building B	B-AS 12	<1%, 3% on Bitumen	180

Structure No.	*ACMs Sample No.*	*ACM Content (percent)*	*Approximate Area (sq. ft.)*
Building B	B-AS 13	<1%, 1-2% on Bitumen	270
Building C	C-AS 19	<1%, 2% on Bitumen	400
Building E	E-AS 25	<1%, 2% on Bitumen	1500
Building E	E-AS DUP 3	<1%, 1-2% on Bitumen	N/A
Aproximate Total			**3,580**

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the laboratory analysis results of collected paint chip samples it is our opinion that paint coatings on the storage racks painted in color **orange** and **gray** at **building A** (sample **A-LS 4** and **A-LS 5**), stairs painted color yellow (**sample C-LS 61**), all machinery painted **yellow** (**sample C-LS 63**) at **building C**, concrete walls painted in pink (samples **D-LS 70** and its duplicate **D-LS DUP 7**) machinery painted in yellow (sample **D-LS 74**) at **building D**, all steel racks painted in blue (sample **E-LS 83**) in **building E** and all steel and metal gates, and electrical boxes painted in yellow(sample **J-LS 96**) in **building J** exceeds the criteria to classify the paint as lead-based-paint and makes the material subject to regulatory removal and disposal requirements. The material is subject to licensed-removal and disposal at an appropriate licensed industrial landfill.

Based on the results of construction material samples, approximately 3,580 sq.ft. of bitumen on vinyl tiles from buildings B, C and E exceeded the regulatory requirement of equal or greater than 1% to classify the materials as ACMs and are subject of removal and disposal activities under ACMs regulation.

Disposal of construction materials not affected by lead-based paint and ACMs regulation are subject to be demolished and disposed according to the requirements of the Non-hazardous Wastes Disposal Regulation of the EQB.

ATTACHMENT 7B

LEAD-BASED PAINT
RESAMPLING
ATLANTIC PIPE CORP.
BAYAMÓN, PUERTO RICO

ERTEC PROJECT NO. E-063029

Prepared for

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April 11, 2006

Prepared by
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LEAD-BASED PAINT RE-SAMPLING
ATLANTIC PIPE
BAYAMON, PUERTO RICO
ERTEC PROJECT NO. E-063029

1.0 INTRODUCTION

This report summarizes the results of a lead-based paint survey performed in one (1) structure at the Atlantic Pipe Corporation in Bayamón, Puerto Rico. This survey was a request of Mrs. Magali Rios of the **Puerto Rico Environmental Quality Board (PREQB)**. The purpose of the survey was to confirm the positive results of a December 2005 survey in an area to be demolished and lead-based paint disposed. A sketch showing the surveyed structure and samples location is included in **Figure 1**. Assessing the possible presence of regulated materials is necessary to determine disposal options of such materials and to protect workers and community health during demolition or renovation activities.

Surveying activities were performed on April 5, 2005. Surveying activities included the inspection of the structure and determination of painted surfaces. A total of one (**1**) grab paint-chip sample and one (**1**) paint-chip sample duplicates were collected during sampling activities in April 5, 2005. Grab paint-chip samples were analyzed by ***EPA Standard Operating Procedures for Lead in Paint by Hotplate or Microwave-based Acid Digestion and Atomic Absorption or Inductively Coupled Plasma Emissions Spectroscopy*** to determine if samples exceed lead-content that trigger the requirements of mitigation activities.

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2.0 SITE BACKGROUND

The structure included in this survey has been identified in **Figure 2** as:

✓ Building D

Building D is a steel and aluminum panel structure with some internal and external concrete partitions. Building D is used as storage, including a restroom and a machinery room. It is a single story building.

Table 1, below, summarizes the samples for lead-based paint parameter collected:

Table 1- Lead-based Samples Location

Structure No.	*Lead-based Paint Sample No.*	*Sample Location*
Building D	D-LS 70 R	Interior, Concrete Wall, Restroom Pink
Building D	D-LS Dup 1	Duplicate of sample D-LS 70 R

3.0 Sample Analysis Results

Laboratory analysis results of paint-chip samples are included in **Attachment 1**. Chain of Custody Records of collected samples is included in **Attachment 2**. Summary results of paint-chip samples are presented below:

Table 2- Summary Laboratory Analysis Results for Lead Parameter

Structure No.	*Lead-based Paint Sample No.*	*Analysis Results (% by Weight)*
Building D	D-LS 70 R	**1.00**
Building D	D-LS Dup 1	**0.87**

As can be observed in **Table 2**, from the paint-chip samples collected, samples **D-LS 70 R** with a lead result of **1.00%** and sample **D-LS Dup 1** with a lead result of

0.87 showed lead content in excess of the requirements of 48 U.S.C.A. § 4822 (c) that classifies as ***"lead-based paint"*** surface coatings that contain lead in excess of **0.5% weight**. These materials are located in building D, as shown in **Table 1 and Figures 2**.

4.0 Conclusions and Recommendations

Based on the laboratory analysis results of collected paint chip samples it is our opinion that paint coatings on the concrete wall painted in color **pink** (samples **D-LS 70 R** and its duplicate **D-LS DUP 1**) at **building D** exceeds the criteria to classify the paint as lead-based-paint and makes the material subject to regulatory removal and disposal requirements. These confirm the positive results of the sampling performed on the restroom area on December 9, 2005. The material is subject to licensed-removal and disposal at an appropriate licensed industrial landfill.

Disposal of construction materials not affected by lead-based paint regulation are subject to be demolished and disposed according to the requirements of the Non-hazardous Wastes Disposal Regulation of the EQB.

ATTACHMENT 8

ERTEC
ENVIRONMENTAL RESOURCE TECHNOLOGIES

October 14, 2015

HAND DELIVERY

Mr. Juan J. Babá - Director
Environmental Emergencies Area
Puerto Rico Environmental Quality Board
Edificio de Agencias Ambientales Cruz A. Matos
San José Industrial Park
1375 Avenida Ponce de León
San Juan, Puerto Rico 00926-2604

C: Eng. Amarilys Rosario Ortiz

SUBJECT: ENVIRONMENTAL SITE INVESTIGATION (ESI)
DIESEL RELEASE – V. SUAREZ & COMPANY
BAYAMÓN, PUERTO RICO
ERTEC JOB NUMBER: 155373

Dear Mr. Babá:

On behalf of **V. Suárez & Company Inc.** (V. Suárez), please find the Environmental Site Investigation (ESI) Report for the work conducted In August and September 2015 at the referenced site a result of an accidental diesel release at the V-Suárez facilities located at the corner of State Road PR-22 (Expreso De Diego) and State Road PR-5 in the municipality of Bayamón, Puerto Rico.

Should you have any questions or comments regarding the content of the Report, please contact the undersigned at (787) 792-8902 or Eng. Francisco Marrero at (787) 235-4919 at V. Suárez.

Respectfully,

Oscar Fontán
ERTEC-Program Manager

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ERTEC
ENVIRONMENTAL RESOURCE TECHNOLOGIES

REPORT

ENVIRONMENTAL SITE INVESTIGATION
DIESEL RELEASE
V-SUÁREZ & COMPANY
BAYAMÓN, PUERTO RICO

ERTEC JOB NUMBER E155373

PREPARED FOR:

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DATE PREPARED:

OCTOBER 13, 2015

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ENVIRONMENTAL SITE INVESTIGATION
DIESEL RELEASE
V-SUÁREZ & COMPANY
BAYAMÓN, PUERTO RICO

ERTEC JOB NUMBER E155373

1.0 INTRODUCTION

In July 2015, V. Suárez & Company (V. Suárez) contracted the services of ERTEC, PSC–Environmental Consultants (ERTEC) to perform an Environmental Site Investigation (ESI) at its facility located at the corner of State Road PR-22 (Expreso De Diego) and State Road PR-5 in the municipality of Bayamón, Puerto Rico (the Site). **Figure 1** shows the location of the Site on the USGS Topographic Map of the Bayamón, Puerto Rico Quadrangle.

1.1 Objectives

The objectives of the ESI were to: 1) delineate impacts to the unsaturated soil zone and groundwater beneath the Site resulting from an accidental diesel fuel release from one of the facility Emergency Power Generator; and, 2) identify impacts, if any, to a surface water low-lying area located west of the Site, into which the facility storm water drain system discharges.

1.2 Limitations

This report was prepared by **ERTEC** for and is intended for the exclusive use of the Client (V. Suárez & Company). The report's contents may not be relied upon by any party other than the Client without the express written permission of **ERTEC**. The report's findings are based on conditions that existed at the time of **ERTEC's** site visits and should not be relied upon to precisely represent conditions at any other time.

The conclusions included in this report are based on: **ERTEC's** observation of existing site conditions; our interpretation of site history and site usage information provided by the Client; and the results of a program of subsurface exploration, sample screening, and chemical testing. The concentrations of contaminants **ERTEC** measured may not be representative of conditions between locations sampled. Be aware that conditions may change at any sampled or un-sampled locations as a function of time in response to natural conditions, chemical reactions, and/or other events.

Conclusions about site conditions under no circumstances comprise a warranty that conditions in all areas within the site and beneath structures are of the same quality as those sampled. Recognized, too, that contamination may exist in forms not indicated by the exploration **ERTEC** conducted.

The scope of service **ERTEC** implemented was based, in part, on rules and regulations that **ERTEC** understood to be current or expected at the time **ERTEC** developed its proposal. Changes in regulations, interpretations, and/or enforcement policies may occur at any time and such changes could affect the extent of remediation required.

1.3 Report Organization

The remainder of this report is organized into the following sections:

Section 2.0 Site Description;

Section 3.0 Historical Information of the Facility.

Section 4.0 Investigation Procedures.

Section 5.0 Investigation Results

Section 6.0 Conclusions; and

Section 7.0 Recommendations

2.0 SITE DESCRIPTION

2.1 Current Description of the Facility

The subject Site was formerly occupied by Atlantic Pipe, a company that manufactured reinforced concrete conduits/pipes and related appurtenances. In 2006, the property was acquired by V. Suárez and re-developed to become what is today the main administrative offices of V. Suárez combined with a warehouse for the distribution of dry goods and beverages.

Figure 2 provides the Site layout. This figure shows the following main structures at Site:

- V. Suárez Office Building (approximately 60,000 square feet);
- Main warehouse for the distribution of dry goods and beverages (approximately 320,000 square feet);
- Parking area for employees and visitors;
- Two (2) enclosed above ground Emergency Power Generators;
- One (1) 5,000-gallon capacity above ground storage tank (AGST) for the storage of diesel fuel that is located within a secondary concrete containment unit;
- An electrical substation and related appurtenances; and
- A fire water AGST located at the northwest corner of the property.

Also, the Site includes an underground 36-inch diameter concrete storm water line that runs parallel to the north property boundary. This line collects the storm water surface runoff from the buildings and parking lots through surface drains. The line discharges into a low-lying area located immediately adjacent to the west of the Site.

2.2 Fuel Storage Information

The Site includes a steel AGST located in a secondary reinforced concrete containment unit for the storage of diesel fuel. The tank has a storage capacity of 5,000 gallons. This tank supplies diesel fuel to the Site's emergency power generators through a one (1) inch diameter galvanized pipe that is connected to each of the fuel storage day-tank located underneath the emergency generator units. A transfer pump is activated by the fuel level in the day tank. The day tanks have a storage capacity of 200 gallons. The emergency power generators are located approximately 20 feet northwest of the diesel fuel AGST and north (up-gradient) of the Site's storm water underground collection system.

2.3 Topography

According to the information obtained from Google Earth® geographical information program, the Site is located at the following coordinates 18°25'16.03"N and 66° 08'40.94"W at an elevation of approximately 10 to 20 feet above mean sea (AMSL).

The Site includes two (2) main buildings (office and warehouse) and other related appurtenances including parking areas, a storm water pond located at the northeast corner of the Site, internal paved roads, and a lawn area to the east and north. Approximately 70 percent of the Site is covered by buildings, parking areas, concrete/asphalt pavement, and the remaining areas are covered with grass that slopes towards the north and east of the Site.

2.4 Geology

According to the USGS Geologic Map of the Bayamón Quadrangle, prepared by Watson H. Monroe, (USGS Map I-751), the Site is located over "Alluvial Deposits" (Qa) consisting of sand, clay, and sandy clay; beds of sand, containing gravel and cobbles in valleys of Río de Bayamón and Río de La Plata. The seaward parts of the valley of the

Río de Bayamón and Río de La Plata are apparently deltas of the two rivers which built out into a lagoon now fill-in by alluvium to form the large swamps in the north part of the quadrangle. The thickness of the formation is up to 25 meters.

2.5 Hydrogeology

2.5.1 Surface Water bodies

The nearest surface body is the Río Bayamón located approximately 3,500 feet west of the Site. This Río Bayamón, which is currently channelized in the general area of the Site, flows to the north and discharges into the Atlantic Ocean.

2.5.2 Groundwater Flow Direction

Based on surface elevations and geotechnical borings drilled for the construction of the facilities, the ground water is found at a depth of approximately 10 feet below grade. Expected ground water flow is toward the northwest, north and northeast toward the Atlantic Ocean and the rivers on either side of the Site.

2.5.3 Extraction Wells

According to the USGS National Water Information System Data base, there are no active groundwater wells within a (1) mile radius of the Site.

3.0 FACILITY BACKGROUND

3.1 General Site History

Based on Google Earth imagery, the Site was undeveloped land until approximately the year 1984 when it was occupied by Atlantic Pipe, a company that manufactured reinforced concrete conduits/pipes and related sanitary appurtenances. In the year 2006, the property was acquired and re-developed by V. Suárez into the main office of V. Suárez together with a 320,000 square feet warehouse for the distribution of food and beverages.

3.2 Statement of the Problem

On July 2, 2015, V. Suárez personnel discovered that approximately 3,000 gallons of diesel fuel were unaccounted for from the diesel fuel AGST. Initially, the facility personnel thought that the fuel was stolen since there was no physical evidence of a surface release from the above ground diesel tank. Further investigations revealed the presence of diesel fuel in the facility underground storm water system that discharges west of the Site. Based on this finding, the facility personnel continued their investigation and found that the source of the diesel fuel detected in the storm water system came from the emergency power generator day tank. The day tank was taken out of operation and a direct above ground line from the AGST to the generator was installed.

Following the discovery of the diesel fuel in the facility storm water system, V. Suárez contacted Indutech Environmental Services (IES) to conduct containment and cleanup of the diesel fuel release. Concurrently, the Puerto Rico Environmental Quality Board (PREQB) and other environmental response agencies were notified on July 2, 2015 and the incident reported.

The cleanup of the release was performed between July 2 and July 16, 2015. Initially, a vacuum truck was used to remove the water and diesel fuel from Manhole #5. Subsequently, a specialized water hose with spray nozzles was used to inject a mixture of water and biodegradable chemical detergent into the storm water line. Absorbent booms and pads were placed in the discharge manhole and on the low land area west of the Site. The absorbent materials were replaced several times during the cleanup period and continue.

As required by the PREQB, on July 27, ERTEC submitted a Site Investigation Plan (SIP) to evaluate the impacts to the soil and groundwater beneath the Site and to the off-Site low lying area. The SIP was submitted to the PREQB Environmental Response Division for approval and implemented by ERTEC between August 26 and September 2, 2015. The investigation results are the subject of this report.

4.0 INVESTIGATION PROCEDURES

Following is a description of the investigation procedures conducted during this remedial investigation.

4.1 Scope of Work

The Scope of Work for the evaluation of the potential environmental impacts at the Site and adjacent low lying area was in accordance with the request by the Puerto Rico PREQB representative (Ms. Amarylis Rosario) during a meeting held at site on July 14, 2015. At that meeting, Ms Rodríquez stated that the analytical parameter for this investigation was to be Total Petroleum Hydrocarbons in the Diesel Range Organics (TPH-DRO).

The Scope of Work conducted during this investigation consisted of the following activities:

- An underground utilities survey using a Ground Penetrating Radar (GPR) to identify conduits and utilities in the perimeter of the emergency power generator and immediate areas;
- Performance of a camera survey of the storm water collection system interior to determine the integrity of the line and identify potential migration pathways of diesel fuel within the storm water collection system;
- Collection, field screening, and laboratory analysis of unsaturated zone soil samples to determine if a source of diesel fuel impacts remains in the unsaturated zone around the emergency generators area and along the storm water collection system;
- Collection and analysis of groundwater samples to evaluate diesel fuel impacts to the saturated zone along the storm water collection system and in the area of the emergency generator; and

- Collection of sediment samples using a hand held soil sampler and surface water samples using Teflon bailers from the adjacent low lying area where the facility storm water system discharges to determine the presence of diesel fuel impacts, if any.

4.2 Underground Utilities Survey

Before drilling and sampling activities were initiated at the Site, an underground utilities survey was conducted on August 25, 2015, to identify the presence of underground water lines, power lines, and other subterranean structures, not identified to ERTEC's personnel by the property owner. The utilities survey results were used to:

(a) Identify possible conduits through which diesel fuel may have migrated from the aboveground day tank of the emergency power generator;

(b) Avoid the possibility of accidental damage or impact to underground utilities, such as power, water and/or any buried structure during drilling activities; and

(c) To protect the drilling and investigation site personnel and equipment during such activities.

The utilities survey was performed using a Ground Penetrating Radar (GPR) and Pipe Locator equipment. This activity included a review of existing facility drawings for the location of underground piping(s) and manholes and interviews with V. Suárez personnel, when required, to confirm the presence, if any, of underground utilities. The locations of underground lines were temporarily marked at Site with white spray paint.

Precautions were undertaken at all times to minimize damage to the underground utilities when drilling thru an impervious surface, such as concrete and asphalt. **Appendix 1** provides the subsurface protocol checklist for this activity.

4.3 Camera Survey

On **September 1, 2015**, Complete Well & Pumps Service, Inc. conducted a camera survey to determine the conditions of the storm water drainage system where residual diesel fuel was observed. A closed circuit robotic crawler television camera (CCTV camera) was lowered into the 36-inch diameter concrete storm drain line through manholes to record pipeline conditions. Approximately 816 linear feet of storm drain line were surveyed during eight (8) runs. **Appendix 2** includes the camera survey report and the DVD video is attached to this ESI report.

4.4 Field Sampling

The on-Site field sampling activities consisted of the drilling of 12 soil borings and the collection and analysis of 23 soil and eight (8) groundwater samples plus field quality control samples. The off-Site low lying area field sampling activities consisted of the collection and analysis of three (3) surface sediment and three (3) surface water samples in addition to field quality control samples. Field work was performed following the personal safety procedures established in the Project Health and Safety Plan provided in **Appendix 3.**

In accordance with the Project Health and Safety Plan, daily safety meetings were conducted by the Project Manager or Health & Safety Officer before the commencement of field work to identify at a minimum the following:

- Physical Risks associated with each activity to be performed (i.e proper use of equipment, emergency procedures, etc.);
- Potential chemical exposure risks to residual hydrocarbons; and
- Possible physical risks associated with underground utilities.

During safety meetings, field personnel were instructed regarding the use of personal protection equipment (Level "D"), including the name, address and telephone number of the nearest hospital and the following safety concerns, among others: hand protection, traffic safety control, and emergency procedures. Safety meetings were documented on forms included in **Appendix 4**.

4.4.1 On-Site Soil Boring and Soil Sample Collection

On-Site soil boring and soil sampling activities were conducted between August 25 and September 2, 2015. Twelve (12) soil borings were drilled and identified as Soil Borings **SB-1** through **SB-11** and **SB-2A**. The soil boring locations are shown on **Figure 3**. Depths of borings were as follows:

Table – Soil Borings, Depths and Dates

Soil Boring No.	Total depth (ft)	Drilling Date
SB-1	7	08/26/15
SB-2	6	08/25/15
SB-2A	16	09/01/15
SB-3	20	08/25/15
SB-4	20	08/25/15
SB-5	16	08/25/15
SB-6	16	08/26/15
SB-7	14	08/26/15
SB-8	8	08/31/15
SB-9	14	08/31/15
SB-10	14	09/01/15
SB-11	14	09/01/15

Appendix 1 includes the Subsurface Clearance Protocol Checklist used during the selection of the soil boring locations to minimize the potential for impact to underground utilities within the drilling area. The selected locations of the soil borings were on unpaved areas, therefore, no pavement needed to be broken at any of the boring

locations. Field Personnel also completed the following forms during the field sampling activities:

- Ambient Air Monitoring Forms;
- Equipment Calibration Forms (OVA, Explosimeter, Conductivity Meter and pH Meter); and
- Work Permits (General and Hot)

Appendices 5 through **7** include copies of the field completed forms.

The first four (4) feet, at each soil boring location, were cleared using a 4-inch outside diameter (OD) hand auger to identify the presence of underground utilities before drilling with the Geoprobe® 7822DT Rig. Following clearance of the uppermost four (4) feet at each sampling location, soil samples were collected every two feet until the bottom of each boring using a Geoprobe. This drilling method allowed for the collection of continuous samples of the subsurface soil. A copy of the Geoprobe® DT22 Standard Operating Procedure (SOP) is included in **Appendix 8**.

At each two-foot depth intervals, soil samples were screened in the field for total volatile organic content with an OVA-PID followed by visual-manual lithologic description in accordance with the American Society of Testing Materials (ASTM) D-2488, "Standard Procedure for Description and Identification of Soils (Visual-Manual Procedure)".

The Standard Operating Procedures (SOPs) for (1) subsurface soil acquisition using hand augers; (2) subsurface soil acquisition using direct push technology with a Geoprobe rig; and the (3) for the operation of the OVA-PID are included in **Appendices 9** to **11,** respectively.

Field screening of soil samples for total volatile organic content (VOCs) was conducted as follows:

- One soil sample for every two-foot depth interval was placed in a clean 4-ounce glass container;
- The open top was covered with aluminum foil for a time period of at least 10 minutes;
- After that time period, the OVA-PID sampling tip was inserted through the container aluminum foil and the container atmosphere was analyzed for the presence of organic vapors.; and
- The OVA-readings in part per million (ppm) were recorded on the soil boring logs included in **Appendix 12**.

Two (2) soil samples were selected from each soil boring for analytical testing based on the following criteria:

- The sample with the highest OVA-PID reading or where the highest impact is noted based on physical characteristics, such as color, staining, and odor;
- The sample closest to the groundwater level; or
- The sample at the bottom of the boring, if groundwater is not intercepted.

4.4.2 On-Site Groundwater Sample Collection

Eight (8) grab groundwater samples (**SW-3**, **SW-4, SW-5 SW-6, SW-7, SW-9**, **WW-10** and **SW-11**) were collected from the soil borings drilled between August 26 and September 1, 2015 using the Geoprobe® Screen Point 22 (SP22) groundwater sampler at each proposed boring location. The sampling locations are shown on **Figure 3**. A copy of the Geoprobe® SP22 Standard Operating Procedure (SOP) For Ground Water Sampling is included in **Appendix 13**.

Ground water level readings were obtained from each boring with an electronic water level gauge from Slope Indicator Company. After ground water level measurements were obtained, grab groundwater samples were collected using a peristaltic pump

through a polyethylene tubing. The peristaltic pump was used to purge the groundwater until a representative sample was obtained. Groundwater samples were collected in laboratory provided sample containers and preserved on ice at 4-degree centigrade. No other preservatives were used.

Upon completion of soil and groundwater sampling, each soil boring was sealed in place by filling the open hole with a cement/water/bentonite mix.

4.4.3 Surface Water and Surface Sediment Sample Collection

Sediments (**LS-1** through **LS-3**) and surface water samples (**LW-1** through **LW-3**) at the low lying area, located west of the Site, where the storm water line discharges were obtained. The objective of this sediments and surface water sampling was to determine the presence, if any, of impacts after the initial clean-up of the diesel fuel release was performed. Surface water samples were collected using new disposable polyethylene bailers. After surface water samples were collected, surface sediment samples were obtained at the same locations using a decontaminated stainless steel hand auger. The sediment samples depth was approximately one (1) feet below surface water level. **Figure 3** shows the surface water and sediment sample locations.

4.4.4 Quality Control Samples

For quality control purposes, Field Blanks (FB prefix), Equipment Blanks (EB prefix), and Trip Blanks (TB prefix) were prepared and analyzed as described in the SOP for Preparation of Quality Control Samples provided in **Appendix 14**.

4.4.5 Duplicate Samples

Five (5) duplicate soil/sediment samples were collected as detailed below:

Table – Soil/Sediment and Corresponding Duplicate Samples

Soil Sample No.	Corresponding Duplicate No.
SB-5 (2-4)	SB-A
SB-6 (2-4)	SB-B
SB-8 (4-6)	SB-C
SB-10 (10-12)	SB-D
LS-2	LS-A

Three (3) duplicate groundwater/surface water samples were collected, as follows:

Table – Groundwater/Surface water and Corresponding Duplicate Samples

Soil Sample No.	Corresponding Duplicate No.
SW-6	SW-A
SW-11	SW-B
LW-1	LW-A

4.4.6 Preservation and Field Quality Control Samples

Immediately after soil, sediment, groundwater, and surface water samples were collected, including quality control samples, the samples were placed on ice in the sample coolers to keep them at a temperature of approximately four (4) degrees centigrade (4°C) during sampling and transport to the analytical laboratory.

Chain-of-custody Forms were completed to document control of the samples until their delivery to the analytical laboratory. Copies of the Chain-of-Custody (COC) Forms are included in **Appendix 15**.

4.4.7 Laboratory Analytical Parameters

All soil, sediment, groundwater, and surface water samples were analyzed for TPH-DRO following USEPA Method 8015B.

4.4.8 Equipment Decontamination and Management of Investigation-Derived Wastes

Before commencement of drilling and sampling and between each sampling activity, sampling equipment was decontaminated with a water/low phosphate detergent rinse followed by a distilled water rinse. Drilling tools were also pressure steam cleaned.

During drilling and sampling activities, three (3) 55-gallon steel containers were used for the storage of soil cuttings and other solid investigation-derived waste. Purged water combined with the decontamination water was stored in one (1) 55-gallon steel container. The containers were stored on site pending disposal by V. Suárez in accordance with PREQB requirements.

4.4.9 Personal Protective Equipment

During field activities, field personnel used Level "D" personal protective equipment including the following:

(1) safety hats,;
(2) ear protection;
(3) safety glasses,
(4) Cut resistant gloves, nitrile gloves;
(5) Safety boots with steel toes and orange reflector jackets.

5.0 RESULTS OF THE INVESTIGATION

This section presents the results of the investigation including soil, groundwater, sediments, and surface water sampling and analyses.

5.1 Field Observations

Based on soil descriptions prepared during the soil boring program, the soil beneath the Site consists of fill material underlain primarily by silty clay and sand. Slight hydrocarbon odors were noted between depths of 5 to 10 feet in Soil Borings **SB-2**, **SB-3** and **SB-4**; however, **no free product** was detected in any of the soil borings drilled. **Appendix 12** presents the soil boring logs.

Groundwater was encountered in the soil borings at depths ranging from 9 to 17.9 feet below ground surface. No liquid phase hydrocarbons (free product) was detected in any of the boreholes drilled.

5.2 Field Screening Readings

Field screening of soil samples for volatile organic compounds (VOCs) was performed using the portable OVA-PID instrument. The field screening readings ranged from 0.0 to 514.1 parts per million (ppm). Field screening readings are included on the soil boring logs included in **Appendix 12** and **Table 1**. Below is a summary of the field screening readings that exceeded 100 ppm:

Table – Positive VOCs Field Screening Results on Soil Samples

Soil Sample No.	VOCs (ppms)
SB-1 (4-6)	364.5
SB-1 (6-8)	225.8
SB-2 (4-6)	210.6
SB-2A (10-12)	11.9
SB-3 (4-6)	460.9

Soil Sample No.	VOCs (ppms)
SB-3 (6-8)	514.1
SB-3 (8-10)	373.5
SB-3 (10-12)	254.1
SB-4 (4-6)	314.1
SB-4 (10-12)	160.5

At **SB-5** through **SB-11** soil borings all readings below 100 ppm.

5.3 Storm Drain Pipeline Camera Survey

Approximately 816 linear feet of underground storm water line were surveyed. Below is a summary of the camera survey report, which is included in **Appendix 2**.

(1) **Section #1** (**140-linear feet**) from the North Manhole to the South Manhole). All pipe joints were observed in good condition and no water or soil infiltration observed;

(2) **Sections #2 to #4** (**177.25 linear feet**) from the North Manhole to the East Manhole): Fairly amount of debris was observed at the beginning of this section. There is some accumulated mud. Residual Hydrocarbon sheens were observed at several places floating on top of the water. At the end of this sections, the line was plugged with accumulated sediments;

(3) **Section #5** (11.33 linear feet from the North Manhole to the West Manhole). Roots and rock debris were spotted along this section. This section could not be fully assessed due to the presence of a stone that did not allow the camera to continue;

(4) **Section #6** (69.6 linear feet from West Manhole #1 to North Manhole). All pipe joints appear to be in good condition. This section could not be

completed due to the presence of a large stone that did not allow the camera to continue;

(5) **Section #7** (275.4 feet from West Manhole #1 to West of Manhole #2). At a distance of 84.4 feet the pipe joint is observed to have a small amount of water infiltration from the bottom. Residual hydrocarbon is observed on top of the accumulated water at the end of the sections and

(6) **Section #8** (144.4 feet, from West #2 Manhole to West #3 Manhole). Pipe joints were observed in good condition. The presence of significant amount of standing accumulated water did not allow full visual inspection of the condition of pipe bottom at this final section.

5.4 Analytical Results

5.4.1 Soil Samples

Twenty three (23) soil samples were collected and analyzed for the presence of TPH-DRO. Only five (5) soil samples of the 23 samples collected exceeded the PREQB action level of 100 mg/kg. These are:

Table – Soil Samples Exceeding 100 mg/kg of TPH-DRO

Soil Sample No.	TPH-DRO Concentration (mg/kg)
SB-1 (4-6)	8213
SB-1 (6-8)	327
SB-2 (4-6)	811
SB-2A (10-12)	109
SB-3 (6-8)	10,588

Table 2 includes a summary of the analytical results for the on-Site soil samples collected. The laboratory analytical report is provided in **Appendix 16**.

5.4.2 Groundwater Samples

Eight (8) on-site groundwater samples were collected analyzed for the presence, if any, of TPH-DRO. All analytical results were below the PREQB action level of 50 mg/L. **Table 3** includes the complete analytical results for the on-site groundwater samples. The analytical laboratory report is included in **Appendix 16**.

5.4.3 Offsite Sediment Samples

Three (3) off-site sediment samples were obtained at a low lying area located to the west of the V. Suárez property. Samples collected were analyzed for the presence of TPH-DRO. One of the sediments samples (**LS-1**) collected was below the PREQB action level of 100 mg/kg. The other two resulted in the following TPH-DRO concentrations:

Table – Sediment Samples Exceeding 100 mg/kg of TPH-DRO

Sediment Sample No.	TPH-DRO Concentration (mg/kg)
LS-2	1,582
LS-3	575

Table 2 includes the complete analytical results for the off-site surface sediment samples. The laboratory analytical report is included in **Appendix 16**.

5.4.4 Offsite Surface Water Samples

Three (3) off-site surface water samples from the low lying area were analyzed for TPH-DRO. All detected concentrations were below the PREQB action level of 50 mg/L. **Table 3** includes the complete analytical results for the off-Site surface water samples. The laboratory analytical report is provided in **Appendix 16**.

6.0 CONCLUSIONS

Based on the results of this Environmental Site Investigation, ERTEC's concludes the following:

On-Site Unsaturated Soil Zone

- Diesel fuel impacts exceeding the PREQB action level of 100 mg/kg have been confirmed in the unsaturated soil zone at depths ranging from 4-12 feet in the vicinity of the 5,000-gallon diesel fuel AST and the generators.
- No impacts exceeding the PREQB action level were identified along the storm drain line.

On-Site Groundwater

- No diesel fuel impacts exceeding the PREQB action level of 50 mg/L were detected in the groundwater beneath the study area.

Low Lying Area West of the Site

- No diesel fuel impacts exceeding the PREQB action level of 50 mg/L were detected in the surface water in the low-lying area west of the Site.

Low Lying Area Sediments

- Diesel fuel impacts exceeding the PREQB action level of 100 mg/kg were detected in the sediment samples collected to a depth of 1 feet at the low lying area west of the Site.

Storm Drain Pipeline

- Residues of diesel fuel were detected in the pipeline. It is likely that theses diesel residues migrated along the permeable backfill surrounding the pipeline and entered the pipeline thru the pipe joints.

7.0 RECOMMENDATIONS

Based on the results of this Environmental Site Investigation, ERTEC's recommends the following:

- Perform excavation activities using conventional or hand equipment in the periphery of soil borings SB-1 to SB-3 (located nearby the emergency power generator to remove soils impacted with TPH-DRO in excess of 100 mg/kg.
- Perform excavations between the emergency power generator and manhole 1 to determine migration path through the soils to the storm water drainage system.

Low Lying Area Sediments

- Perform limited excavation activities to depths of 1 feet deep to remove sediments impacted with TPH-DRO in excess of 100 mg/kg.

Storm Drain Pipeline

- Continue with the installation of adsorbent materials until residual diesel in the line is no longer detected.

Final disposal of the recovered soils and adsorbent materials should be performed according to applicable regulations.

ATTACHMENT 9

ESTADO LIBRE ASOCIADO DE
PUERTO RICO
JUNTA DE CALIDAD AMBIENTAL

Área de Respuestas a Emergencias Ambientales

19 de diciembre de 2016

SR. FRANCISCO MARRERO
VICEPRESIDENTE, GERENTE GENERAL
V. SUÁREZ REAL ESTATE GROUP
V. SUÁREZ & COMPANY

DERRAME COMBUSTIBLE DIÉSEL
V. SUÁREZ & COMPANY
INDUSTRIAL LUCHETTI 300 PR-5
BAYAMÓN, PUERTO RICO

El 2 de julio de 2015, personal de la instalación descrita en referencia descubrieron la pérdida de aproximadamente cuatro mil (4,000) galones del combustible diésel de un tanque de almacenamiento sobre el terreno con capacidad de cinco mil (5,000) galones. Este, a través de una tubería de acero galvanizado conectada a un tanque diario (*Day Tank*) con capacidad de doscientos (200) galones suple combustible al generador de electricidad para casos de emergencia en la instalación.

La causa de esta deficiencia era de origen desconocido. En una investigación preliminar se detectó la presencia de combustible en el interior del sistema de alcantarillado pluvial que discurre en dirección de este a oeste por los predios de la instalación. Eventualmente, se descubrió que el origen de este incidente se debió al malfuncionamiento de una línea conectada al *day tank*, lo cual causó la pérdida paulatina del diésel. La misma fue desconectada inmediatamente.

Personal técnico adscrito al Área de Respuestas a Emergencias Ambientales de la Junta de Calidad Ambiental (JCA) estuvo presente durante las operaciones para la limpieza de las áreas afectadas por el derrame, siendo el humedal localizado en el área oeste de la instalación el mayor impactado. Una vez culminada la fase de limpieza, se implementaron acciones correctivas con el propósito de recuperar el producto libre y así minimizar la difusión de la contaminación hacia dicho humedal.

Edificio de Agencias Ambientales Cruz A. Matos
Urb. San José Industrial Park, Ave. Ponce de León 1375, San Juan, PR 00926-2604
P.O. Box 11488, San Juan, PR 00910
Tel. 787-767-8181, Fax 787-767-4861
www.jca.gobierno.pr

JCA
JUNTA DE CALIDAD AMBIENTAL

Dentro de las acciones correctivas se implementaron las siguientes actividades:

- La realización de medidas de construcción y contención terciaria alrededor del generador de electricidad para casos de emergencia y el tanque sobre tierra para el almacenamiento del combustible diésel que suple a dicho generador.
- La remoción, caracterización, disposición de sedimentos, y el muestreo de confirmación realizado al oeste de la instalación.
- La construcción de una trinchera para interceptar el producto libre que pudiera ganar acceso directo al sistema de alcantarillado pluvial con un monitoreo mensual.
- El completar la construcción de la trinchera de intercepción, el monitoreo mensual y el reemplazo del material absorbente durante un periodo de tres meses.

Después de excavar el área limitada que presentó concentraciones de *Total Petroleum Hydrocarbons-Diesel Range Organics* (*TPH-DRO,* por sus siglas en inglés) que excedieron el nivel de acción regulado por la JCA, se recolectaron diez (10) muestras de sedimento y dos (2) muestras duplicadas en el mes de abril de 2016. De éstas, cuatro (4) de las muestras de sedimento y una (1) de las muestras duplicadas, se detectó la presencia de *TPH-DRO* en concentraciones que exceden el nivel de acción de 100 mg/kg, establecido y regulado por la JCA.

Ante esta situación, el 17 de agosto de 2016 procedieron a realizar otra actividad de muestreo para confirmar o no la presencia de sustancias químicas específicas del combustible diésel, Hidrocarburos Aromáticos Policíclicos (*HAP's*), en las áreas que previamente habían excedido el nivel de acción permitido por la JCA durante el muestreo del mes de abril de 2016. Este muestreo se realizó en el área oeste de la instalación.

El 4 de noviembre de 2016 se recibió el documento titulado "*Revised – V. Suarez Diesel Release Remediation Activities- Corrective Action Plan Completion Report (CAPCR) Bayamón, Puerto Rico*", en el cual se describen todas y cada una de las acciones correctivas implementadas.

Luego de una minuciosa evaluación de los resultados de monitoreo, que establecen que no se detectó la presencia de *HAP's* en ninguna de las muestras de sedimentos analizadas, la JCA autoriza el cierre de la trinchera y la terminación de los trabajos realizados por la instalación como resultado de las mismas. No obstante, la JCA se reserva el derecho a solicitar a V. Suárez & Company la ampliación de la investigación y la realización de estudios adicionales en caso de que surja cualquier cambio en las condiciones existentes y/o que reflejen

contaminación por combustible diésel en los predios o áreas adyacentes inmediatas a la instalación.

En caso de dudas o comentarios al respecto puede comunicarse con la Ing. Amarilys Rosario Ortiz, Especialista en Emergencias Ambientales al (787) 767-8181 extensión 3228, a su mejor conveniencia.

Cordialmente,

12/19/2016

Sr. Luis A. Rodríguez Rodríguez
Gerente
Área de Respuestas a Emergencias Ambientales

ATTACHMENT 10

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
ANTILLES OFFICE
FUND. ANGEL RAMOS ANNEX BLDG., SUITE 202
383 F. D. ROOSEVELT AVE.
SAN JUAN, PUERTO RICO 00918

REPLY TO
ATTENTION OF

Antilles Regulatory Section
SAJ-2016-00636 (JD-CGR)
PRELIMINARY JD

March 4, 2016

Mr. Oscar L. Fontán
Program Manager
Environmental Resources
Technologies
P.O. Box 195336
San Juan, Puerto Rico 00919-5336

Dear Mr. Fontán:

Reference is made to your request on behalf of V. Suárez & Company Inc. for a preliminary jurisdictional determination (preliminary JD) dated February 19, 2016. Based on information submitted to the U.S. Army Corps of Engineers (Corps) we have preliminarily determined there may be waters of the United States, including wetlands on the proposed area of 75 feet long by 35 feet where corrective action is proposed (see Figure 2). The site is located to the west of V. Suárez & Company facilities and South of expressway PR-22, Municipality of Bayamón, Puerto Rico. Two copies of the preliminary JD form in support of our preliminary JD are enclosed. Please carefully read the preliminary JD form, then sign and return one of the copies to us at the letterhead address within 30 days from the date of this letter.

In accordance to the information submitted, the proposed corrective action consists of the excavation of approximately 200 cubic yards of soil within an area of 75 feet long by 35 feet wide. The proposed excavation would remove soil to a depth of 2 feet below ground elevation where diesel concentrations were found. The excavated material will be placed on dump trucks and transported to the Allied Waste Industrial landfill in Ponce for final disposal. The dump trucks would be placed nearby and in uplands and the excavated soil will be loaded directly from the backhoe bucket. No temporary discharge of dredged and/or fill material is proposed in wetlands and uplands. Also, information submitted indicates that excavated area will not be backfilled.

We hereby inform you that the proposed excavation activity at the proposed site is an activity not regulated by the Corps of Engineers because the existing waters are not considered navigable waters of the U.S. The Corps regulates structures and/or work (i.e. dredging or excavation) when these activities would affect navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act. Therefore, we hereby inform you that a Corps permit is not require to conduct the proposed activity as described in the information submitted and above.

Although, the proposed project does not include the discharge of fill and/or dredged material in waters of the U.S., including wetlands, please be advised that a discharge of dredged and/or fill material in waters of the U.S., including wetlands (for example: a discharge of fill or re-discharge of excavated soil, installation of platforms/pad to conduct work, or run-off waters from excavated soil that is contained in uplands return

to open waters or wetlands, among others.) will require a Corps permit pursuant to Section 404 of the Clean Water Act. Therefore, a Corps permit for a discharge of fill and/or dredged material will be required in all areas which may be waters of the United States, as indicated in this preliminary JD. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands, which would be affected in any way by the permitted activity on the site, as if they are jurisdictional waters of the United States.

Should you desire an official Corps determination that jurisdictional "waters of the United States," or "navigable waters of the United States," or both, are either present or absent on a particular site, the Corps will issue an approved JD when requested.

You are cautioned that a discharged of dredged and/or fill material performed in areas which may be waters of the United States, as indicated in the preliminary JD, without a Department of the Army permit could subject you to enforcement action.

This preliminary JD has been conducted to identify the potential for Clean Water Act and/or Rivers and Harbors Act jurisdiction for the particular site identified in this request. This preliminary JD may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

Thank you for your cooperation with our permit program. If you have any questions concerning this matter please contact Ms. Carmen Gisela Román by mail at the letterhead address, by electronic mail at Carmen.g.roman@usace.army.mil, or by telephone at 787-729-6637.

Sincerely,

CASTILLO.SINDULFO.1182884851

Digitally signed by CASTILLO.SINDULFO.1182884851
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=CASTILLO.SINDULFO.1182884851
Date: 2016.03.04 10:44:48 -04'00'

for Donald W. Kinard
Chief, Regulatory Division

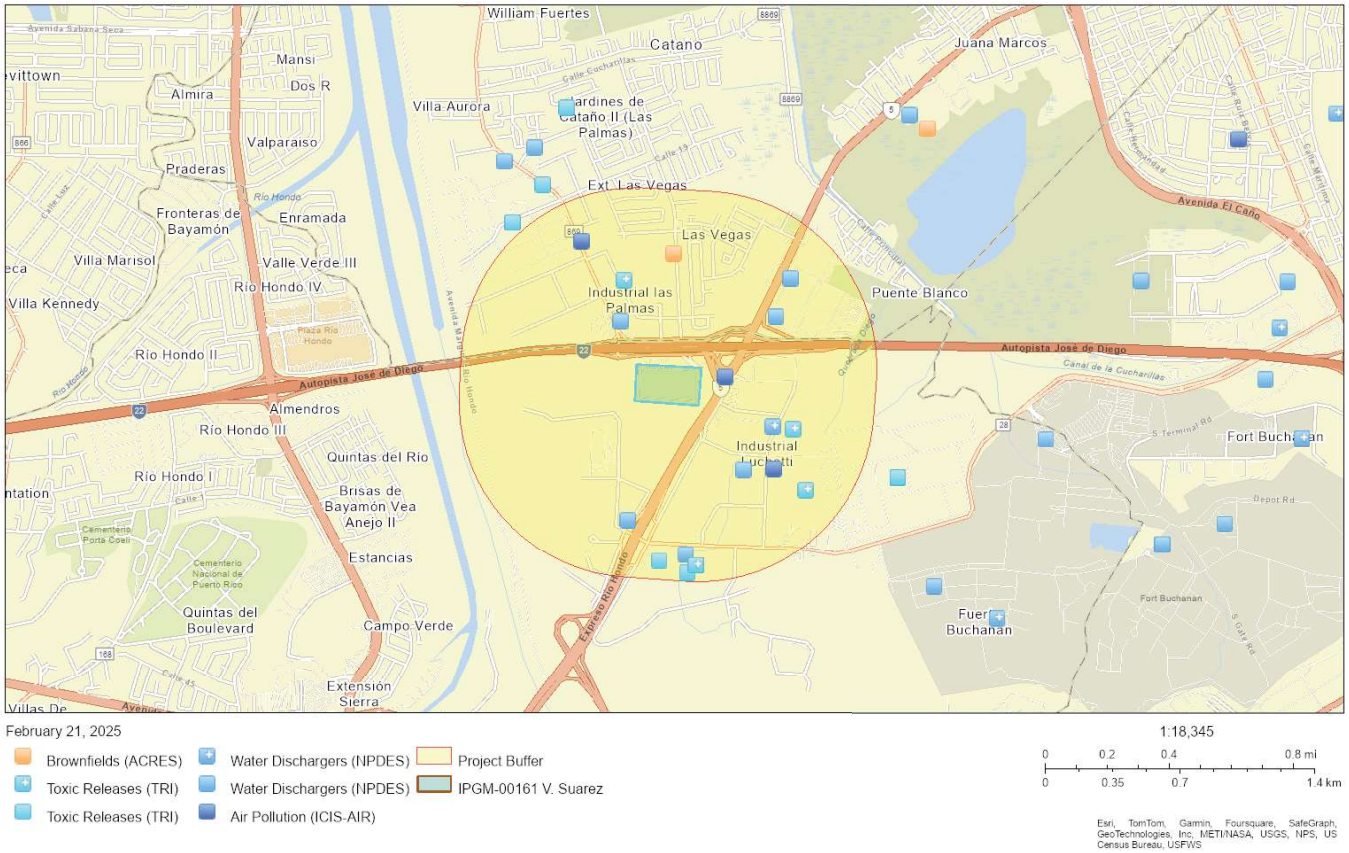
Enclosures

Copy Furnished: Mr. Francisco Marrero, V. Suárez & Company Inc., P.O. Box 364588, San Juan, Puerto Rico 00936-4588

Attachment 11

NEPAssist Report

IPGM-00161 V. Suarez



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Project Area	0.02 sq mi
Within 3000 feet of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	yes
Within 3000 feet of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a Federal Land?	no
Within 3000 feet of an impaired stream?	no
Within 3000 feet of an impaired waterbody?	yes
Within 3000 feet of a waterbody?	yes
Within 3000 feet of a stream?	yes
Within 3000 feet of an NWI wetland?	Available Online
Within 3000 feet of a Brownfields site?	yes

Within 3000 feet of a Superfund site?	no
Within 3000 feet of a Toxic Release Inventory (TRI) site?	yes
Within 3000 feet of a water discharger (NPDES)?	yes
Within 3000 feet of a hazardous waste (RCRA) facility?	yes
Within 3000 feet of an air emission facility?	yes
Within 3000 feet of a school?	no
Within 3000 feet of an airport?	no
Within 3000 feet of a hospital?	no
Within 3000 feet of a designated sole source aquifer?	no
Within 3000 feet of a historic property on the National Register of Historic Places?	no
Within 3000 feet of a Chemical Data Reporting (CDR) site?	no
Within 3000 feet of a Land Cession Boundary?	no
Within 3000 feet of a tribal area (lower 48 states)?	no
Within 3000 feet of the service area of a mitigation or conservation bank?	no
Within 3000 feet of the service area of an In-Lieu-Fee Program?	no
Within 3000 feet of a Public Property Boundary of the Formerly Used Defense Sites?	no
Within 3000 feet of a Munitions Response Site?	no
Within 3000 feet of an Essential Fish Habitat (EFH)?	yes
Within 3000 feet of a Habitat Area of Particular Concern (HAPC)?	no
Within 3000 feet of an EFH Area Protected from Fishing (EFHA)?	no
Within 3000 feet of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 3000 feet of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 3000 feet of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

Created on: 2/21/2025 8:40:32 AM

Table 1

Number	Name	Locations	Facility Type	ECHO Report	Compliance Status	Distance (ft)
1	Lonso & Carus Iron Works Inc	PR-869 Km 0.9 B0 Palmas, Catano, Pr 00963	Hazardous Waste	Yes	No Violation Identified	2,412
2	Leonardo Fifth Avenue	Leonardo Fifth Avenue Pr-869 Km 1.0 Catano, Pr 00962	Hazardous Waste	Yes	No Violation Identified	2,447
3	American National Can Co Puerto Rico Facility	PR-869 Km 1.1 Bo Palma Ind Park, Catano, Pr 00962	Hazardous Waste	Yes	No Violation Identified	2,076
4	American National Can Co Puerto Rico Facility	PR-869 Km 1.1 Bo Palma Ind Park, Catano, Pr 00963	Hazardous Waste	Yes	No Violation Identified	2,076
5	Nexeo Solutions Llc Catano	Calle 4 Bldg 4 Palmas Industrial Park, Catano, Pr 00962	Toxic Releases	Yes	No Violation Identified	1,543
6	Nexeo Solutions Llc Catano	Calle 4 Bldg 4 Palmas Industrial Park, Catano, Pr 00963	Toxic Releases	Yes	No Violation Identified	1,543
7	Dept Of Ed - Mercedes Garcia De Colorado	Flor Del Valle Ave Catano, Pr 00962	Hazardous Waste	No	No Violation Identified	2,402
8	Jardines De Catano	Flor Del Valle Ave Catano, Pr 00963	Hazardous Waste	No	No Violation Identified	2,402
9	Pr Public Housing Admin	Flor Del Valle Ave Catano, Pr 00964	Hazardous Waste	No	No Violation Identified	2,402
10	Shell Co Pr Ltd Ss 3298	Flor Del Valle Ave Catano, Pr 00965	Hazardous Waste	No	No Violation Identified	2,402
11	Las Vegas B25	B25 Ave. Flor Del Valle, Urb. Las Vegas Catano, Pr 00963	Brownfield	No	Not Cleaned	1,944
12	Bristol Myers Squibb Pr Inc	Calle 2 Esquina 3 Westgate Catano, Pr 0096	Hazardous Waste	Yes	No Violation Identified	1,547
13	Vision Infusion Services Inc	Carr 869 Calle 19 Km 2.0 Solar 1A Catano, Pr 00962	Hazardous Waste	Yes	No Violation Identified	678
14	Vwr Advanced Instruments Llc	PR-869 Km 1.5 Edif J-1 Catano, Pr 00962	Hazardous Waste	Yes	No Violation Identified	678
15	Puerto Rico Cryogenics Corp	PR-869 Km 1.8 Catano, Pr 00962	Hazardous Waste	Yes	No Violation Identified	430
16	Luxevon Corp	Rd 869 Km 2.0 Palmas Ind Ward Catano, Pr 00962	Hazardous Waste	No	No Violation Identified	567
17	San Juan Plastic Mfg Inc	Rd 869 Km 2.0 Catano, Pr 00962	Hazardous Waste	No	No Violation Identified	567
18	Betteroads Asphalt Plt 3	Calle C Lote 39 Urb Ind Luchetti Bayamon, Pr 00961	Hazardous Waste	Yes	No Violation Identified	388
19	International Equipment Logistics Transport Inc	195 Rd 5 Rd Buchanan Industrial Lechetti Bayamon, Pr 00961	Hazardous Waste	Yes	No Violation Identified	1,724
20	Ucar Resinas Caribe Inc.	Luchetti Ind Park Lot 38 B St Bayamon, Pr 009617499	Toxic Releases	Yes	No Violation Identified	1,738
21	Bayamon Steel Processors Inc	Calle B Urb Industrial Luchetti Catano, Pr 00963	Toxic Releases	Yes	No Violation Identified	1,516
22	Platt Metal	30 B Industrial Luchetti Bayamon, Pr 00961	Hazardous Waste	No	No Violation Identified	1,694
23	Garage Miranda	Zona Industrial Luchetti Marginal 5 Bayamon, Pr 00961	Hazardous Waste	Yes	No Violation Identified	737
24	Hb Fuller Company Hbf Puerto Rico	Calle C Number 26 Luchetti Industrial Park Bayamon, Pr 00961	Hazardous Waste	Yes	No Violation Identified	1,137
25	Hb Fuller Company Hbf Puerto Rico	Calle C Number 26 Luchetti Industrial Park Bayamon, Pr 00962	Hazardous Waste	Yes	No Violation Identified	1,137
26	American Chemical Corp	Carr 28 Avenida Central Juanita Final Bayamon, Pr 00961	Hazardous Waste	No	No Violation Identified	1,421
27	Luis Garraton Llc	Carr 28 Avenida Central Juanita Final Bayamon, Pr 00962	Hazardous Waste	No	No Violation Identified	1,421
28	Mdi Caribe Limited	Luchetti Industrial Park Lt 41 Bayamon, Pr 0061	Hazardous Waste	Yes	No Violation Identified	1,421
29	Mistolin Caribe Inc	Luchetti Industrial Park Lt 41 Bayamon, Pr 0062	Hazardous Waste	No	No Violation Identified	1,421
30	Caribe Metallurgical	Industrial Luchetti Lot 15 Bayamon, Pr, 00961	Toxic Releases	No	No Violation Identified	1,635
31	Mistolin Caribe Inc	Calle A Lot 28 Luchetti Industrial Park Bayamon, Pr, 00961	Toxic Releases	No	No Violation Identified	1,635
32	Danosa Caribbean Inc	Urb Industrial Luchetti Lote 29, Bayamon, Pr 00961	Toxic Releases	Yes	No Violation Identified	1,757
33	Danosa Caribbean Inc	Urb Industrial Luchetti Lote 29, Bayamon, Pr 00962	Toxic Releases	Yes	No Violation Identified	1,757
34	Petroleum Emulsion Mfg	Urb Industrial Luchetti Lot 36, Bayamon, Pr 00961	Hazardous Waste	Yes	No Violation Identified	2,460
35	Petroleum Emulsion Mfg	Urb Industrial Luchetti Lot 36, Bayamon, Pr 00962	Hazardous Waste	Yes	No Violation Identified	2,461
36	Reliance Caribbean Div. Of Superior Paints Mfg. Co. Inc.	Luchetti Industrial Park Bayamon, Pr 00959	Toxic Releases	Yes	No Violation Identified	2,361
37	Reliance Caribbean Div. Of Superior Paints Mfg. Co. Inc.	Luchetti Industrial Park Bayamon, Pr 00960	Toxic Releases	Yes	No Violation Identified	2,361
38	Reliance Caribbean	PR Rd 28 Km 0.5 Bayamon, Pr 00619	Hazardous Waste	Yes	No Violation Identified	2,667
39	Tradewind Foods, Inc.	PR-28 Luchetti Industrial Park Bayamon, Pr 00961	Hazardous Waste	Yes	No Violation Identified	2,897
40	I T S Caleb Brett Usa Inc	Rte 28 Km .2 Luchetti Industrial Park Bayamon, Pr 00961	Hazardous Waste	Yes	No Violation Identified	2,555
41	Island Can Corp	Intersection Pr-2 & Pr-167, Bayamon, Pr 00960	Toxic Releases	Yes	No Violation Identified	2,815

Detailed Facility Report

Facility Summary

ALONSO & CARUS IRON WORKS INC

PR-869 KM 0.9 Bo PALMAS, CATANO, PR 00963

FRS (Facility Registry Service) ID: 110011902922

EPA Region: 02

Latitude: 18.428378

Longitude: -66.149196

Locational Data Source: RCRAINFO

Industries: Primary Metal Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	11/18/2009
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRR000015339)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110011902922					N	18.428378	-66.149196
RCRAInfo	RCRA	PRR000015339	VSQG	Active (H)			N	18.428378	-66.149196

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110011902922	ALONSO & CARUS IRON WORKS INC	PR-869 KM 0.9 BO PALMAS, CATANO, PR 00963	Cataño Municipio
RCRAInfo	RCRA	PRR000015339	ALONSO & CARUS IRON WORKS INC	CARR 869 KM 0.91 BO PALMAS, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000015339	331111	Iron and Steel Mills

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000015339	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000015339)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	14,053
Population Density	4,697/sq.mi.
Housing Units in Area	5,414
Percent People of Color	99%
Households in Area	4,429
Households on Public Assistance	506
Persons With Low Income	9,270
Percent With Low Income	74%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.428378
Center Longitude	-66.149196
Total Area	3.121 sq.mi.
Land Area	96%
Water Area	4%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,478 (33.36%)
$15,000 - $25,000	850 (19.19%)
$25,000 - $50,000	1,192 (26.91%)
$50,000 - $75,000	449 (10.14%)
Greater than $75,000	461 (10.41%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	363 (3%)
Minors 17 years and younger	2,361 (17%)
Adults 18 years and older	11,691 (83%)
Seniors 65 years and older	3,007 (21%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,439 (39%)
African-American	0 (0%)
Hispanic-Origin	13,916 (99%)
Asian	4 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,623 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,346 (12.98%)
9th through 12th Grade	1,016 (9.8%)
High School Diploma	4,059 (39.15%)
Some College/2-year	1,211 (11.68%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,742 (16.8%)

Detailed Facility Report

Facility Summary

LEONARDO FIFTH AVENUE

PR-869 KM 1.0, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110007904704

EPA Region: 02

Latitude: 18.427628

Longitude: -66.148876

Locational Data Source: RCRAINFO

Industries: Personal and Laundry Services

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	12/26/2018
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	04/27/2001
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): Operating Minor (PR0000007203300011)

Clean Water Act (CWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRN008009383)

Safe Drinking Water Act (SDWA): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007904704					N	18.427628	-66.148876
ICIS-Air	CAA	PR0000007203300011	Minor Emissions	Operating	CAAGACTM, CAASIP		N	18.427628	-66.148876
RCRAInfo	RCRA	PRN008009383	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007904704	LEONARDO FIFTH AVENUE	PR-869 KM 1.0, CATANO, PR 00962	Cataño Municipio
ICIS-Air	CAA	PR0000007203300011	LEONARDO FIFTH AVENUE	IND. LAS PALMAS, CATANO, PR 00000	Cataño Municipio
RCRAInfo	RCRA	PRN008009383	LEONARDOS 5TH AVE	RD 869 KM 1.0 PALMAS INDUSTRIAL PARK, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-Air	PR0000007203300011	7216	Drycleaning Plants, Except Rug

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
ICIS-Air	PR0000007203300011	812320	Drycleaning and Laundry Services (except Coin-Operated)

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	PR0000007203300011	No	02/15/2025	0	02/14/2025
RCRA	PRN008009383	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	
CAA (Source ID: PR0000007203300011)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I
	HPV History											
	Violation Type / Agency / Programs / Pollutants											

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRN008009383)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	14,170
Population Density	4,726/sq.mi.

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	366 (3%)
Minors 17 years and younger	2,368 (17%)

General Statistics (ACS (American Community Survey))	
Housing Units in Area	5,393
Percent People of Color	99%
Households in Area	4,409
Households on Public Assistance	507
Persons With Low Income	9,298
Percent With Low Income	75%
Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.427628
Center Longitude	-66.148876
Total Area	3.121 sq.mi.
Land Area	96%
Water Area	4%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,485 (33.68%)
$15,000 - $25,000	853 (19.35%)
$25,000 - $50,000	1,189 (26.97%)
$50,000 - $75,000	442 (10.02%)
Greater than $75,000	440 (9.98%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Adults 18 years and older	11,801 (83%)
Seniors 65 years and older	2,977 (21%)
Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,452 (38%)
African-American	0 (0%)
Hispanic-Origin	14,029 (99%)
Asian	3 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,639 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,368 (13.08%)
9th through 12th Grade	1,056 (10.1%)
High School Diploma	4,135 (39.53%)
Some College/2-year	1,216 (11.63%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,698 (16.23%)

Detailed Facility Report

Facility Summary

AMERICAN NATIONAL CAN CO PUERTO RICO FACILITY

PR-869 KM 1.1 BO PALMA IND PARK, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110007170729

EPA Region: 02

Latitude: 18.426796

Longitude: -66.148517

Locational Data Source: TRIS

Industries: Fabricated Metal Product Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	08/25/1992
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD090027434)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00632MRCNNPOBOX

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007170729					N	18.426796	-66.148517
ICIS		40849					N	18.426796	-66.148517
TRI	EP313	00632MRCNNPOBOX	Toxics Release Inventory	Last Reported for 1996			N	18.426796	-66.148517
RCRAInfo	RCRA	PRD090027434	Other	Inactive ( )			N	18.426796	-66.148517

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007170729	AMERICAN NATIONAL CAN CO PUERTO RICO FACILITY	PR-869 KM 1.1 BO PALMA IND PARK, CATANO, PR 00962	Cataño Municipio
ICIS		40849	NATIONAL CAN	PR869 KM1.1 BO PALMA_IND.PARK, CATANO, PR 00962	Cataño Municipio
TRI	EP313	00632MRCNNPOBOX	AMERICAN NATIONAL CAN CO PUERTO RICO FACILITY	RD 869 KM 11 BO PALMAS INDL PARK PO BOX 185, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRD090027434	NATIONAL CAN CORP	RD 869 KM 11, CATANO, PR 00632	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00632MRCNNPOBOX	3411	Metal Cans

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00632MRCNNPOBOX	332431	Metal Can Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090027434	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090027434)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	14,279
Population Density	4,752/sq.mi.
Housing Units in Area	5,354
Percent People of Color	99%
Households in Area	4,375
Households on Public Assistance	508
Persons With Low Income	9,303
Percent With Low Income	75%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.426796
Center Longitude	-66.148517
Total Area	3.121 sq.mi.
Land Area	96%
Water Area	4%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,490 (34.06%)
$15,000 - $25,000	852 (19.48%)
$25,000 - $50,000	1,181 (27%)
$50,000 - $75,000	433 (9.9%)
Greater than $75,000	418 (9.56%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	368 (3%)
Minors 17 years and younger	2,368 (17%)
Adults 18 years and older	11,910 (83%)
Seniors 65 years and older	2,937 (21%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,458 (38%)
African-American	0 (0%)
Hispanic-Origin	14,133 (99%)
Asian	2 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,657 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,388 (13.16%)
9th through 12th Grade	1,101 (10.44%)
High School Diploma	4,215 (39.97%)
Some College/2-year	1,213 (11.5%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,645 (15.6%)

Detailed Facility Report

Facility Summary

AMERICAN NATIONAL CAN CO PUERTO RICO FACILITY

PR-869 KM 1.1 BO PALMA IND PARK, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110007170729

EPA Region: 02

Latitude: 18.426796

Longitude: -66.148517

Locational Data Source: TRIS

Industries: Fabricated Metal Product Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	08/25/1992
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD090027434)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00632MRCNNPOBOX

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007170729					N	18.426796	-66.148517
ICIS		40849					N	18.426796	-66.148517
TRI	EP313	00632MRCNNPOBOX	Toxics Release Inventory	Last Reported for 1996			N	18.426796	-66.148517
RCRAInfo	RCRA	PRD090027434	Other	Inactive ( )			N	18.426796	-66.148517

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007170729	AMERICAN NATIONAL CAN CO PUERTO RICO FACILITY	PR-869 KM 1.1 BO PALMA IND PARK, CATANO, PR 00962	Cataño Municipio
ICIS		40849	NATIONAL CAN	PR869 KM1.1 BO PALMA_IND.PARK, CATANO, PR 00962	Cataño Municipio
TRI	EP313	00632MRCNNPOBOX	AMERICAN NATIONAL CAN CO PUERTO RICO FACILITY	RD 869 KM 11 BO PALMAS INDL PARK PO BOX 185, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRD090027434	NATIONAL CAN CORP	RD 869 KM 11, CATANO, PR 00632	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00632MRCNNPOBOX	3411	Metal Cans

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00632MRCNNPOBOX	332431	Metal Can Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090027434	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090027434)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	14,279
Population Density	4,752/sq.mi.
Housing Units in Area	5,354
Percent People of Color	99%
Households in Area	4,375
Households on Public Assistance	508
Persons With Low Income	9,303
Percent With Low Income	75%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.426796
Center Longitude	-66.148517
Total Area	3.121 sq.mi.
Land Area	96%
Water Area	4%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,490 (34.06%)
$15,000 - $25,000	852 (19.48%)
$25,000 - $50,000	1,181 (27%)
$50,000 - $75,000	433 (9.9%)
Greater than $75,000	418 (9.56%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	368 (3%)
Minors 17 years and younger	2,368 (17%)
Adults 18 years and older	11,910 (83%)
Seniors 65 years and older	2,937 (21%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,458 (38%)
African-American	0 (0%)
Hispanic-Origin	14,133 (99%)
Asian	2 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,657 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,388 (13.16%)
9th through 12th Grade	1,101 (10.44%)
High School Diploma	4,215 (39.97%)
Some College/2-year	1,213 (11.5%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,645 (15.6%)

Detailed Facility Report

Facility Summary

NEXEO SOLUTIONS LLC CATANO

CALLE 4 BLDG 4 PALMAS INDUSTRIAL PARK, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110007805205

EPA Region: 02

Latitude: 18.42581

Longitude: -66.14678

Locational Data Source: RCRAINFO

Industries: Merchant Wholesalers, Nondurable Goods

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	06/16/2017
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRD000706291)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00962SHLNDST4BL

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007805205					N	18.42581	-66.14678
TRI	EP313	00962SHLNDST4BL	Toxics Release Inventory	Last Reported for 2000			N	18.426221	-66.146459
RCRAInfo	RCRA	PRD000706291	VSQG	Active (H)			N	18.42581	-66.14678

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007805205	NEXEO SOLUTIONS LLC CATANO	CALLE 4 BLDG 4 PALMAS INDUSTRIAL PARK, CATANO, PR 00962	Cataño Municipio
TRI	EP313	00962SHLNDST4BL	ASHLAND DISTRIBUTION CO	ST 4 BLDG 4 IND ZONE, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRD000706291	NEXEO SOLUTIONS LLC - CATANO	STREET #4 BUILDING #4, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00962SHLNDST4BL	5169	Chemicals & Allied Products

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00962SHLNDST4BL	424690	Other Chemical and Allied Products Merchant Wholesalers
RCRAInfo	PRD000706291	42469	Other Chemical and Allied Products Merchant Wholesalers

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

RCRA (Hazardous Waste (Resource Conservation and Recovery Act) Compliance Pipeline (Compliance Monitoring → Violations → Enforcement Actions) (10 Years)

This table shows how violations relate to compliance monitoring (CM) activities and enforcement. Currently available for CAA and RCRA only. Full CM history available below.

No data records returned

There are no relationships to display in the RCRA Compliance Pipeline table for this facility. Scroll down to view compliance monitoring history.

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD000706291	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD000706291)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	13,900
Population Density	4,605/sq.mi.
Housing Units in Area	5,050
Percent People of Color	99%
Households in Area	4,104
Households on Public Assistance	518
Persons With Low Income	9,156
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.42581
Center Longitude	-66.14678
Total Area	3.121 sq.mi.
Land Area	97%
Water Area	3%

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	369 (3%)
Minors 17 years and younger	2,253 (16%)
Adults 18 years and older	11,646 (84%)
Seniors 65 years and older	2,728 (20%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,185 (37%)
African-American	0 (0%)
Hispanic-Origin	13,747 (99%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,619 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,444 (14.05%)
9th through 12th Grade	1,194 (11.61%)
High School Diploma	4,291 (41.74%)

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,497 (36.49%)
$15,000 - $25,000	839 (20.45%)
$25,000 - $50,000	1,111 (27.08%)
$50,000 - $75,000	375 (9.14%)
Greater than $75,000	281 (6.85%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Some College/2-year	1,130 (10.99%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,297 (12.62%)

Detailed Facility Report

Facility Summary

NEXEO SOLUTIONS LLC CATANO

CALLE 4 BLDG 4 PALMAS INDUSTRIAL PARK, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110007805205

EPA Region: 02

Latitude: 18.42581

Longitude: -66.14678

Locational Data Source: RCRAINFO

Industries: Merchant Wholesalers, Nondurable Goods

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	06/16/2017
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRD000706291)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00962SHLNDST4BL

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007805205					N	18.42581	-66.14678
TRI	EP313	00962SHLNDST4BL	Toxics Release Inventory	Last Reported for 2000			N	18.426221	-66.146459
RCRAInfo	RCRA	PRD000706291	VSQG	Active (H)			N	18.42581	-66.14678

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007805205	NEXEO SOLUTIONS LLC CATANO	CALLE 4 BLDG 4 PALMAS INDUSTRIAL PARK, CATANO, PR 00962	Cataño Municipio
TRI	EP313	00962SHLNDST4BL	ASHLAND DISTRIBUTION CO	ST 4 BLDG 4 IND ZONE, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRD000706291	NEXEO SOLUTIONS LLC - CATANO	STREET #4 BUILDING #4, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00962SHLNDST4BL	5169	Chemicals & Allied Products

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00962SHLNDST4BL	424690	Other Chemical and Allied Products Merchant Wholesalers
RCRAInfo	PRD000706291	42469	Other Chemical and Allied Products Merchant Wholesalers

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

RCRA (Hazardous Waste (Resource Conservation and Recovery Act) Compliance Pipeline (Compliance Monitoring → Violations → Enforcement Actions) (10 Years)

This table shows how violations relate to compliance monitoring (CM) activities and enforcement. Currently available for CAA and RCRA only. Full CM history available below.

No data records returned

There are no relationships to display in the RCRA Compliance Pipeline table for this facility. Scroll down to view compliance monitoring history.

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD000706291	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD000706291)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	13,900
Population Density	4,605/sq.mi.
Housing Units in Area	5,050
Percent People of Color	99%
Households in Area	4,104
Households on Public Assistance	518
Persons With Low Income	9,156
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.42581
Center Longitude	-66.14678
Total Area	3.121 sq.mi.
Land Area	97%
Water Area	3%

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	369 (3%)
Minors 17 years and younger	2,253 (16%)
Adults 18 years and older	11,646 (84%)
Seniors 65 years and older	2,728 (20%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,185 (37%)
African-American	0 (0%)
Hispanic-Origin	13,747 (99%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,619 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,444 (14.05%)
9th through 12th Grade	1,194 (11.61%)
High School Diploma	4,291 (41.74%)

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,497 (36.49%)
$15,000 - $25,000	839 (20.45%)
$25,000 - $50,000	1,111 (27.08%)
$50,000 - $75,000	375 (9.14%)
Greater than $75,000	281 (6.85%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Some College/2-year	1,130 (10.99%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,297 (12.62%)

Detailed Facility Report

Facility Summary

BRISTOL MYERS SQUIBB PR INC

CALLE 2 ESQUINA 3 WESTGATE, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110004891430

EPA Region: 02

Latitude: 18.424386

Longitude: -66.14951

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	02/25/2004
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRR000000240)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004891430					N	18.424386	-66.14951
RCRAInfo	RCRA	PRR000000240	VSQG	Active (H)			N	18.424386	-66.14951

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110004891430	BRISTOL MYERS SQUIBB PR INC	CALLE 2 ESQUINA 3 WESTGATE, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRR000000240	BRISTOL MYERS SQUIBB PR INC	CALLE 2 ESQUINA 3 WESTGATE, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000000240	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000000240)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	15,285
Population Density	5,063/sq.mi.
Housing Units in Area	5,533
Percent People of Color	99%
Households in Area	4,591
Households on Public Assistance	481
Persons With Low Income	9,372
Percent With Low Income	72%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.424386
Center Longitude	-66.14951
Total Area	3.121 sq.mi.
Land Area	97%
Water Area	3%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,497 (32.64%)
$15,000 - $25,000	830 (18.09%)
$25,000 - $50,000	1,222 (26.64%)
$50,000 - $75,000	501 (10.92%)
Greater than $75,000	537 (11.71%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	358 (2%)
Minors 17 years and younger	2,484 (16%)
Adults 18 years and older	12,801 (84%)
Seniors 65 years and older	2,984 (20%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,831 (38%)
African-American	0 (0%)
Hispanic-Origin	15,131 (99%)
Asian	1 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,853 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,344 (11.92%)
9th through 12th Grade	1,141 (10.12%)
High School Diploma	4,479 (39.73%)
Some College/2-year	1,322 (11.73%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,945 (17.25%)

Detailed Facility Report

Facility Summary

VISION INFUSION SERVICES INC

CARR 869 CALLE 19 KM 2.0 SOLAR 1A, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110071140142

EPA Region: 02

Latitude: 18.424062

Longitude: -66.147003

Locational Data Source: RCRAINFO

Industries: Health and Personal Care Stores

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Transporter, VSQG, (PRR000027664)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110071140142					N	18.424062	-66.147003
RCRAInfo	RCRA	PRR000027664	Transporter, VSQG	Active (H)			N	18.424062	-66.147003

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110071140142	VISION INFUSION SERVICES INC	CARR 869 CALLE 19 KM 2.0 SOLAR 1A, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRR000027664	VISION INFUSION SERVICES INC	CARR 869 CALLE 19 KM 2.0 SOLAR 1A, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000027664	44611	Pharmacies and Drug Stores

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000027664	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000027664)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	14,252
Population Density	4,700/sq.mi.
Housing Units in Area	4,963
Percent People of Color	99%
Households in Area	4,078
Households on Public Assistance	485
Persons With Low Income	8,952
Percent With Low Income	77%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.424062
Center Longitude	-66.147003
Total Area	3.121 sq.mi.
Land Area	97%
Water Area	3%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,437 (35.25%)
$15,000 - $25,000	805 (19.74%)
$25,000 - $50,000	1,097 (26.91%)
$50,000 - $75,000	400 (9.81%)
Greater than $75,000	338 (8.29%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	358 (3%)
Minors 17 years and younger	2,293 (16%)
Adults 18 years and older	11,962 (84%)
Seniors 65 years and older	2,674 (19%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,320 (37%)
African-American	0 (0%)
Hispanic-Origin	14,093 (99%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,653 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,375 (13.03%)
9th through 12th Grade	1,211 (11.48%)
High School Diploma	4,422 (41.92%)
Some College/2-year	1,171 (11.1%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,431 (13.57%)

Detailed Facility Report

Facility Summary

VWR ADVANCED INSTRUMENTS LLC

PR-869 KM 1.5 EDIF J-1, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110004892867

EPA Region: 02

Latitude: 18.423478

Longitude: -66.147027

Locational Data Source: RCRAINFO

Industries: Wholesale Trade, Nondurable Goods

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	11/01/2011
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Other, (PRR000004622), Inactive Other, (PRR000005066)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004892867					N	18.423478	-66.147027
RCRAInfo	RCRA	PRR000004622	Other	Active (H)			N	18.423478	-66.147027
RCRAInfo	RCRA	PRR000005066	Other	Inactive ( )			N	18.423478	-66.147027

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110004892867	VWR ADVANCED INSTRUMENTS LLC	PR-869 KM 1.5 EDIF J-1, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRR000004622	S C JOHNSON OF PR - ATL DISTRIBUTION	CARR 869 KM 1.5 EDIF J-1, CATANO, PR 00962	Cataño Municipio
RCRAInfo	RCRA	PRR000005066	VWR ADVANCED INSTRUMENTS LLC	CARR 869 KM 1.5 EDIF M14, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000005066	42269	Other Chemical and Allied Products Wholesalers

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000004622	No	02/15/2025	0	02/14/2025
RCRA	PRR000005066	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000004622)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											
RCRA (Source ID: PRR000005066)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	14,240
Population Density	4,690/sq.mi.
Housing Units in Area	4,875
Percent People of Color	99%
Households in Area	4,031
Households on Public Assistance	467
Persons With Low Income	8,812
Percent With Low Income	77%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.423478
Center Longitude	-66.147027
Total Area	3.121 sq.mi.
Land Area	97%
Water Area	3%

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	350 (2%)
Minors 17 years and younger	2,287 (16%)
Adults 18 years and older	11,951 (84%)
Seniors 65 years and older	2,614 (18%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,313 (37%)
African-American	0 (0%)
Hispanic-Origin	14,077 (99%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,650 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,324 (12.58%)
9th through 12th Grade	1,200 (11.4%)
High School Diploma	4,430 (42.08%)

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,412 (35.04%)
$15,000 - $25,000	780 (19.35%)
$25,000 - $50,000	1,081 (26.82%)
$50,000 - $75,000	407 (10.1%)
Greater than $75,000	350 (8.68%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Some College/2-year	1,172 (11.13%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,459 (13.86%)

Detailed Facility Report

Facility Summary

PUERTO RICO CRYOGENICS CORP

PR-869 KM 1.8, CATANO, PR 00962

FRS (Facility Registry Service) ID: 110007810486

EPA Region: 02

Latitude: 18.422941

Longitude: -66.144378

Locational Data Source: RCRAINFO

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	12/09/1999
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRD987368024)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007810486					N	18.422941	-66.144378
ICIS		40848					N	18.422941	-66.144378
RCRAInfo	RCRA	PRD987368024	VSQG	Active (H)			N	18.431056	-66.151956

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007810486	PUERTO RICO CRYOGENICS CORP	PR-869 KM 1.8, CATANO, PR 00962	Cataño Municipio
ICIS		40848	PUERTO RICO CRYOGENICS CORP	RD 869 KM 1.8, CATANO, PR 00632	Cataño Municipio
RCRAInfo	RCRA	PRD987368024	MESSER GAS PUERTO RICO INC	CARR 869 KM 1.8 BO PALMAS, CATANO, PR 00962	Cataño Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRD987368024	32512	Industrial Gas Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD987368024	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD987368024)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	12,831
Population Density	4,188/sq.mi.
Housing Units in Area	4,151
Percent People of Color	99%
Households in Area	3,427
Households on Public Assistance	428
Persons With Low Income	7,928
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.422941
Center Longitude	-66.144378
Total Area	3.121 sq.mi.
Land Area	98%
Water Area	2%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,255 (36.59%)
$15,000 - $25,000	702 (20.47%)
$25,000 - $50,000	940 (27.41%)
$50,000 - $75,000	329 (9.59%)
Greater than $75,000	204 (5.95%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	301 (2%)
Minors 17 years and younger	1,959 (15%)
Adults 18 years and older	10,871 (85%)
Seniors 65 years and older	2,263 (18%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,648 (36%)
African-American	0 (0%)
Hispanic-Origin	12,666 (99%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,492 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,232 (12.84%)
9th through 12th Grade	1,191 (12.41%)
High School Diploma	4,240 (44.19%)
Some College/2-year	1,010 (10.53%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,077 (11.22%)

Detailed Facility Report

Facility Summary

BETTEROADS ASPHALT PLT 3

CALLE C LOTE 39 URB IND LUCHETTI, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110010763628

EPA Region: 02

Latitude: 18.4213

Longitude: -66.1418

Locational Data Source: EIS

Industries: Petroleum and Coal Products Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	09/22/2015
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Statute	CWA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	08/04/2010
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): Permanently Closed Minor (PR0000007202100006)

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD987379054)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): 15517311

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110010763628					N	18.4213	-66.1418
ICIS		36590					N	18.419	-66.13923
ICIS-Air	CAA	PR0000007202100006	Minor Emissions	Permanently Closed			N	18.4213	-66.1418
EIS	CAA	15517311					N	18.4213	-66.1418
RCRAInfo	RCRA	PRD987379054	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110010763628	BETTEROADS ASPHALT PLT 3	CALLE C LOTE 39 URB IND LUCHETTI, BAYAMON, PR 00961	Bayamón Municipio
ICIS		36590	BETTEROADS ASPHALT - PLT #3	ROAD C, LOT 139, LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00958	Bayamón Municipio
ICIS-Air	CAA	PR0000007202100006	BETTEROADS ASPH PL3	PR167 K26.3 JSANCHEZ, BAYAMON, PR 00928	Bayamón Municipio
EIS	CAA	15517311	BETTEROADS ASPHALT PLANT 3	STREET LOT 39, LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00928	Bayamón Municipio
RCRAInfo	RCRA	PRD987379054	BETTEROADS ASPHALT CORP	CALLE C LOTE 139 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00960	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-Air	PR0000007202100006	2951	Asphalt Paving Mixtures And Blocks

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
EIS	15517311	324121	Asphalt Paving Mixture and Block Manufacturing
ICIS-Air	PR0000007202100006	324121	Asphalt Paving Mixture and Block Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	PR0000007202100006	No	02/15/2025	0	02/14/2025
RCRA	PRD987379054	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	
CAA (Source ID: PR0000007202100006)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No
	HPV History											
	Violation Type	Agency	Programs	Pollutants								

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD987379054)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency										

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	10,319
Population Density	3,335/sq.mi.
Housing Units in Area	3,027
Percent People of Color	99%
Households in Area	2,505
Households on Public Assistance	288
Persons With Low Income	5,802
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.4213
Center Longitude	-66.1418
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	830 (33.15%)
$15,000 - $25,000	503 (20.09%)
$25,000 - $50,000	759 (30.31%)
$50,000 - $75,000	263 (10.5%)
Greater than $75,000	149 (5.95%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	169 (2%)
Minors 17 years and younger	1,351 (13%)
Adults 18 years and older	8,965 (87%)
Seniors 65 years and older	1,731 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	3,545 (34%)
African-American	0 (0%)
Hispanic-Origin	10,158 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,255 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	914 (11.45%)
9th through 12th Grade	1,034 (12.95%)
High School Diploma	3,674 (46.02%)
Some College/2-year	807 (10.11%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	890 (11.15%)

Detailed Facility Report

Facility Summary

INTERNATIONAL EQUIPMENT LOGISTICS TRANSPORT INC

195 RD 5 RD BUCHANAN INDUSTRIAL LECHETTI,
BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110004895463

EPA Region: 02

Latitude: 18.420417

Longitude: -66.138296

Locational Data Source: FRS

Industries: Truck Transportation

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	03/19/2013
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Transporter, (PRR000012179)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004895463					N	18.420417	-66.138296
RCRAInfo	RCRA	PRR000012179	Transporter	Active (H)			N	18.411489	-66.146238

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110004895463	INTERNATIONAL EQUIPMENT LOGISTICS TRANSPORT INC	195 RD 5 RD BUCHANAN INDUSTRIAL LECHETTI, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRR000012179	INTERNATIONAL EQUIPMENT LOGISTICS TRANSPORT INC	195 RD 5 RD BUCHANAN INDUSTRIAL LECHETTI, BAYAMON, PR 00961	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000012179	484110	General Freight Trucking, Local

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000012179	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000012179)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	8,506
Population Density	2,742/sq.mi.
Housing Units in Area	2,533
Percent People of Color	99%
Households in Area	2,068
Households on Public Assistance	215
Persons With Low Income	4,439
Percent With Low Income	75%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.420417
Center Longitude	-66.138296
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	610 (29.5%)
$15,000 - $25,000	378 (18.28%)
$25,000 - $50,000	679 (32.83%)
$50,000 - $75,000	244 (11.8%)
Greater than $75,000	157 (7.59%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	130 (2%)
Minors 17 years and younger	1,019 (12%)
Adults 18 years and older	7,490 (88%)
Seniors 65 years and older	1,464 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,811 (33%)
African-American	0 (0%)
Hispanic-Origin	8,350 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,120 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	732 (10.88%)
9th through 12th Grade	877 (13.04%)
High School Diploma	3,046 (45.28%)
Some College/2-year	681 (10.12%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	837 (12.44%)

Detailed Facility Report

Facility Summary

UCAR RESINAS CARIBE INC.

LUCHETTI IND PARK LOT 38 B ST, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110007806981

EPA Region: 02

Latitude: 18.418842

Longitude: -66.138464

Locational Data Source: RCRAINFO

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--
Statute	**RCRA**
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	06/20/2006
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): 7114311

Greenhouse Gas Emissions (eGGRT): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRD090597659)

Safe Drinking Water Act (SDWA): No Information

Toxic Releases (TRI): 00619NNCRBLUCHE

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007806981					N	18.418842	-66.138464
EIS	CAA	7114311					N	18.42027	-66.13972
RMP	CAA	100000130495		INACTIVE			N	18.419167	-66.137778
TRI	EP313	00619NNCRBLUCHE	Toxics Release Inventory	Last Reported for 2002			N	18.418842	-66.138464
RCRAInfo	RCRA	PRD090597659	VSQG	Active (H)			N	18.418842	-66.138464

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007806981	UCAR RESINAS CARIBE INC.	LUCHETTI IND PARK LOT 38 B ST, BAYAMON, PR 00961	Bayamón Municipio
EIS	CAA	7114311	UCAR RESINAS CARIBE INC	LUCHETTI INDUSTRIAL PARK LOT #38 - B ST., BAYAMON, PR 00961	Bayamón Municipio
RMP	CAA	100000130495	UCAR RESINAS CARIBE, INC.	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
TRI	EP313	00619NNCRBLUCHE	UCAR RESINAS CARIBE INC	LUCHETTI INDUSTRIAL PARK LOT #38 - B ST, BAYAMON, PR 009617499	Bayamón Municipio
RCRAInfo	RCRA	PRD090597659	UCAR RESINAS CARIBE INC	LUCHETTI INDUSTRIAL PARK LOT 38 B ST, BAYAMON, PR 00691-3096	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00619NNCRBLUCHE	2821	Plastics Materials And Resins

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00619NNCRBLUCHE	325211	Plastics Material and Resin Manufacturing
RMP	100000130495	325211	Plastics Material and Resin Manufacturing
EIS	7114311	325211	Plastics Material and Resin Manufacturing
RCRAInfo	PRD090597659	325211	Plastics Material and Resin Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090597659	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090597659)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,572
Population Density	2,440/sq.mi.

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	117 (2%)
Minors 17 years and younger	824 (11%)

General Statistics (ACS (American Community Survey))	
Housing Units in Area	2,152
Percent People of Color	99%
Households in Area	1,731
Households on Public Assistance	169
Persons With Low Income	3,518
Percent With Low Income	72%
Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.418842
Center Longitude	-66.138464
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	465 (26.86%)
$15,000 - $25,000	304 (17.56%)
$25,000 - $50,000	592 (34.2%)
$50,000 - $75,000	217 (12.54%)
Greater than $75,000	153 (8.84%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Adults 18 years and older	6,748 (89%)
Seniors 65 years and older	1,277 (17%)
Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,424 (32%)
African-American	0 (0%)
Hispanic-Origin	7,421 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,092 (14%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	651 (10.66%)
9th through 12th Grade	843 (13.8%)
High School Diploma	2,731 (44.71%)
Some College/2-year	616 (10.09%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	782 (12.8%)

Detailed Facility Report

Facility Summary

BAYAMON STEEL PROCESSORS INC

CALLE B URB INDUSTRIAL LUCHETTI, CATANO, PR 00963

FRS (Facility Registry Service) ID: 110002341127

EPA Region: 02

Latitude: 18.418585

Longitude: -66.139154

Locational Data Source: FRS

Industries: Fabricated Metal Product Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	03/05/1997
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD987376076)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00961BYMNSLUCHE

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110002341127					N	18.418585	-66.139154
ICIS		31956					N	18.425503	-66.140722
TRI	EP313	00961BYMNSLUCHE	Toxics Release Inventory	Last Reported for 1995			N	18.418585	-66.139154
RCRAInfo	RCRA	PRD987376076	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110002341127	BAYAMON STEEL PROCESSORS INC	CALLE B URB INDUSTRIAL LUCHETTI, CATANO, PR 00963	Bayamón Municipio
ICIS		31956	BAYAMON STEEL PROCESSORS, INCORPORATED	LUCHETTI INDUSTRIAL PARK STREET B, BAYAMON, PR 00961	Bayamón Municipio
TRI	EP313	00961BYMNSLUCHE	BAYAMON STEEL PROCESSORS INC	LUCHETTI INDUSTRIAL PARK ST B LOT 30, BAYAMON, PR 009610066	Bayamón Municipio
RCRAInfo	RCRA	PRD987376076	BAYAMON STEEL PROCESSOR	PARQUE INDUSTRIAL LUCHETTI, BAYAMON, PR 00961	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00961BYMNSLUCHE	3444	Sheet Metal Work
TRI	00961BYMNSLUCHE	3479	Metal Coating And Allied Services

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00961BYMNSLUCHE	332322	Sheet Metal Work Manufacturing
TRI	00961BYMNSLUCHE	332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
RCRAInfo	PRD987376076	33991	Jewelry and Silverware Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>*.*

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD987376076	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD987376076)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,628
Population Density	2,459/sq.mi.
Housing Units in Area	2,125
Percent People of Color	99%
Households in Area	1,708
Households on Public Assistance	167
Persons With Low Income	3,478
Percent With Low Income	72%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.418585
Center Longitude	-66.139154
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	119 (2%)
Minors 17 years and younger	819 (11%)
Adults 18 years and older	6,807 (89%)
Seniors 65 years and older	1,272 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,432 (32%)
African-American	0 (0%)
Hispanic-Origin	7,478 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,111 (15%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	657 (10.65%)
9th through 12th Grade	861 (13.96%)
High School Diploma	2,765 (44.82%)

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	457 (26.77%)
$15,000 - $25,000	302 (17.69%)
$25,000 - $50,000	583 (34.15%)
$50,000 - $75,000	215 (12.6%)
Greater than $75,000	150 (8.79%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Some College/2-year	620 (10.05%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	777 (12.6%)

Detailed Facility Report

Facility Summary

GARAGE MIRANDA

ZONA INDUSTRIAL LUCHETTI MARGINAL 5, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110004895837

EPA Region: 02

Latitude: 18.418056

Longitude: -66.142673

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRR000013151)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004895837					N	18.418056	-66.142673
RCRAInfo	RCRA	PRR000013151	VSQG	Active (H)			N	18.408579	-66.195689

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110004895837	GARAGE MIRANDA	ZONA INDUSTRIAL LUCHETTI MARGINAL 5, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRR000013151	GARAGE MIRANDA	ZONA INDUSTRIAL LUCHETTI MARGINAL 5, BAYAMON, PR 00961	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000013151	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000013151)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

e-Manifest Hazardous Waste History (Public)

Hazardous Waste Shipped in Kilograms by Year (Through 11/16/2024)

Source ID	Waste Description	2022	2023	2024	2025
PRR000013151	Hazardous Waste	57	53	38	--
PRR000013151	Acute Hazardous Waste	0	0	0	--
PRR000013151	Pharmaceutical Hazardous Waste	0	0	0	--

“Pharmaceutical Hazardous Waste” refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA’s spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	8,422
Population Density	2,720/sq.mi.
Housing Units in Area	2,242
Percent People of Color	99%
Households in Area	1,833
Households on Public Assistance	167
Persons With Low Income	3,729
Percent With Low Income	72%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.418056
Center Longitude	-66.142673
Total Area	3.121 sq.mi.

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	140 (2%)
Minors 17 years and younger	925 (11%)
Adults 18 years and older	7,496 (89%)
Seniors 65 years and older	1,372 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,688 (32%)
African-American	0 (0%)
Hispanic-Origin	8,272 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,234 (15%)

Geography	
Land Area	99%
Water Area	1%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	490 (26.75%)
$15,000 - $25,000	348 (19%)
$25,000 - $50,000	587 (32.04%)
$50,000 - $75,000	231 (12.61%)
Greater than $75,000	176 (9.61%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	717 (10.57%)
9th through 12th Grade	945 (13.93%)
High School Diploma	2,991 (44.09%)
Some College/2-year	719 (10.6%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	845 (12.46%)

Detailed Facility Report

Facility Summary

HB FULLER COMPANY HBF PUERTO RICO

**CALLE C NUMBER 26 LUCHETTI INDUSTRIAL PARK,
BAYAMON, PR 00961**

FRS (Facility Registry Service) ID: 110000307668

EPA Region: 02

Latitude: 18.417649

Longitude: -66.141129

Locational Data Source: FRS

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD090122136)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00619HBFLLCALLE

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110000307668					N	18.417649	-66.141129
TRI	EP313	00619HBFLLCALLE	Toxics Release Inventory	Last Reported for 1998			N	18.417649	-66.141129
RCRAInfo	RCRA	PRD090122136	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110000307668	HB FULLER COMPANY HBF PUERTO RICO	CALLE C NUMBER 26 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
TRI	EP313	00619HBFLLCALLE	H B FULLER CO HBF-PUERTO RICO	CALLE C NO 26, LUCHETTI INDL PARK, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRD090122136	H B FULLER CO	CALLE C NO 26 URB INDUSTRIAL LUCHETTI, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00619HBFLLCALLE	2891	Adhesives And Sealants

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00619HBFLLCALLE	325520	Adhesive Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090122136	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090122136)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,624
Population Density	2,458/sq.mi.
Housing Units in Area	1,989
Percent People of Color	99%
Households in Area	1,592
Households on Public Assistance	153
Persons With Low Income	3,212
Percent With Low Income	71%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.417649
Center Longitude	-66.141129
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	416 (26.13%)
$15,000 - $25,000	286 (17.96%)
$25,000 - $50,000	542 (34.05%)
$50,000 - $75,000	203 (12.75%)
Greater than $75,000	145 (9.11%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	118 (2%)
Minors 17 years and younger	774 (10%)
Adults 18 years and older	6,853 (90%)
Seniors 65 years and older	1,222 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,395 (31%)
African-American	0 (0%)
Hispanic-Origin	7,478 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,153 (15%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	664 (10.67%)
9th through 12th Grade	908 (14.59%)
High School Diploma	2,795 (44.91%)
Some College/2-year	622 (9.99%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	753 (12.1%)

Detailed Facility Report

Facility Summary

HB FULLER COMPANY HBF PUERTO RICO

**CALLE C NUMBER 26 LUCHETTI INDUSTRIAL PARK,
BAYAMON, PR 00961**

FRS (Facility Registry Service) ID: 110000307668

EPA Region: 02

Latitude: 18.417649

Longitude: -66.141129

Locational Data Source: FRS

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD090122136)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00619HBFLLCALLE

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110000307668					N	18.417649	-66.141129
TRI	EP313	00619HBFLLCALLE	Toxics Release Inventory	Last Reported for 1998			N	18.417649	-66.141129
RCRAInfo	RCRA	PRD090122136	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110000307668	HB FULLER COMPANY HBF PUERTO RICO	CALLE C NUMBER 26 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
TRI	EP313	00619HBFLLCALLE	H B FULLER CO HBF-PUERTO RICO	CALLE C NO 26, LUCHETTI INDL PARK, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRD090122136	H B FULLER CO	CALLE C NO 26 URB INDUSTRIAL LUCHETTI, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00619HBFLLCALLE	2891	Adhesives And Sealants

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00619HBFLLCALLE	325520	Adhesive Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090122136	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090122136)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,624
Population Density	2,458/sq.mi.
Housing Units in Area	1,989
Percent People of Color	99%
Households in Area	1,592
Households on Public Assistance	153
Persons With Low Income	3,212
Percent With Low Income	71%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.417649
Center Longitude	-66.141129
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	416 (26.13%)
$15,000 - $25,000	286 (17.96%)
$25,000 - $50,000	542 (34.05%)
$50,000 - $75,000	203 (12.75%)
Greater than $75,000	145 (9.11%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	118 (2%)
Minors 17 years and younger	774 (10%)
Adults 18 years and older	6,853 (90%)
Seniors 65 years and older	1,222 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,395 (31%)
African-American	0 (0%)
Hispanic-Origin	7,478 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,153 (15%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	664 (10.67%)
9th through 12th Grade	908 (14.59%)
High School Diploma	2,795 (44.91%)
Some College/2-year	622 (9.99%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	753 (12.1%)

Detailed Facility Report

Facility Summary

MDI CARIBE LTD

LUCHETTI INDUSTRIAL PARK LT 41, BAYAMON, PR 00959

FRS (Facility Registry Service) ID: 110007807819

EPA Region: 02

Latitude: 18.417323

Longitude: -66.13924

Locational Data Source: FRS

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	01/24/1994
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD118155647)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00619MDCRBLOT41

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007807819					N	18.417323	-66.13924
TRI	EP313	00619MDCRBLOT41	Toxics Release Inventory	Last Reported for 1987			N	18.417323	-66.13924
RCRAInfo	RCRA	PRD118155647	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007807819	MDI CARIBE LTD	LUCHETTI INDUSTRIAL PARK LT 41, BAYAMON, PR 00959	Bayamón Municipio
TRI	EP313	00619MDCRBLOT41	MDI CARIBE LTD	LOT #41 LUCHETTI INDL PARK, BAYAMON, PR 00959	Bayamón Municipio
RCRAInfo	RCRA	PRD118155647	MDI CARIBE LIMITED	LUCHETTI INDUSTRIAL PARK LT 41, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00619MDCRBLOT41	325411	Medicinal and Botanical Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD118155647	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD118155647)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,113
Population Density	2,293/sq.mi.
Housing Units in Area	1,920
Percent People of Color	99%
Households in Area	1,527
Households on Public Assistance	143
Persons With Low Income	3,023
Percent With Low Income	71%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.417323
Center Longitude	-66.13924
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	384 (25.1%)
$15,000 - $25,000	277 (18.1%)
$25,000 - $50,000	528 (34.51%)
$50,000 - $75,000	197 (12.88%)
Greater than $75,000	144 (9.41%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	111 (2%)
Minors 17 years and younger	729 (10%)
Adults 18 years and older	6,385 (90%)
Seniors 65 years and older	1,157 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,239 (31%)
African-American	0 (0%)
Hispanic-Origin	6,972 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,101 (15%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	618 (10.64%)
9th through 12th Grade	847 (14.58%)
High School Diploma	2,556 (43.99%)
Some College/2-year	592 (10.19%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	753 (12.96%)

Detailed Facility Report

Facility Summary

DANOSA CARIBBEAN INC

URB INDUSTRIAL LUCHETTI LOTE 29, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110001660195

EPA Region: 02

Latitude: 18.416997

Longitude: -66.139412

Locational Data Source: FRS

Industries: Petroleum and Coal Products Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--
Statute	**RCRA**
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	04/15/1999
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): Operating Minor (PR0000007202170046)

Clean Water Act (CWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000012609), Inactive Other, (PRD091011106)

Safe Drinking Water Act (SDWA): No Information

Toxic Releases (TRI): 0096WDNSCRURBIN

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110001660195					N	18.416997	-66.139412
ICIS		2600013809					N	18.378	-66.166
ICIS-Air	CAA	PR0000007202170046	Minor Emissions	Operating	CAANSR		N	18.416997	-66.139412
TRI	EP313	0096WDNSCRURBIN	Toxics Release Inventory	Last Reported for 2023			N	18.416931	-66.140887
RCRAInfo	RCRA	PRR000012609	Other	Inactive ( )			N		
RCRAInfo	RCRA	PRD091011106	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110001660195	DANOSA CARIBBEAN INC	URB INDUSTRIAL LUCHETTI LOTE 29, BAYAMON, PR 00961	Bayamón Municipio
ICIS		2600013809	DANOSA CARIBBEAN, INC.	#29 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00960	Bayamón Municipio
ICIS-Air	CAA	PR0000007202170046	DANOSA CARIBBEAN INC	#29 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00960	Bayamón Municipio
TRI	EP313	0096WDNSCRURBIN	DANOSA CARIBBEAN INC	URB INDUSTRIAL LUCHETTI LOTE 29, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRR000012609	DANOSA ROOFING PRODUCTS	LOT 29 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00619	Bayamón Municipio
RCRAInfo	RCRA	PRD091011106	DANOSA CARIBBEAN INC	URB INDUSTRIAL LUCHETTI, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-Air	PR0000007202170046	2952	Asphalt Felts And Coatings

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	0096WDNSCRURBIN	324122	Asphalt Shingle and Coating Materials Manufacturing
ICIS-Air	PR0000007202170046	324122	Asphalt Shingle and Coating Materials Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	PR0000007202170046	No	02/15/2025	0	02/14/2025
RCRA	PRR000012609	No	02/15/2025	0	02/14/2025
RCRA	PRD091011106	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	
CAA (Source ID: PR0000007202170046)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I

Statute	Program/Pollutant/Violation Type				QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	
	HPV History														
	Violation Type	Agency	Programs	Pollutants											

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD091011106)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											
RCRA (Source ID: PRR000012609)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

Air Pollutant Report TRI Pollution Prevention Report

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
0096WDNSCRURBIN	2023	20	--	0	--	--	20	14
0096WDNSCRURBIN	2022	12	--	0	--	--	12	510
0096WDNSCRURBIN	2021	630	--	0	--	--	630	3

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

Chemical Name	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Polycyclic aromatic compounds	34	522	633	--	--	--	--	--	--	--

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,054
Population Density	2,274/sq.mi.
Housing Units in Area	1,887
Percent People of Color	99%
Households in Area	1,501
Households on Public Assistance	137
Persons With Low Income	2,951
Percent With Low Income	71%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.416997
Center Longitude	-66.139412
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	371 (24.75%)
$15,000 - $25,000	274 (18.28%)
$25,000 - $50,000	517 (34.49%)
$50,000 - $75,000	194 (12.94%)
Greater than $75,000	143 (9.54%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	111 (2%)
Minors 17 years and younger	716 (10%)
Adults 18 years and older	6,337 (90%)
Seniors 65 years and older	1,137 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,216 (31%)
African-American	0 (0%)
Hispanic-Origin	6,914 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,104 (16%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	615 (10.65%)
9th through 12th Grade	852 (14.76%)
High School Diploma	2,527 (43.78%)
Some College/2-year	590 (10.22%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	752 (13.03%)

Detailed Facility Report

Facility Summary

DANOSA CARIBBEAN INC

URB INDUSTRIAL LUCHETTI LOTE 29, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110001660195

EPA Region: 02

Latitude: 18.416997

Longitude: -66.139412

Locational Data Source: FRS

Industries: Petroleum and Coal Products Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--
Statute	**RCRA**
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	04/15/1999
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): Operating Minor (PR0000007202170046)

Clean Water Act (CWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000012609), Inactive Other, (PRD091011106)

Safe Drinking Water Act (SDWA): No Information

Toxic Releases (TRI): 0096WDNSCRURBIN

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110001660195					N	18.416997	-66.139412
ICIS		2600013809					N	18.378	-66.166
ICIS-Air	CAA	PR0000007202170046	Minor Emissions	Operating	CAANSR		N	18.416997	-66.139412
TRI	EP313	0096WDNSCRURBIN	Toxics Release Inventory	Last Reported for 2023			N	18.416931	-66.140887
RCRAInfo	RCRA	PRR000012609	Other	Inactive ( )			N		
RCRAInfo	RCRA	PRD091011106	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110001660195	DANOSA CARIBBEAN INC	URB INDUSTRIAL LUCHETTI LOTE 29, BAYAMON, PR 00961	Bayamón Municipio
ICIS		2600013809	DANOSA CARIBBEAN, INC.	#29 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00960	Bayamón Municipio
ICIS-Air	CAA	PR0000007202170046	DANOSA CARIBBEAN INC	#29 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00960	Bayamón Municipio
TRI	EP313	0096WDNSCRURBIN	DANOSA CARIBBEAN INC	URB INDUSTRIAL LUCHETTI LOTE 29, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRR000012609	DANOSA ROOFING PRODUCTS	LOT 29 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00619	Bayamón Municipio
RCRAInfo	RCRA	PRD091011106	DANOSA CARIBBEAN INC	URB INDUSTRIAL LUCHETTI, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-Air	PR0000007202170046	2952	Asphalt Felts And Coatings

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	0096WDNSCRURBIN	324122	Asphalt Shingle and Coating Materials Manufacturing
ICIS-Air	PR0000007202170046	324122	Asphalt Shingle and Coating Materials Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	PR0000007202170046	No	02/15/2025	0	02/14/2025
RCRA	PRR000012609	No	02/15/2025	0	02/14/2025
RCRA	PRD091011106	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	
CAA (Source ID: PR0000007202170046)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I

Statute	Program/Pollutant/Violation Type				QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	
	HPV History														
	Violation Type	Agency	Programs	Pollutants											

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD091011106)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											
RCRA (Source ID: PRR000012609)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

Air Pollutant Report TRI Pollution Prevention Report

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
0096WDNSCRURBIN	2023	20	--	0	--	--	20	14
0096WDNSCRURBIN	2022	12	--	0	--	--	12	510
0096WDNSCRURBIN	2021	630	--	0	--	--	630	3

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

Chemical Name	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Polycyclic aromatic compounds	34	522	633	--	--	--	--	--	--	--

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,054
Population Density	2,274/sq.mi.
Housing Units in Area	1,887
Percent People of Color	99%
Households in Area	1,501
Households on Public Assistance	137
Persons With Low Income	2,951
Percent With Low Income	71%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.416997
Center Longitude	-66.139412
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	371 (24.75%)
$15,000 - $25,000	274 (18.28%)
$25,000 - $50,000	517 (34.49%)
$50,000 - $75,000	194 (12.94%)
Greater than $75,000	143 (9.54%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	111 (2%)
Minors 17 years and younger	716 (10%)
Adults 18 years and older	6,337 (90%)
Seniors 65 years and older	1,137 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,216 (31%)
African-American	0 (0%)
Hispanic-Origin	6,914 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,104 (16%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	615 (10.65%)
9th through 12th Grade	852 (14.76%)
High School Diploma	2,527 (43.78%)
Some College/2-year	590 (10.22%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	752 (13.03%)

Detailed Facility Report

Facility Summary

PETROLEUM EMULSION MFG

URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110007805964

EPA Region: 02

Latitude: 18.416006

Longitude: -66.137833

Locational Data Source: TRIS

Industries: Petroleum and Coal Products Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--
Statute	**CWA**
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	04/14/1999
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD090083171)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): 15517511

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00632PTRLMURBIN

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

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007805964					N	18.416006	-66.137833
ICIS		3400055853					N	18.4176254	-66.1368014
ICIS		31918					N	18.418003	-66.138222
EIS	CAA	15517511					N	18.4199	-66.1386
TRI	EP313	00632PTRLMURBIN	Toxics Release Inventory	Last Reported for 2000			N	18.416006	-66.137833
RCRAInfo	RCRA	PRD090083171	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007805964	PETROLEUM EMULSION MFG	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00961	Bayamón Municipio
ICIS		3400055853	PETROLEUM EMULSION MFG	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00961	Bayamón Municipio
ICIS		31918	PETROLEUM CHEMICAL CORPORATION	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00619	Bayamón Municipio
EIS	CAA	15517511	PETROLEUM EMULSION (FORMERLY PETROLEUM CHEMICAL)	STREET C, LOT 36, LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00936	Bayamón Municipio
TRI	EP313	00632PTRLMURBIN	PETROLEUM CHEMICAL CORP	LUCHETTI INDL PARK LOT 36 C ST, BAYAMON, PR 00959	Bayamón Municipio
RCRAInfo	RCRA	PRD090083171	PETROLEUM CHEMICAL CORPORATION	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00632PTRLMURBIN	2951	Asphalt Paving Mixtures And Blocks
TRI	00632PTRLMURBIN	2952	Asphalt Felts And Coatings

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00632PTRLMURBIN	324121	Asphalt Paving Mixture and Block Manufacturing
TRI	00632PTRLMURBIN	324122	Asphalt Shingle and Coating Materials Manufacturing
EIS	15517511	324122	Asphalt Shingle and Coating Materials Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090083171	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090083171)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in

Pounds per Year at Site

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	6,564
Population Density	2,115/sq.mi.
Housing Units in Area	1,833
Percent People of Color	99%
Households in Area	1,456
Households on Public Assistance	117
Persons With Low Income	2,737
Percent With Low Income	71%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.416006
Center Longitude	-66.137833
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	331 (22.75%)
$15,000 - $25,000	275 (18.9%)
$25,000 - $50,000	503 (34.57%)
$50,000 - $75,000	197 (13.54%)
Greater than $75,000	149 (10.24%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	111 (2%)
Minors 17 years and younger	677 (10%)
Adults 18 years and older	5,889 (90%)
Seniors 65 years and older	1,088 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,094 (32%)
African-American	0 (0%)
Hispanic-Origin	6,438 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,066 (16%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	570 (10.57%)
9th through 12th Grade	802 (14.87%)
High School Diploma	2,234 (41.43%)
Some College/2-year	577 (10.7%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	806 (14.95%)

Detailed Facility Report

Facility Summary

PETROLEUM EMULSION MFG

URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110007805964

EPA Region: 02

Latitude: 18.416006

Longitude: -66.137833

Locational Data Source: TRIS

Industries: Petroleum and Coal Products Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--
Statute	**CWA**
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	04/14/1999
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD090083171)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): 15517511

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00632PTRLMURBIN

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007805964					N	18.416006	-66.137833
ICIS		3400055853					N	18.4176254	-66.1368014
ICIS		31918					N	18.418003	-66.138222
EIS	CAA	15517511					N	18.4199	-66.1386
TRI	EP313	00632PTRLMURBIN	Toxics Release Inventory	Last Reported for 2000			N	18.416006	-66.137833
RCRAInfo	RCRA	PRD090083171	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007805964	PETROLEUM EMULSION MFG	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00961	Bayamón Municipio
ICIS		3400055853	PETROLEUM EMULSION MFG	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00961	Bayamón Municipio
ICIS		31918	PETROLEUM CHEMICAL CORPORATION	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00619	Bayamón Municipio
EIS	CAA	15517511	PETROLEUM EMULSION (FORMERLY PETROLEUM CHEMICAL)	STREET C, LOT 36, LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00936	Bayamón Municipio
TRI	EP313	00632PTRLMURBIN	PETROLEUM CHEMICAL CORP	LUCHETTI INDL PARK LOT 36 C ST, BAYAMON, PR 00959	Bayamón Municipio
RCRAInfo	RCRA	PRD090083171	PETROLEUM CHEMICAL CORPORATION	URB INDUSTRIAL LUCHETTI LOT 36, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00632PTRLMURBIN	2951	Asphalt Paving Mixtures And Blocks
TRI	00632PTRLMURBIN	2952	Asphalt Felts And Coatings

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00632PTRLMURBIN	324121	Asphalt Paving Mixture and Block Manufacturing
TRI	00632PTRLMURBIN	324122	Asphalt Shingle and Coating Materials Manufacturing
EIS	15517511	324122	Asphalt Shingle and Coating Materials Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090083171	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090083171)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in

Pounds per Year at Site

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	6,564
Population Density	2,115/sq.mi.
Housing Units in Area	1,833
Percent People of Color	99%
Households in Area	1,456
Households on Public Assistance	117
Persons With Low Income	2,737
Percent With Low Income	71%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.416006
Center Longitude	-66.137833
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	331 (22.75%)
$15,000 - $25,000	275 (18.9%)
$25,000 - $50,000	503 (34.57%)
$50,000 - $75,000	197 (13.54%)
Greater than $75,000	149 (10.24%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	111 (2%)
Minors 17 years and younger	677 (10%)
Adults 18 years and older	5,889 (90%)
Seniors 65 years and older	1,088 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,094 (32%)
African-American	0 (0%)
Hispanic-Origin	6,438 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,066 (16%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	570 (10.57%)
9th through 12th Grade	802 (14.87%)
High School Diploma	2,234 (41.43%)
Some College/2-year	577 (10.7%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	806 (14.95%)

Detailed Facility Report

Facility Summary

RELIANCE CARIBBEAN DIV. OF SUPERIOR PAINTS MFG. CO. INC.

LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00959

FRS (Facility Registry Service) ID: 110007806794

EPA Region: 02

Latitude: 18.414287

Longitude: -66.14063

Locational Data Source: RCRAINFO

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	02/09/1994
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Other, (PRD090525205)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00619RLNCCLUCHE

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007806794					N	18.414287	-66.14063
TRI	EP313	00619RLNCCLUCHE	Toxics Release Inventory	Last Reported for 1998			N	18.414287	-66.14063
RCRAInfo	RCRA	PRD090525205	Other	Active (A)			N	18.414287	-66.14063

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007806794	RELIANCE CARIBBEAN DIV. OF SUPERIOR PAINTS MFG. CO. INC.	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00959	Bayamón Municipio
TRI	EP313	00619RLNCCLUCHE	RELIANCE CARIBBEAN DIV OF SUPERIOR PAINTS MFG CO INC	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00959	Bayamón Municipio
RCRAInfo	RCRA	PRD090525205	RELIANCE UNIVERSAL OF PR INC	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00619RLNCCLUCHE	2851	Paints And Allied Products
TRI	00619RLNCCLUCHE	3612	Transformers, Except Electronic

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00619RLNCCLUCHE	325510	Paint and Coating Manufacturing
TRI	00619RLNCCLUCHE	332813	Electroplating, Plating, Polishing, Anodizing, and Coloring
TRI	00619RLNCCLUCHE	335311	Power, Distribution, and Specialty Transformer Manufacturing
RCRAInfo	PRD090525205	32551	Paint and Coating Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090525205	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090525205)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	6,966
Population Density	2,245/sq.mi.
Housing Units in Area	1,850
Percent People of Color	99%
Households in Area	1,485
Households on Public Assistance	103
Persons With Low Income	2,638
Percent With Low Income	69%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.414287
Center Longitude	-66.14063
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	335 (22.57%)
$15,000 - $25,000	280 (18.87%)
$25,000 - $50,000	491 (33.09%)
$50,000 - $75,000	210 (14.15%)
Greater than $75,000	168 (11.32%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	126 (2%)
Minors 17 years and younger	682 (10%)
Adults 18 years and older	6,286 (90%)
Seniors 65 years and older	1,138 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,233 (32%)
African-American	0 (0%)
Hispanic-Origin	6,850 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,174 (17%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	609 (10.52%)
9th through 12th Grade	897 (15.5%)
High School Diploma	2,340 (40.44%)
Some College/2-year	621 (10.73%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	902 (15.59%)

Detailed Facility Report

Facility Summary

RELIANCE CARIBBEAN DIV. OF SUPERIOR PAINTS MFG. CO. INC.

LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00959

FRS (Facility Registry Service) ID: 110007806794

EPA Region: 02

Latitude: 18.414287

Longitude: -66.14063

Locational Data Source: RCRAINFO

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	02/09/1994
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Other, (PRD090525205)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00619RLNCCLUCHE

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007806794					N	18.414287	-66.14063
TRI	EP313	00619RLNCCLUCHE	Toxics Release Inventory	Last Reported for 1998			N	18.414287	-66.14063
RCRAInfo	RCRA	PRD090525205	Other	Active (A)			N	18.414287	-66.14063

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007806794	RELIANCE CARIBBEAN DIV. OF SUPERIOR PAINTS MFG. CO. INC.	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00959	Bayamón Municipio
TRI	EP313	00619RLNCCLUCHE	RELIANCE CARIBBEAN DIV OF SUPERIOR PAINTS MFG CO INC	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00959	Bayamón Municipio
RCRAInfo	RCRA	PRD090525205	RELIANCE UNIVERSAL OF PR INC	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00619RLNCCLUCHE	2851	Paints And Allied Products
TRI	00619RLNCCLUCHE	3612	Transformers, Except Electronic

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00619RLNCCLUCHE	325510	Paint and Coating Manufacturing
TRI	00619RLNCCLUCHE	332813	Electroplating, Plating, Polishing, Anodizing, and Coloring
TRI	00619RLNCCLUCHE	335311	Power, Distribution, and Specialty Transformer Manufacturing
RCRAInfo	PRD090525205	32551	Paint and Coating Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

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Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090525205	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090525205)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	6,966
Population Density	2,245/sq.mi.
Housing Units in Area	1,850
Percent People of Color	99%
Households in Area	1,485
Households on Public Assistance	103
Persons With Low Income	2,638
Percent With Low Income	69%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.414287
Center Longitude	-66.14063
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	335 (22.57%)
$15,000 - $25,000	280 (18.87%)
$25,000 - $50,000	491 (33.09%)
$50,000 - $75,000	210 (14.15%)
Greater than $75,000	168 (11.32%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	126 (2%)
Minors 17 years and younger	682 (10%)
Adults 18 years and older	6,286 (90%)
Seniors 65 years and older	1,138 (16%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,233 (32%)
African-American	0 (0%)
Hispanic-Origin	6,850 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,174 (17%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	609 (10.52%)
9th through 12th Grade	897 (15.5%)
High School Diploma	2,340 (40.44%)
Some College/2-year	621 (10.73%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	902 (15.59%)

Detailed Facility Report

Facility Summary

RELIANCE CARIBBEAN

PR RD 28 KM 0.5, BAYAMON, PR 00619

FRS (Facility Registry Service) ID: 110007821401

EPA Region: 02

Latitude: 18.413279

Longitude: -66.141318

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000009647)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007821401					N	18.413279	-66.141318
RCRAInfo	RCRA	PRR000009647	Other	Inactive ( )			N	18.413279	-66.141318

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007821401	RELIANCE CARIBBEAN	PR RD 28 KM 0.5, BAYAMON, PR 00619	Bayamón Municipio
RCRAInfo	RCRA	PRR000009647	RELIANCE CARIBBEAN	PR RD 28 KM 0.5, BAYAMON, PR 00619	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000009647	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000009647)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,037
Population Density	2,268/sq.mi.
Housing Units in Area	1,868
Percent People of Color	100%
Households in Area	1,524
Households on Public Assistance	84
Persons With Low Income	2,533
Percent With Low Income	66%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.413279
Center Longitude	-66.141318
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	340 (22.28%)
$15,000 - $25,000	279 (18.28%)
$25,000 - $50,000	485 (31.78%)
$50,000 - $75,000	224 (14.68%)
Greater than $75,000	198 (12.98%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	134 (2%)
Minors 17 years and younger	683 (10%)
Adults 18 years and older	6,352 (90%)
Seniors 65 years and older	1,163 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,263 (32%)
African-American	0 (0%)
Hispanic-Origin	6,923 (98%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,225 (17%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	598 (10.21%)
9th through 12th Grade	898 (15.33%)
High School Diploma	2,284 (38.98%)
Some College/2-year	643 (10.97%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,012 (17.27%)

Detailed Facility Report

Facility Summary

TRADEWIND FOODS, INC. (FORMERLY GOYA DE PUERTO RICO, ISLAND LITHO ISLAND CAN)

PR-28 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110007805973

EPA Region: 02

Latitude: 18.412467

Longitude: -66.143242

Locational Data Source: FRS

Industries: Fabricated Metal Product Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	2
Date of Last Compliance Monitoring Activity	02/15/2024
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--
Statute	**RCRA**
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	01/29/2020
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): Operating Major (PR0000007202100031), Permanently Closed Major (PR0000007202100219), Permanently Closed Major (PR0000007202100209), Permanently Closed Major (PR0000007202100126), Permanently Closed Major (PR0000007202100125)

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active LQG, (PRD090466996), Inactive Other, (PRD090083387)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00619SLNDLST167

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007805973					N	18.412467	-66.143242
ICIS		2775078					N	18.412467	-66.143242
ICIS		1800001995					N	18.41467	-66.145444
ICIS		40567					N	18.41467	-66.145444
ICIS		2775849					N	18.412467	-66.143242
ICIS		2836560					N	18.412467	-66.143242
ICIS-Air	CAA	PR0000007202100031	Major Emissions	Operating	CAAMACT, CAANSPS, CAATVP		N	18.412467	-66.143242
ICIS-Air	CAA	PR0000007202100219	Major Emissions	Permanently Closed			N	18.412467	-66.143242
ICIS-Air	CAA	PR0000007202100209	Major Emissions	Permanently Closed			N	18.415503	-66.143778
ICIS-Air	CAA	PR0000007202100126	Major Emissions	Permanently Closed			N	18.414114	-66.144055
ICIS-Air	CAA	PR0000007202100125	Major Emissions	Permanently Closed			N	18.412467	-66.143242
TRI	EP313	00619SLNDLST167	Toxics Release Inventory	Last Reported for 2023			N	18.412467	-66.143242
RCRAInfo	RCRA	PRD090466996	LQG	Active (H)			N	18.274955	-66.206785
RCRAInfo	RCRA	PRD090083387	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007805973	TRADEWIND FOODS, INC. (FORMERLY GOYA DE PUERTO RICO, ISLAND LITHO ISLAND CAN)	PR-28 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
ICIS		2775078	TRADEWIND FOODS INC.	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
ICIS		1800001995	GOYA DE PUERTO RICO INCORPORATED	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
ICIS		40567	GOYA DE PUERTO RICO INC.	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00621	Bayamón Municipio
ICIS		2775849	GOYA DE PR INC	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
ICIS		2836560	GOYA DE PUERTO RICO	LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
ICIS-Air	CAA	PR0000007202100031	TRADEWIND FOODS INC (GOYA,LITHO,CAN)	RD 28 ESQ. RD 5 LUCHETTI IND., BAYAMON, PR 00619	Bayamón Municipio
ICIS-Air	CAA	PR0000007202100219	TRADEWINDS FOODS (DBA GOYA DE PR)(CLOSED)	IND. LUCHETTI, BAYAMON, PR 00000	Bayamón Municipio
ICIS-Air	CAA	PR0000007202100209	ISLAND LITHO	RD 167 KM 5.1 LUCHETTI IND.PK., BAYAMON, PR 00960	Bayamón Municipio
ICIS-Air	CAA	PR0000007202100126	ISLAND CAN, CORP.	PARQUE IND. LUCHETTI PR-28, BAYAMON, PR 009601467	Bayamón Municipio
ICIS-Air	CAA	PR0000007202100125	TRADEWINDS FOODS, INC. (CLOSED)	IND. LUCHETTI, BAYAMON, PR 00960	Bayamón Municipio
TRI	EP313	00619SLNDLST167	ISLAND LITHO CORP.	PR-28 CORNER PR-05 LUCHETTI, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRD090466996	TRADEWIND FOODS INC	STATE RD PR 28 & PR 05, BAYAMON, PR 00960-6067	Bayamón Municipio
RCRAInfo	RCRA	PRD090083387	GOYA DE PR INC	PR 28 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00621	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00619SLNDLST167	3479	Metal Coating And Allied Services
ICIS-Air	PR0000007202100031	2032	Canned Specialties
ICIS-Air	PR0000007202100125	2032	Canned Specialties
ICIS-Air	PR0000007202100126	2032	Canned Specialties
ICIS-Air	PR0000007202100209	9999	Nonclassifiable Establishments
ICIS-Air	PR0000007202100219	2032	Canned Specialties

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00619SLNDLST167	311422	Specialty Canning
TRI	00619SLNDLST167	332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
ICIS-Air	PR0000007202100031	311422	Specialty Canning
ICIS-Air	PR0000007202100125	999999	
ICIS-Air	PR0000007202100126	999999	

System	Identifier	NAICS Code	NAICS Description
ICIS-Air	PR0000007202100209	999999	
ICIS-Air	PR0000007202100219	999999	
RCRAInfo	PRD090466996	311422	Specialty Canning
RCRAInfo	PRD090466996	332431	Metal Can Manufacturing
RCRAInfo	PRD090466996	332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

RCRA (Hazardous Waste (Resource Conservation and Recovery Act) Compliance Pipeline (Compliance Monitoring → Violations → Enforcement Actions) (10 Years)

This table shows how violations relate to compliance monitoring (CM) activities and enforcement. Currently available for CAA and RCRA only. Full CM history available below.

Compliance Monitoring				Violations				Enforcement Actions			
Source ID	Compliance Monitoring Type	Compliance Monitoring Agency	Compliance Monitoring Date	Violation Type	Violation Agency	Violation Determined Date	Return to Compliance Date	Enforcement Type	Enforcement Action Date	Penalty Assessed	Comp Action Cost
PRD090466996	Compliance Evaluation Inspection	EPA	01/29/2020	262.A: Generators - General							
				262.A: Generators - General							
				262.A: Generators - General							
				262.A: Generators - General	EPA	01/29/2020	01/21/2021				
				262.A: Generators - General	EPA	01/29/2020	01/21/2021				
				262.A: Generators - General	EPA	01/29/2020	01/21/2021				
				262.D: Generators - Records/Reporting	EPA	01/29/2020	01/21/2021				
				262.D: Generators - Records/Reporting	EPA	01/29/2020	01/21/2021				
				262.M: Preparedness, Prevention, and Emergency Procedures	EPA	01/29/2020	01/21/2021				
				273.B: Universal Waste - Small Quantity Handlers	EPA	01/29/2020	01/21/2021				
				273.B: Universal Waste - Small Quantity Handlers	EPA	01/29/2020	01/21/2021				
				273.B: Universal Waste - Small Quantity Handlers	EPA	01/29/2020	01/21/2021				
				273.B: Universal Waste - Small Quantity Handlers	EPA	01/29/2020	01/21/2021				
				279.C: Used Oil - Generators							
				279.C: Used Oil - Generators							
PRD090466996	Compliance Evaluation Inspection	EPA	06/20/2016	No Violation Identified	--	--	--				

Entries in italics are not counted as compliance monitoring strategy activities. For programs without compliance monitoring strategies, entries in italics are not counted as on-site activities within EPA's Annual Results.

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Off-Site*	*EPA*	*09/30/2024*	
CAA	PR0000007202100031	ICIS-Air	Inspection/Evaluation	FCE On-Site	EPA	02/15/2024	
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Off-Site*	*State*	*04/18/2023*	
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Off-Site*	*State*	*05/12/2022*	

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Off-Site*	*State*	*05/10/2022*	
CAA	PR0000007202100031	ICIS-Air	Inspection/Evaluation	FCE On-Site	State	04/22/2022	
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Off-Site*	*State*	*03/31/2022*	
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Title V CCR*	*State*	*04/01/2021*	*Reviewed: 04/17/2021 Facility Reported No Deviations*
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Title V CCR*	*EPA*	*04/01/2020*	*Reviewed: 09/28/2020 Facility Reported No Deviations*
CAA	*PR0000007202100031*	*ICIS-Air*	*Inspection/Evaluation*	*PCE Title V CCR*	*State*	*04/01/2020*	*Reviewed: 07/13/2020 Facility Reported No Deviations*
RCRA	*PRD090466996*	*ICIS*	*Information Request*	*Formal*	*EPA*	*07/28/2020*	

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	PR0000007202100031	No	02/15/2025	0	02/14/2025
CAA	PR0000007202100219	No	02/15/2025	0	02/14/2025
CAA	PR0000007202100209	No	02/15/2025	0	02/14/2025
CAA	PR0000007202100126	No	02/15/2025	0	02/14/2025
CAA	PR0000007202100125	No	02/15/2025	0	02/14/2025
RCRA	PRD090466996	No	02/15/2025	0	02/14/2025
RCRA	PRD090083387	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	
CAA (Source ID: PR0000007202100031)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I
	HPV History											
	Violation Type / Agency / Programs / Pollutants											
CAA (Source ID: PR0000007202100125)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I
	HPV History											
	Violation Type / Agency / Programs / Pollutants											
CAA (Source ID: PR0000007202100126)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I
	HPV History											
	Violation Type / Agency / Programs / Pollutants											
CAA (Source ID: PR0000007202100209)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I
	HPV History											
	Violation Type / Agency / Programs / Pollutants											
CAA (Source ID: PR0000007202100219)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/0
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No I
	HPV History											
	Violation Type / Agency / Programs / Pollutants											

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD090083387)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency											
RCRA (Source ID: PRD090466996)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

Air Pollutant Report TRI Pollution Prevention Report

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
00619SLNDLST167	2023	3,723	--	0	--	--	3,723	--
00619SLNDLST167	2022	4,398	--	0	--	--	4,398	--
00619SLNDLST167	2021	4,270	--	0	--	--	4,270	--
00619SLNDLST167	2020	4,146	--	0	--	--	4,146	--
00619SLNDLST167	2019	4,025	--	0	--	--	4,025	--
00619SLNDLST167	2018	3,907	--	0	--	--	3,907	--
00619SLNDLST167	2017	3,794	--	0	--	--	3,794	--
00619SLNDLST167	2016	3,689	--	0	--	--	3,689	--
00619SLNDLST167	2015	3,938	--	0	--	--	3,938	--
00619SLNDLST167	2014	3,691	--	0	--	--	3,691	--

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

Chemical Name	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
1,2,4-Trimethylbenzene	2,029	2,386	2,316	2,249	2,183	2,120	2,058	1,987	2,136	1,995
Xylene (mixed isomers)	435	495	481	467	453	439	427	429	446	425
n-Butyl alcohol	1,259	1,518	1,473	1,430	1,389	1,348	1,309	1,273	1,356	1,271

e-Manifest Hazardous Waste History (Public)

Hazardous Waste Shipped in Kilograms by Year (Through 11/16/2024)

Source ID	Waste Description	2022	2023	2024	2025
PRD090466996	Hazardous Waste	12,772	11,332	40,738	--
PRD090466996	Acute Hazardous Waste	0	0	0	--
PRD090466996	Pharmaceutical Hazardous Waste	0	0	0	--

“Pharmaceutical Hazardous Waste” refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA’s spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	7,853
Population Density	2,531/sq.mi.
Housing Units in Area	2,235
Percent People of Color	100%
Households in Area	1,866
Households on Public Assistance	72
Persons With Low Income	2,778
Percent With Low Income	60%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.412467
Center Longitude	-66.143242
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	401 (21.54%)
$15,000 - $25,000	317 (17.02%)
$25,000 - $50,000	560 (30.08%)
$50,000 - $75,000	268 (14.39%)
Greater than $75,000	316 (16.97%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	181 (2%)
Minors 17 years and younger	808 (10%)
Adults 18 years and older	7,043 (90%)
Seniors 65 years and older	1,344 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,553 (33%)
African-American	0 (0%)
Hispanic-Origin	7,742 (99%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,438 (18%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	618 (9.52%)
9th through 12th Grade	883 (13.61%)
High School Diploma	2,311 (35.61%)
Some College/2-year	783 (12.07%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,367 (21.07%)

Detailed Facility Report

Facility Summary

I T S CALEB BRETT USA INC

RTE 28 KM .2 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961

FRS (Facility Registry Service) ID: 110007821090

EPA Region: 02

Latitude: 18.4134

Longitude: -66.144148

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	05/02/2000
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000008912)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007821090					N	18.4134	-66.144148
RCRAInfo	RCRA	PRR000008912	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007821090	I T S CALEB BRETT USA INC	RTE 28 KM .2 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio
RCRAInfo	RCRA	PRR000008912	I T S CALEB BRETT USA INC	RTE 28 KM .2 LUCHETTI INDUSTRIAL PARK, BAYAMON, PR 00961	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000008912	No	02/15/2025	0	02/14/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000008912)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

e-Manifest Hazardous Waste History (Public)

Hazardous Waste Shipped in Kilograms by Year (Through 11/16/2024)

Source ID	Waste Description	2022	2023	2024	2025
PRR000008912	Hazardous Waste	1,665	3,792	4,225	--
PRR000008912	Acute Hazardous Waste	0	0	0	--
PRR000008912	Pharmaceutical Hazardous Waste	0	0	0	--

“Pharmaceutical Hazardous Waste” refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA’s spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	8,263
Population Density	2,664/sq.mi.
Housing Units in Area	2,318
Percent People of Color	100%
Households in Area	1,948
Households on Public Assistance	92
Persons With Low Income	3,102
Percent With Low Income	62%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.4134
Center Longitude	-66.144148
Total Area	3.121 sq.mi.

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	178 (2%)
Minors 17 years and younger	907 (11%)
Adults 18 years and older	7,355 (89%)
Seniors 65 years and older	1,382 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,672 (32%)
African-American	0 (0%)
Hispanic-Origin	8,149 (99%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,454 (18%)

Geography	
Land Area	99%
Water Area	1%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	457 (23.41%)
$15,000 - $25,000	355 (18.19%)
$25,000 - $50,000	554 (28.38%)
$50,000 - $75,000	274 (14.04%)
Greater than $75,000	312 (15.98%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	649 (9.64%)
9th through 12th Grade	916 (13.6%)
High School Diploma	2,478 (36.8%)
Some College/2-year	823 (12.22%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,290 (19.16%)

Detailed Facility Report

Facility Summary

ISLAND CAN CORP

**INTERSECTION PR-2 & PR-167,
BAYAMON, PR 00960**

FRS (Facility Registry Service) ID: 110010602295

EPA Region: 02

Latitude: 18.412673

Longitude: -66.145055

Locational Data Source: TRIS

Industries: Fabricated Metal Product Manufacturing

Indian Country: N

Enforcement and Compliance Summary

No data records returned

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00621SLNDCINTER

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

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110010602295					N	18.412673	-66.145055
ICIS		35849					N	18.41467	-66.145444
TRI	EP313	00621SLNDCINTER	Toxics Release Inventory	Last Reported for 1987			N	18.412673	-66.145055

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110010602295	ISLAND CAN CORP	INTERSECTION PR-2 & PR-167, BAYAMON, PR 00960	Bayamón Municipio
ICIS		35849	ISLAND CAN CORP	INTERSECTION OF P R 2 & P R, BAYAMON, PR 00960	Bayamón Municipio
TRI	EP313	00621SLNDCINTER	ISLAND CAN CORP	INTERSECTION PR-2 & PR-167, 167, BAYAMON, PR 006211467	Bayamón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00621SLNDCINTER	3411	Metal Cans

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00621SLNDCINTER	332431	Metal Can Manufacturing

Facility Tribe Information

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

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

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

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed

No data records returned

Three-Year Compliance History by Quarter

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Sulfur Dioxide	Yes	Sulfur Dioxide (2010)	No	--

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	8,733
Population Density	2,815/sq.mi.
Housing Units in Area	2,638
Percent People of Color	100%
Households in Area	2,228
Households on Public Assistance	87
Persons With Low Income	3,281
Percent With Low Income	59%

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	210 (2%)
Minors 17 years and younger	962 (11%)
Adults 18 years and older	7,767 (89%)
Seniors 65 years and older	1,503 (17%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,856 (33%)
African-American	0 (0%)
Hispanic-Origin	8,623 (99%)
Asian	0 (0%)

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.412673
Center Longitude	-66.145055
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	518 (23.24%)
$15,000 - $25,000	369 (16.55%)
$25,000 - $50,000	629 (28.22%)
$50,000 - $75,000	309 (13.86%)
Greater than $75,000	404 (18.12%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	1,621 (19%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	663 (9.35%)
9th through 12th Grade	891 (12.56%)
High School Diploma	2,439 (34.39%)
Some College/2-year	905 (12.76%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,573 (22.18%)

DEPARTMENT OF HOUSING
GOVERNMENT OF PUERTO RICO

CDBG-DR FUNDS
CDBG-MIT FUNDS

Memorandum to File

Date: February 13, 2025

From: Oscar L. Fontán / ERTEC LLC
Program Manager
CDBG-MIT Program
Economic Development Investment Portfolio for Growth – Mitigation (IPGM) ProgramPuerto Rico Department of Housing

Application Number: ÌPGM-0161
Project: Solar Photovoltaic System

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number IPGM-0161 under the CDBG-MIT 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.

- 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.

Radon
Attachments

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

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 Povetko, Povetko.Oleg@epa.gov
Mr. Matthew Laurita, laurita.matthew@epa.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

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

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.

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Dr. Carlos Marín, carlos.marin3@upr.edu

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Jessica Irizarry
Director
Office of Island Affairs
U.S. Centers for Disease Control and Prevention
1324 Cll 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

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

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

Vía email: anais.rodriguez@drna.pr.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.

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Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00918 | PO Box 21365 San Juan, PR 00928-1365
Tel. (787) 274-2527 | www.vivienda.pr.gov

CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
Page 2 / 2

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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. Luis Márquez, secretariaaire@drna.pr.gov
Eng. Amarilys Rosario, aire@drna.pr.gov
Mrs. Elid Ortega, eortega@drna.pr.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

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

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.

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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. Raúl Hernández Doble, rhernandez2@salud.pr.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

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

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.

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Sincerely,

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- Randon 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>; Silvina Cancelos Mancini <silvina.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: Silvina Cancelos Mancini <silvina.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 dejarle 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

Silvina 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: silvina.cancelos@upr.edu

Bubble Dynamics Lab
University of Puerto Rico - Mayagüez

EPA REGION 2
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

VIA EMAIL

William O. Rodríguez Rodríguez, 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 Rodríguez Rodríguez:

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 165 GUAYNABO, PR 00968

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

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

Carmen R. Guerrero Pérez
Director

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: cesarrodriguez@drna.pr.gov
Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov

Attachment 13

Phase I ESA Transaction Screen Questionnaire

Date Completed by: 10/29/24 — Andrei Agrelar

Site: V-Suárez

Project Number: 245964

Owner☐ Occupant ☐ Observed During Site Visit ☑

Question	Answer	Comment
1a. Is the property used for an industrial use?	Yes ☒ No☐ Unknown☐	
1b. Is any adjoining property used for an industrial use?	Yes ☒ No☐ Unknown☐	
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes ☒ No☐ Unknown☐	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes ☒ No☐ Unknown☐	
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes ☐ No☒ Unknown☐	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes ☐ No☒ Unknown☐	
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes ☐ No☒ Unknown☐	
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial	Yes ☐ No☒ Unknown☐	

Question	Answer	Comment
printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes ☐ No☒ Unknown☐	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries. or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes ☐ No☒ Unknown☐	
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes ☐ No☒ Unknown☐	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drams (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes ☐ No☒ Unknown☐	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes ☐ No☒ Unknown☐	
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes ☐ No☒ Unknown☐	
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes ☐ No☒ Unknown☐	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes ☐ No☒ Unknown☐	
9a. Is there currently any stained soil on the	Yes ☐ No☒ Unknown☐	

Question	Answer	Comment
property?		
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes ☐ No☒ Unknown☐	
10a. Are there currently any you have any prior knowledge that there has been previously, any stained soil on the property?	Yes ☐ No☒ Unknown☐	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes ☒ No☐ Unknown☐	Diesel tank for power Generator. AST
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes ☐ No☒ Unknown☐	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the properly or adjacent to any structure located on the property?	Yes ☐ No☒ Unknown☐	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes ☐ No☒ Unknown☐	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the properly ?	Yes ☒ No☒ AA Unknown☐	Diesel release of 3,100 gal. Occurred on October 2015. Remediation and NFA are included in Report
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes ☐ No☑ Unknown☐	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government	Yes ☐ No☒ Unknown☐	

Question	Answer	Comment
environmental/health agency?		
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes ☐ No☒ Unknown☐	
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes ☐ No☒ Unknown☐	
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes ☐ No☒ Unknown☐	
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the properly?	Yes ☐ No☒ Unknown☐	
15.d Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes ☐ No☒ Unknown☐	
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes ☐ No☒ Unknown☐	
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes ☐ No☒ Unknown☐	
18a. Does the property discharge waste-water (not including sanitary waste or storm	Yes ☐ No☒ Unknown☐	

Question	Answer	Comment
water) onto or adjacent to the property and/or into a storm water system?		
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes ☐ No☒ Unknown☐	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been clumped above grade, buried and/or burned on the property?	Yes ☐ No☒ Unknown☐	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes ☐ No☐ Unknown☒	

The questionnaire answers provided was completed by:

Title: Andres Arrieta / Environmental Specialist

Firm: ERTEC LLC

Address: Amer Street A-5 Reparto Landrau R.O Ponce PR

Phone number: 787-667-3904

Date: 10/29/24

Role (s) at the site: Consultant

Numbers of years at the site: N/A

Relationship to user (for example, principal, employee, agent, consultant): Consultant

Preparer represents that to the best of the *preparer's* knowledge the above statements **and facts are true and correct and to the best of the** *preparer's actual knowledge* no material facts have been suppressed or misstated.

Signature _____ **Date:** 10/29/24

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
1	10/29/2024
Direction Photo Taken: South	
Description:	
Luma pad mounted transformer	

Photo No.:	**Date:**
2	10/29/2024
Direction Photo Taken: West	
Description:	
Luma pad mounted transformer	

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
3	10/29/2024
Direction Photo Taken: North	
Description:	
Luma pad mounted transformer.	

Photo No.:	**Date:**
4	10/29/2024
Direction Photo Taken: East	
Description:	
Luma pad mounted transformer.	

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
5	10/29/2024

Direction Photo Taken:
South

Description:

Battery bank for former solar panel system.

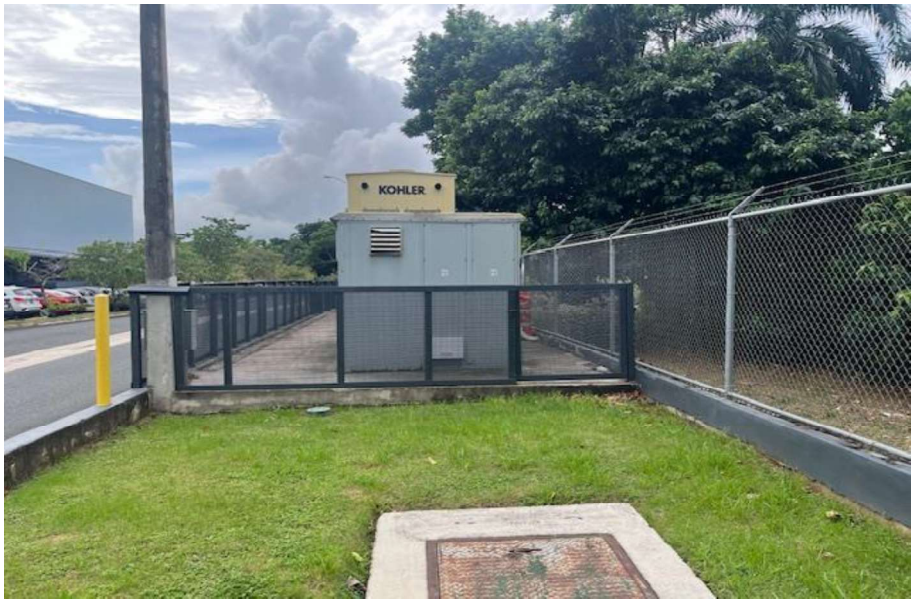


Photo No.:	**Date:**
6	10/29/2024

Direction Photo Taken:
West

Description:

Battery bank for former solar panel system.

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
7	10/29/2024
Direction Photo Taken: North	
Description:	
Battery bank for former solar panel system.	

Photo No.:	**Date:**
8	10/29/2024
Direction Photo Taken: Northeast	
Description:	
Battery bank for former solar panel system.	

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
9	10/29/2024

Direction Photo Taken:
Southeast

Description:

Northwest corner of distribution center building.

Photo No.:	**Date:**
10	10/29/2024

Direction Photo Taken:
West

Description:

Adjacent lot located to the West of V-Suarez facility.

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
11	10/29/2024

Direction Photo Taken:
West

Description:

Adjacent lot located to the West of V-Suarez facility.

Photo No.:	**Date:**
12	10/29/2024

Direction Photo Taken:
Northeast

Description:

Southwest corner of distribution center building.

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
13	10/29/2024
Direction Photo Taken: Northwest	
Description:	
Southeast corner of distribution center building.	

Photo No.:	**Date:**
14	10/29/2024
Direction Photo Taken: Southwest	
Description:	
Northeast corner of distribution center building.	

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

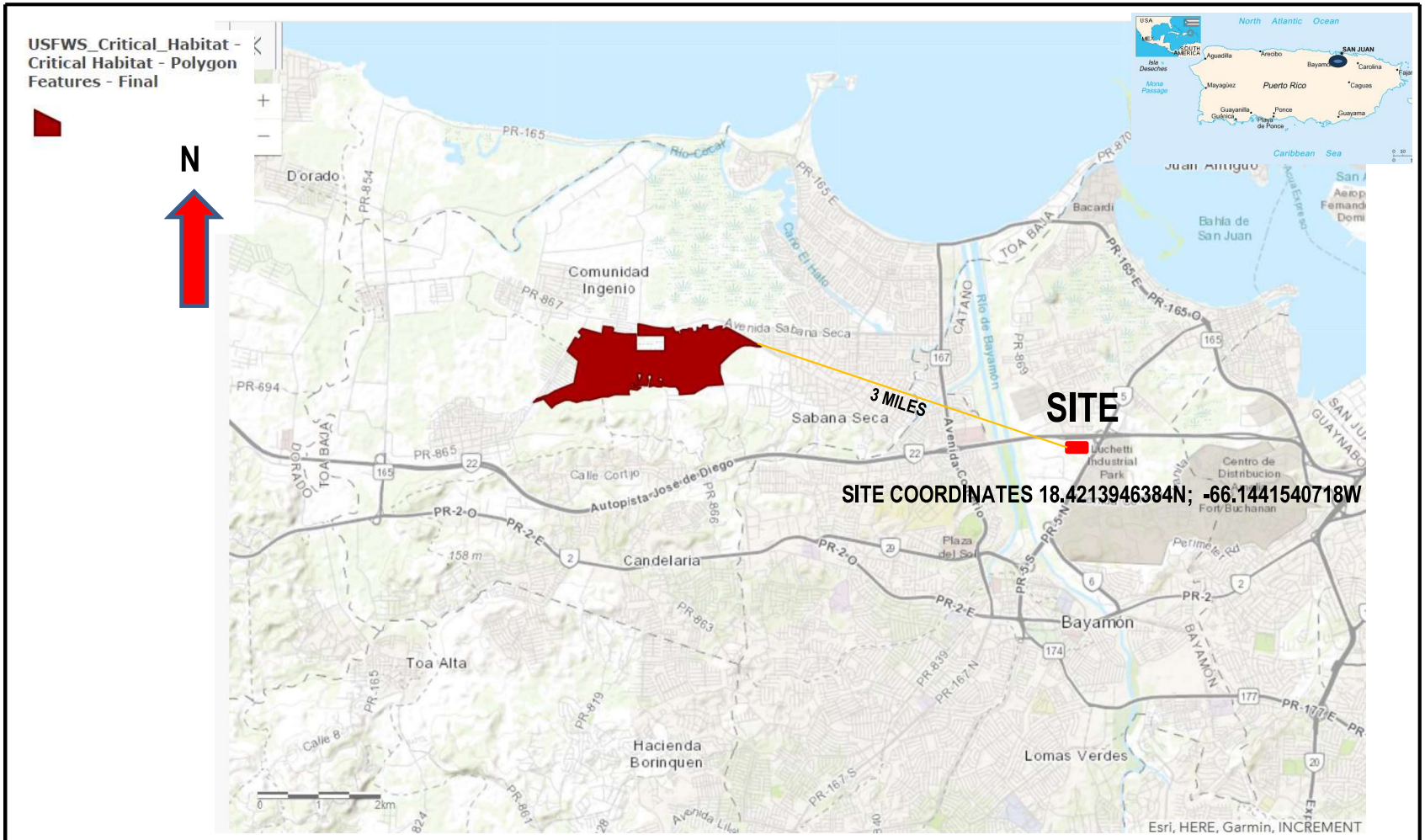
Photo No.:	**Date:**
15	8/30/2024
Direction Photo Taken: West	
Description:	
Pathway along asphalt and former BESS area.	

Photo No.:	**Date:**
16	8/30/2024
Direction Photo Taken: Northwest	
Description:	
Pathway along asphalt and former BESS area.	

SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
17	10/3/2024
Direction Photo Taken: West	
Description:	
Current condition of building roof.	

ATTACHMENT 14A



SCALE : AS SHOWN

SOURCE:USFWS CRITICAL HABITATS MAP

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CRITICAL HABITATS MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

Attachment 14B

Based on the information provided, we determined the project proposed qualifies for the blanket clearance letter. Nevertheless, if the project is modified this office should be contacted concerning the need for the initiation of consultation under section 7 of Endangered Species Act of 1973.

Reviewer DAMARIS ROMAN RUIZ Digitally signed by DAMARIS ROMAN RUIZ Date: 2024.12.03 11:00:13 -04'00'

LOURDES MENA Digitally signed by LOURDES MENA Date: 2024.12.03 20:26:27 -04'00'

Caribbean ES Field Supervisor

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. Puerto Rico Department of Housing (PRDOH) certifies that the following project **V. Suárez & Co. Inc. Solar Photovoltaic System (IPGM-00161)**, consisting of 1] on- roof's preparation and treatment (install firestone TPO membrane) on the existing Warehouse, project design and procurement and 2] installation of a new Photovoltaic System to be owned by V. Suarez. The system will consist of the installation of 5,400 new solar panels, on a new rack anchored on the roof of the warehouse. The installation of the panels will replace all the panels that were damaged by fire. Also, the new two (2) Battery Energy Storage System (BESS) will be installed on the existing pad adjacent to the warehouse. The BEES will be connected to a new switchgear that will replace the existing switchgear. The System will be interconnected with the grid in an existing substation on premises. Once installed the new Photovoltaic System, it will provide 2,400 KW-DC (1.65 MW-AC) of energy to the warehouse and two (2) Power Battery System of 279.5 KWh of energy storage each. The proposed project will not require new soil excavations to install infrastructure because the same duct pipes and concrete pads from the previous systems will be used to connect the new system. This system will ensure V. Suarez continued service to the Puerto Rico market under extraordinary circumstances and help mitigate electric demand from public utility and supplies supplemental power via net metering to public utility.

The project will be located at 300 Luchetti Industrial Park, PR-5, Bayamón, PR 00961 (coordinates: 18.4213946384N; -66.1441540718W), complies with:

Check	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.

Nov. 8, 2024

Ángel G. López-Guzmán
Deputy Director
Permits and Environmental Compliance Division

Date

Puerto Rico Department of Housing
Office of Disaster Recovery
P.O. Box 21365 San Juan, PR 00928
787-274-2527 ext. 4320
environmentcdbg@vivienda.pr.gov

Attachments:

1. Project Description
2. Topographic Map
3. Site Plans
4. FEMA FIRM Map
5. NWI Map
6. Project Site Current Photos
7. Critical Habitat Map
8. Blanket Clearance Letter
9. IPaC Resource List

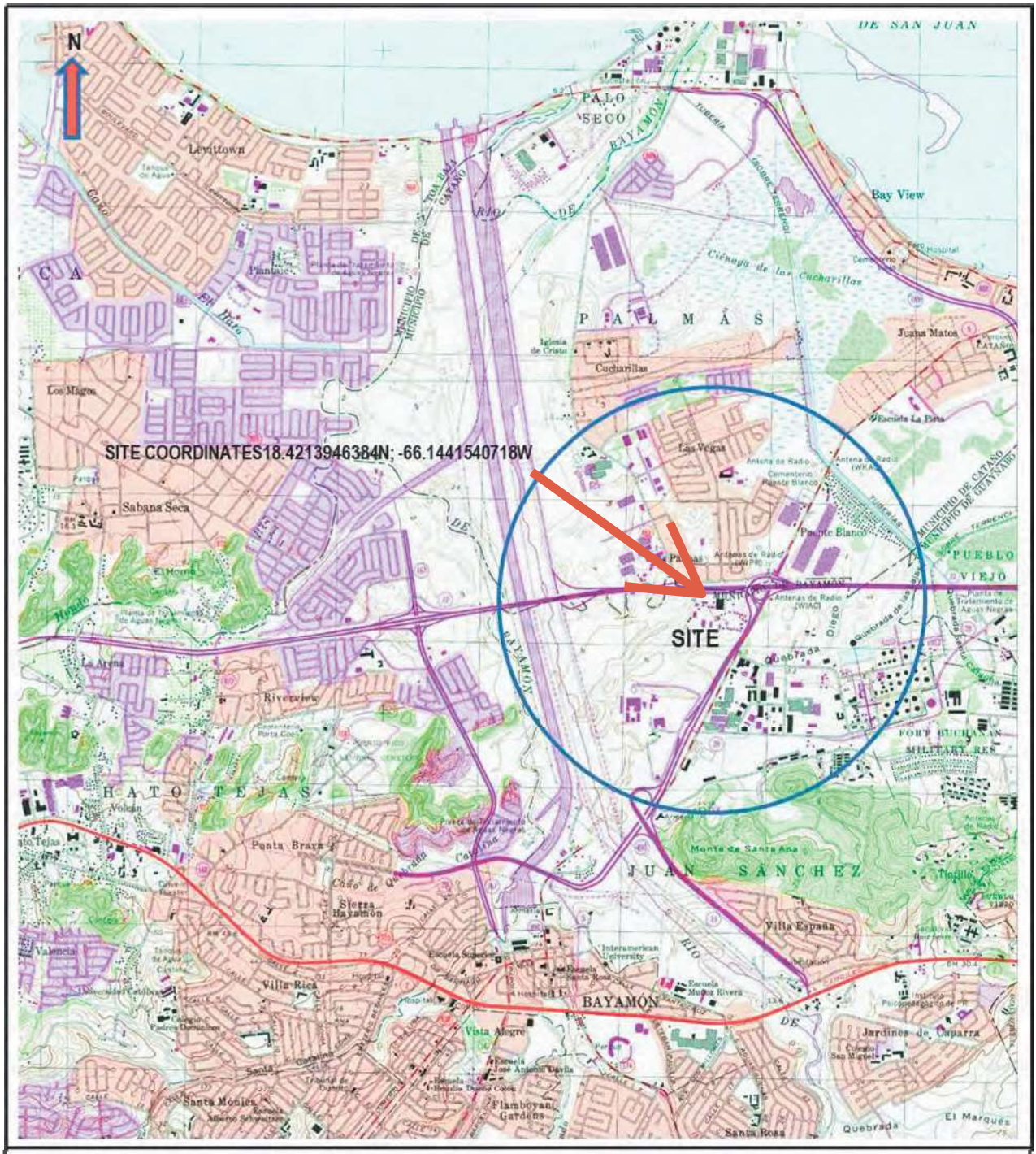
Attachment 1:

Project Description:

The Site is an industrial park with previous use as a concrete piping manufacturing facility. Surrounding areas include roads, marsh and wetlands, although the Site was filled to an elevation above the flooding level before the construction of V. Suarez facility and before the submitted request for HUD funds. The proposed project includes roof repairs and replacement of previously removed photovoltaic panels and associated equipment. The proposed project will not require new soil excavations to install infrastructure because the same duct pipes and concrete pads from the previous systems will be used to connect the new system. The existing building was constructed in approximately 2006 and thus not considered a structure greater than 40 years old.

V. Suarez & Co., Inc. (V. Suarez) is one of the leading distributors of consumer goods in Puerto Rico. It has performed its role in the distribution-chain of foodstuff during and after natural disasters such as earthquakes, atmospheric events and pandemic occurrences. The Roof Top Photovoltaic grid tied project will replace Luminace's 1,201 KW (DC) Photovoltaic System, which was damaged by fire. The VSuarez's Photovoltaic System project will consist of 1] on- roof's preparation and treatment (install firestone TPO membrane) on the existing Warehouse, project design and procurement and 2] installation of a new Photovoltaic System to be owned by V. Suarez. The system will consist of the installation of 5,400 new solar panels, on a new rack anchored on the roof of the warehouse. The installation of the panels will replace all the panels that were damaged by fire. Also, the new two (2) Battery Energy Storage System (BESS) will be installed on the existing pad adjacent to the warehouse. The BEES will be connected to a new switchgear that will replace the existing switchgear. The System will be interconnected with the grid in an existing substation on premises.

Once installed the new Photovoltaic System, it will provide 2,400 KW-DC (1.65 MW-AC) of energy to the warehouse and two (2) Power Battery System of 279.5 KWh of energy storage each. This system will ensure V. Suarez continued service to the Puerto Rico market under extraordinary circumstances and help mitigate electric demand from public utility and supplies supplemental power via net metering to public utility.



GRAPHIC SCALE 0 1km

SOURCE: USGS TOPOGRAPHIC MAP 982

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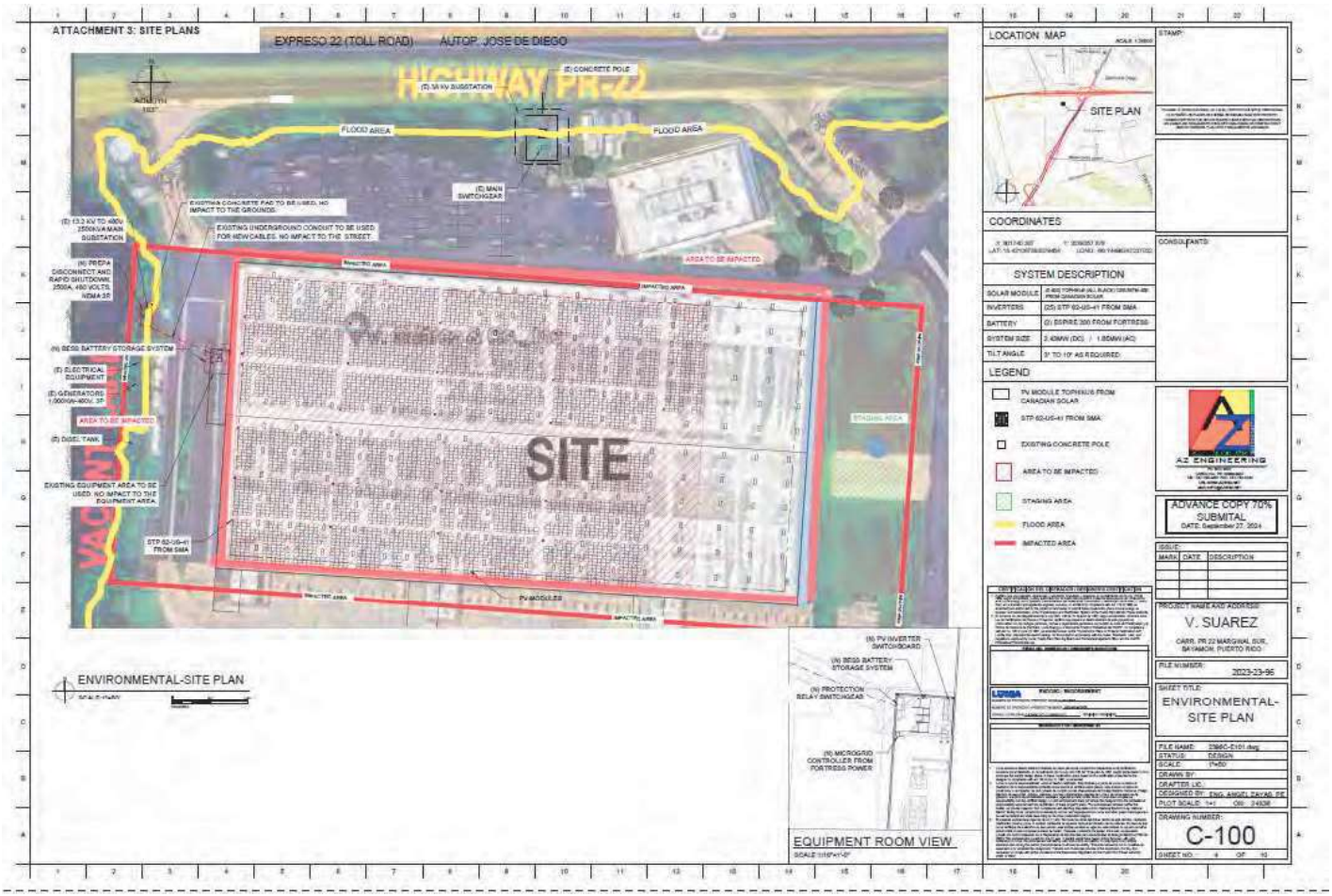
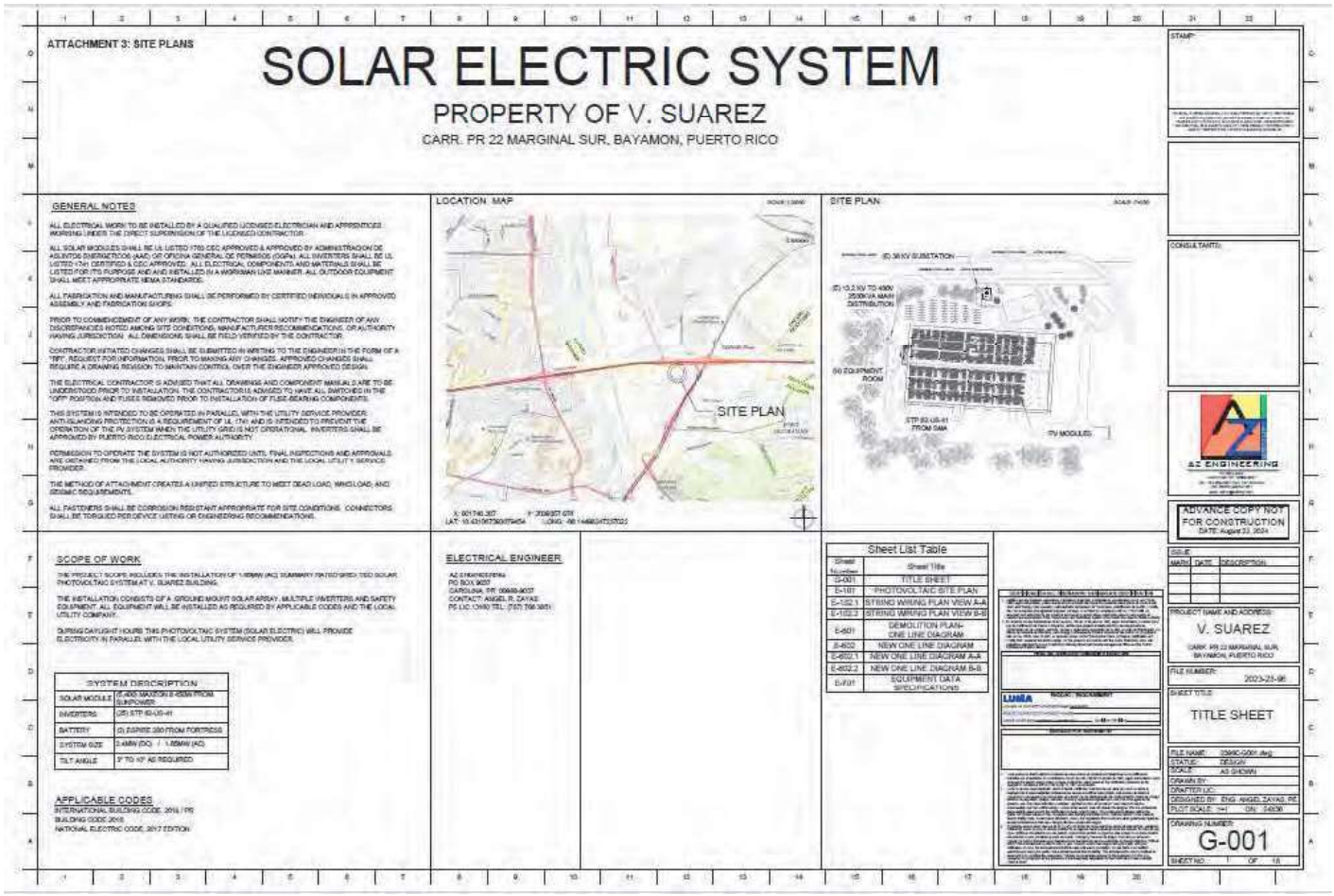
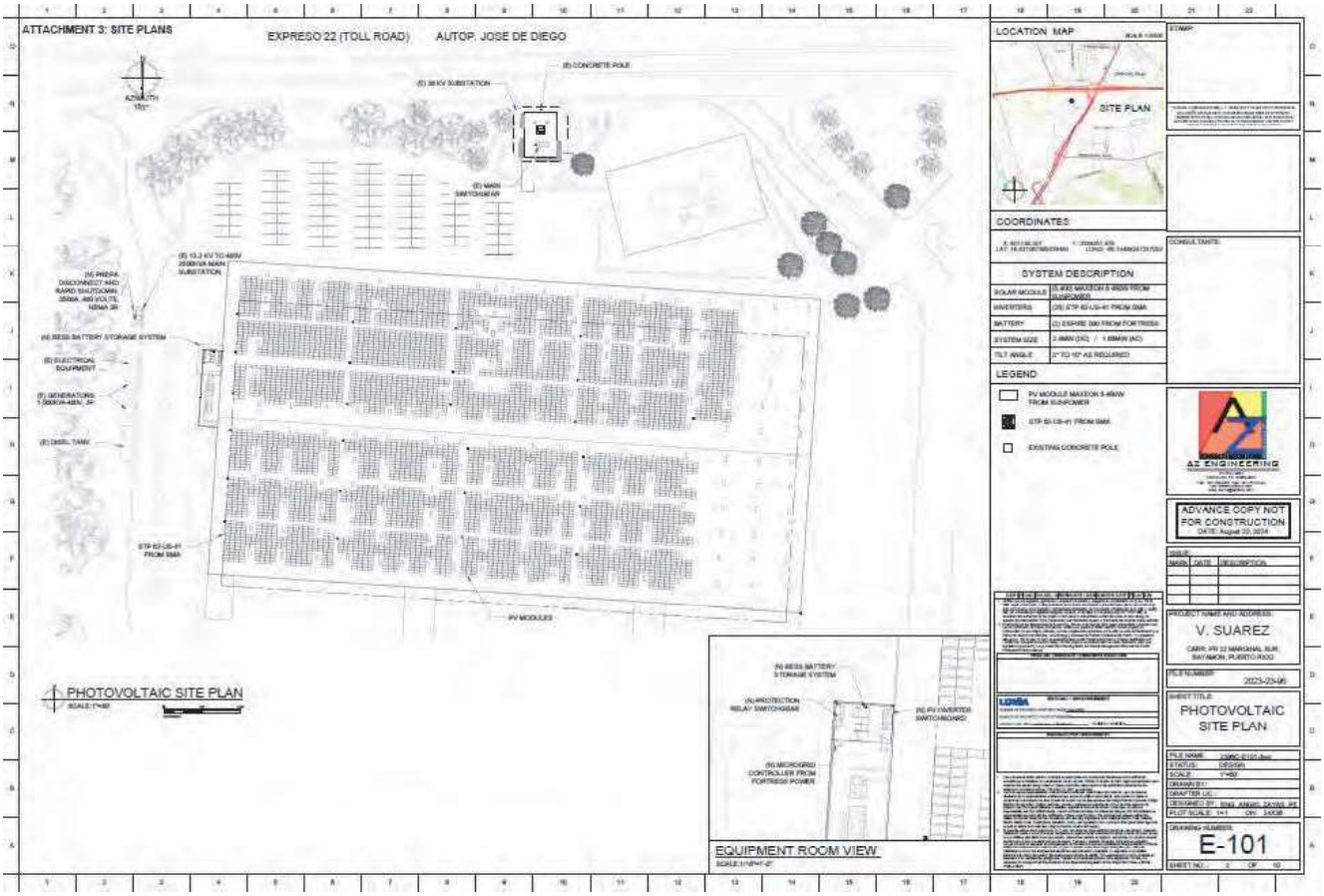
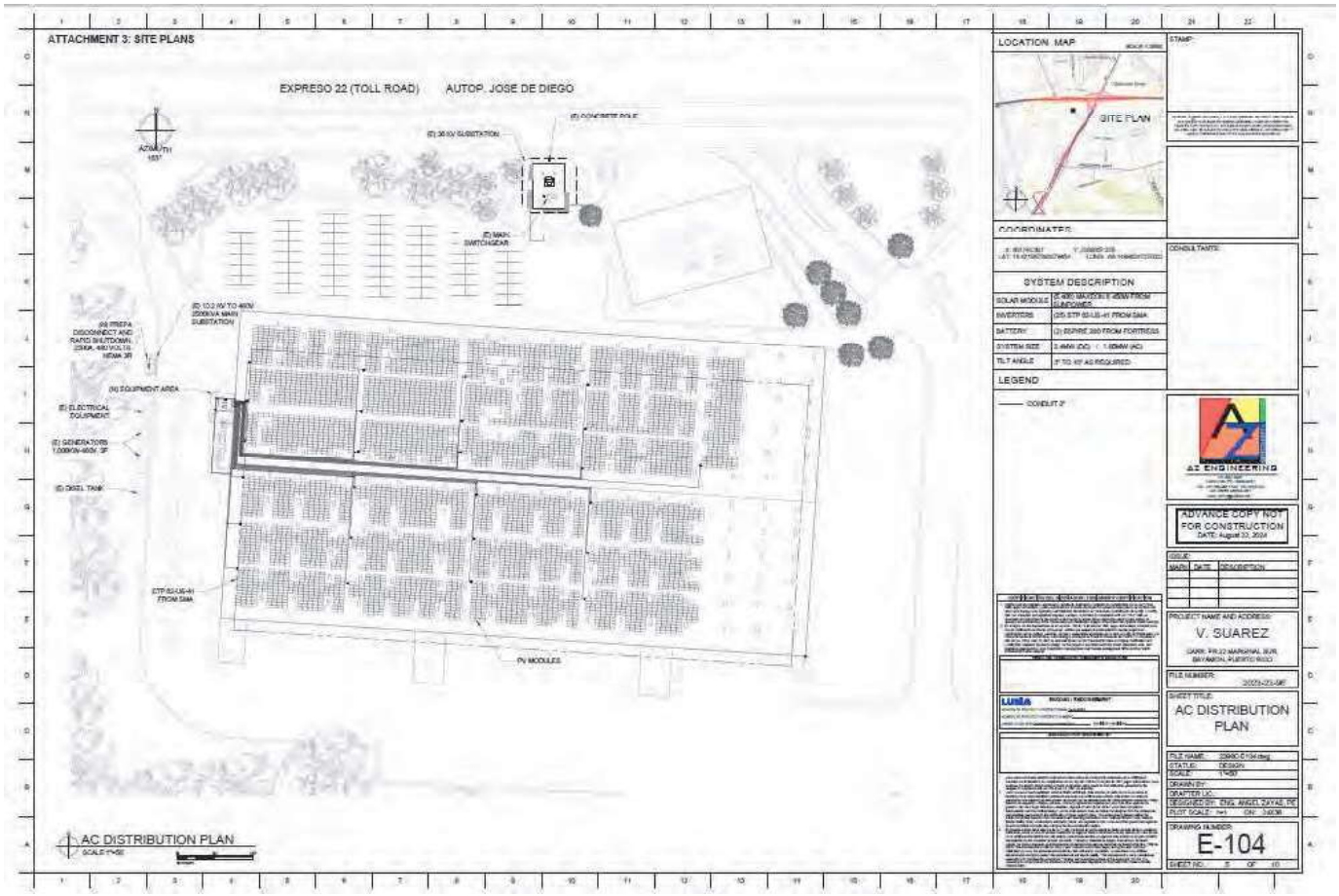
SITE TOPOGRAPHIC MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUAREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMON, PR
PROJECT ID IPGM-00161

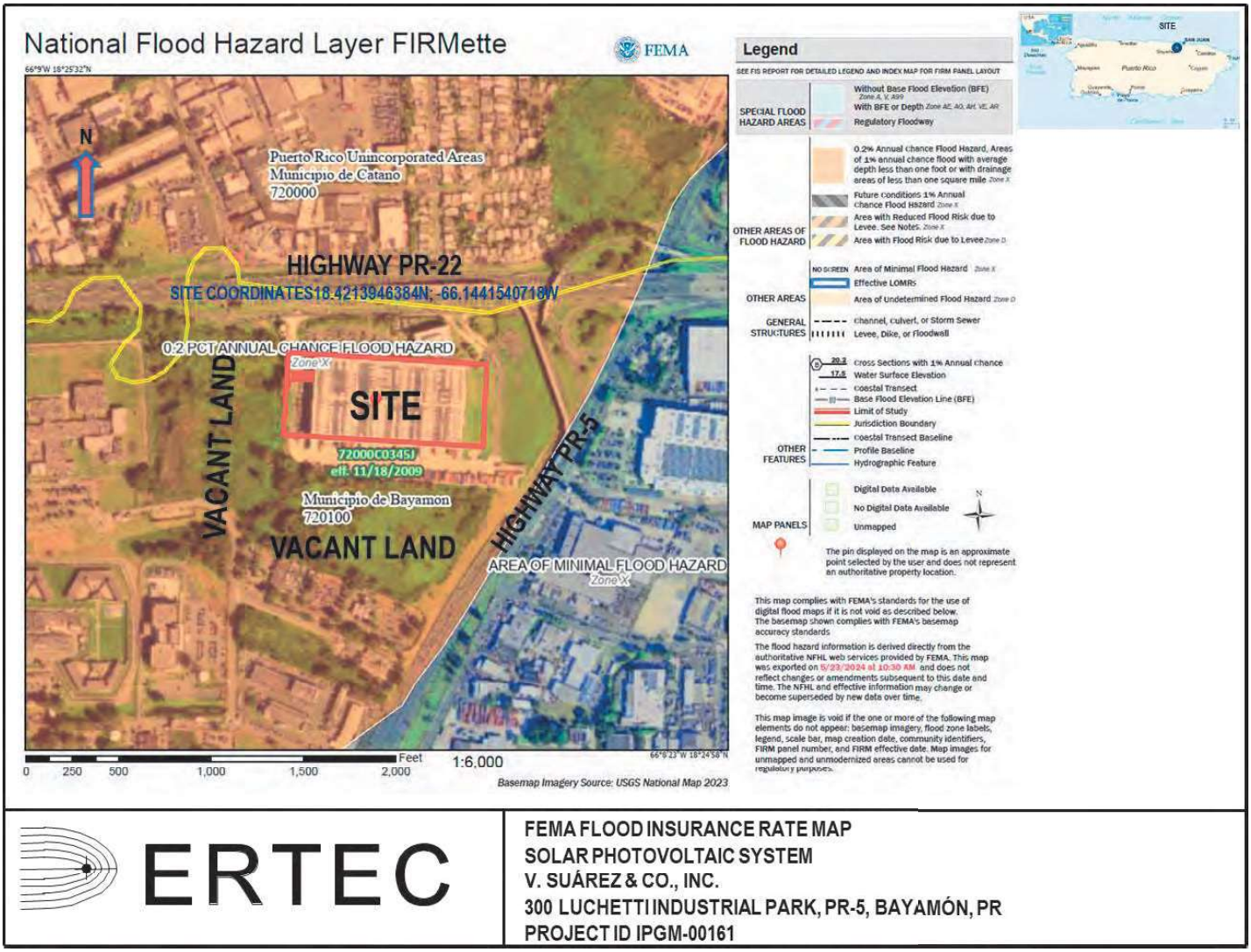
Attachment 3




ATTACHMENT 3: SITE PLANS
SOLAR ELECTRIC SYSTEM
PROPERTY OF V. SUAREZ
CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO
GENERAL NOTES
LOCATION MAP
SITE PLAN
SCOPE OF WORK
ELECTRICAL ENGINEER
Sheet List Table
SYSTEM DESCRIPTION
APPLICABLE CODES
STAMP:
CONSULTANTS:
AZ ENGINEERING
ADVANCE COPY NOT FOR CONSTRUCTION
PROJECT NAME AND ADDRESS:
V. SUAREZ
TITLE SHEET
G-001


ATTACHMENT 3: SITE PLANS
EXPRESO 22 (TOLL ROAD)
AUTOP. JOSE DE DIEGO
PHOTOVOLTAIC SITE PLAN
EQUIPMENT ROOM VIEW
LOCATION MAP
SITE PLAN
COORDINATES
SYSTEM DESCRIPTION
LEGEND
ADVANCE COPY NOT FOR CONSTRUCTION
AZ ENGINEERING
V. SUAREZ
PHOTOVOLTAIC SITE PLAN
E-101


ATTACHMENT 3: SITE PLANS
EXPRESO 22 (TOLL ROAD)
AUTOP. JOSE DE DIEGO
AZIMUTH
(E) 38 KV SUBSTATION
(E) CONCRETE POLE
(E) MAIN SWITCHGEAR
(E) 13.2 KV TO 480V 2500KVA MAIN SUBSTATION
(N) FRE'PA DISCONNECT AND RAPID SHUTDOWN, 225KA, 480 VOLTS, NEMA 3R
(N) EQUIPMENT AREA
(E) ELECTRICAL EQUIPMENT
(E) GENERATORS 1,000KVA-480V, 3P
(E) DIESEL TANK
(E) 13.2 KV TO 480V 2500KVA MAIN SUBSTATION
PV MODULES
AC DISTRIBUTION PLAN
SCALE: 1"=30'
LOCATION MAP
SITE PLAN
STAMP
COORDINATES
SYSTEM DESCRIPTION
SOLAR MODULE
INVERTERS
BATTERY
SYSTEM SIZE
TILT ANGLE
LEGEND
CONDUIT 3"
CONSULTANTS
AZ ENGINEERING
ADVANCE COPY NOT FOR CONSTRUCTION
DATE: August 22, 2024
ISSUE
MARK
DATE
DESCRIPTION
PROJECT NAME AND ADDRESS:
V. SUAREZ
CARR. PR-22 MARGINAL SUR,
SAN PEDRO, PUERTO RICO
FILE NUMBER:
SHEET TITLE:
AC DISTRIBUTION PLAN
FILE NAME:
STATUS:
DESIGN
SCALE:
1"=30'
DRAWN BY:
CHK'D BY:
DRAFTER LIC.:
DESIGNED BY:
ENG. ANGEL ZAYAS, PE
PLOT SCALE:
DRAWING NUMBER:
E-104
SHEET NO.:
OF



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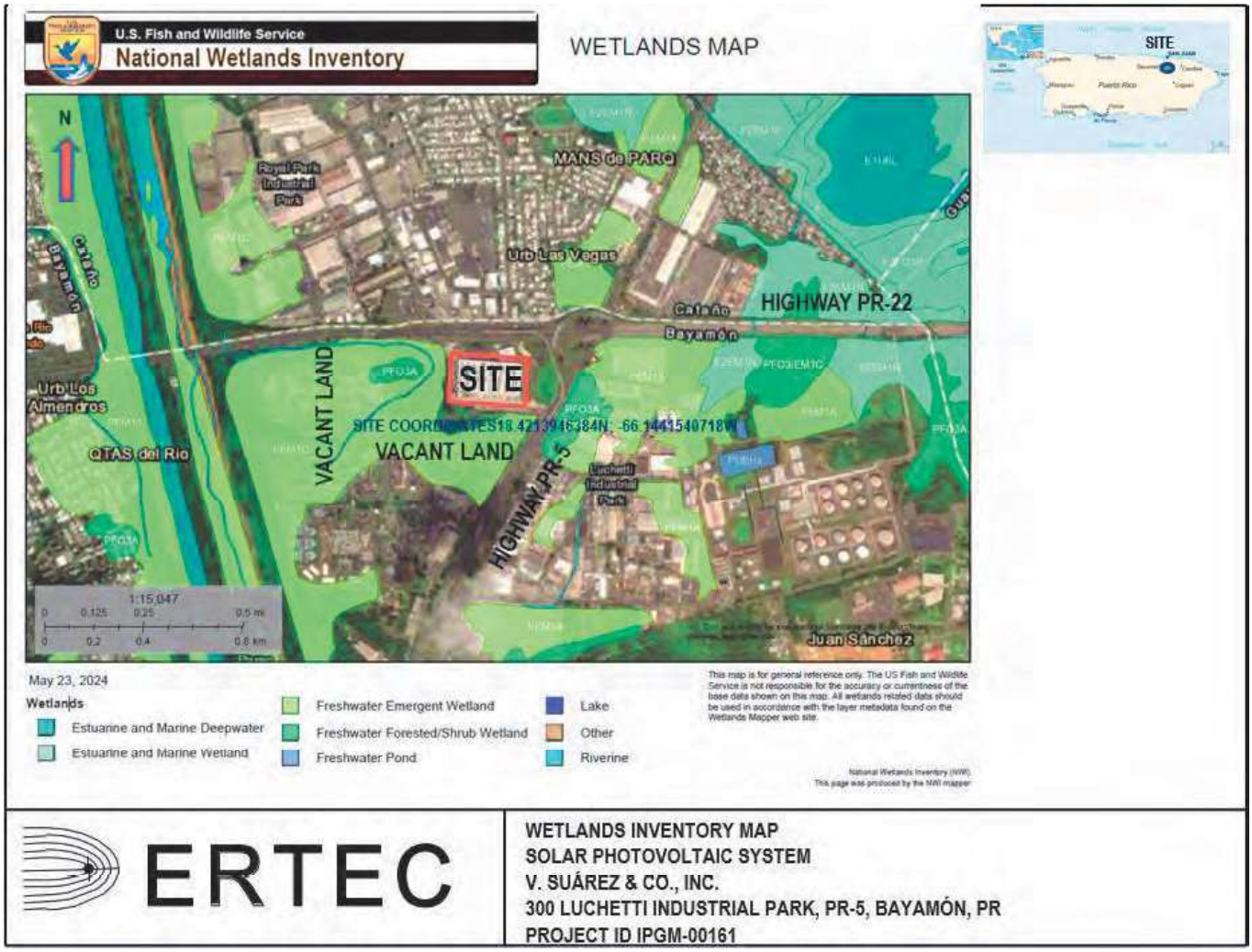
FEMA FLOOD INSURANCE RATE MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161



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WETLANDS INVENTORY MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

Attachment 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
1	10/29/2024
Direction Photo Taken: South	
Description:	
Luma pad mounted transformer	

Photo No.:	**Date:**
2	10/29/2024
Direction Photo Taken: West	
Description:	
Luma pad mounted transformer	

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
3	10/29/2024
Direction Photo Taken: North	
Description:	
Luma pad mounted transformer.	

Photo No.:	**Date:**
4	10/29/2024
Direction Photo Taken: East	
Description:	
Luma pad mounted transformer.	

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
5	10/29/2024

Direction Photo Taken:
South

Description:

Battery bank for former solar panel system.

Photo No.:	**Date:**
6	10/29/2024

Direction Photo Taken:
West

Description:

Battery bank for former solar panel system.

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	Date:
7	10/29/2024

Direction Photo Taken:
North

Description:

Battery bank for former solar panel system.

Photo No.:	Date:
8	10/29/2024

Direction Photo Taken:
Northeast

Description:

Battery bank for former solar panel system.

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
9	10/29/2024

Direction Photo Taken:
Southeast

Description:

Northwest corner of distribution center building.

Photo No.:	**Date:**
10	10/29/2024

Direction Photo Taken:
West

Description:

Adjacent lot located to the West of V-Suarez facility.

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
11	10/29/2024
Direction Photo Taken: West	
Description:	
Adjacent lot located to the West of V-Suarez facility.	

Photo No.:	**Date:**
12	10/29/2024
Direction Photo Taken: Northeast	
Description:	
Southwest corner of distribution center building.	

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
13	10/29/2024
Direction Photo Taken: Northwest	
Description:	
Southeast corner of distribution center building.	

Photo No.:	**Date:**
14	10/29/2024
Direction Photo Taken: Southwest	
Description:	
Northeast corner of distribution center building.	

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	Date:
15	8/30/2024
Direction Photo Taken: West	
Description:	
Pathway along asphalt and former BESS area.	

Photo No.:	Date:
16	8/30/2024
Direction Photo Taken: Northwest	
Description:	
Pathway along asphalt and former BESS area.	

APPENDIX 6
SITE RECONNAISSANCE PHOTOS
V-SUÁREZ

Photo No.:	**Date:**
17	10/3/2024
Direction Photo Taken: West	
Description:	
Current condition of building roof.	

Attachment 7: Critical Habitats Map

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CRITICAL HABITATS MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

Attachment 8: Blanket Clearance Letter

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services
Field Office
P.O. Box 491
Boqueron, PR 00622

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

JAN I 4 2013

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 SFWS has jurisdiction over terrestrial plants and animals, the Antillean manatee and sea turtles when nesting. The ational Marine Fisheries Service has ju1isdiction 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 \vith 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 allocat grant funds for rural and urban development projects. Obligations under th ESA, as well a the ational 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 SFWS 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) ofroads, 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 thjs 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 !Pac. 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. Muniz
Field Supervisor

Enclosures (Fact Sheets)

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

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
Phone: (939) 320-3135 Fax: (787) 851-7440
Email Address: CARIBBEAN_ES@FWS.GOV

In Reply Refer To: 10/18/2024 11:52:52 UTC
Project code: 2025-0007908
Project Name: Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)

Subject: Consistency letter for the project named 'Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On October 18, 2024, Oscar Fontan used the Caribbean DKey; dated April 03, 2024, in the U.S. Fish and Wildlife Service's online IPaC application to evaluate potential impacts to federally listed species, from a project named 'Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)'. The project is located in Bayamón County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@18.42110965,-66.14424103355847,14z

The following description was provided for the project 'Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)':

> The V. Suárez & Co. Inc. Site comprises approximately 24.33 acres of land. The project consists of replacement of photovoltaic system that was damaged by fire at 300Luchetti Industrial Park, PR-5, Bayamón PR, 00961 (coordinates: 18.4213946384N; - 66.1441540718W).
>
> The proposed project includes roof repairs and replacement of previously removed photovoltaic panels and associated equipment. The proposed project will not require new soil excavations to install infrastructure because the same duct pipes and concrete pads from the previous systems will be used to connect the new system. The existing building was constructed in approximately 2006 and thus not considered a structure greater than 40 years old.
>
> V. Suarez & Co., Inc. (V. Suarez) is one of the leading distributors of consumer goods in Puerto Rico. It has performed its role in the distribution-chain of foodstuff during and after natural disasters such as earthquakes, atmospheric events and pandemic occurrences. The Roof Top Photovoltaic grid tied project will replace the Luminance's 1,201 KW (DC) Photovoltaic System, which was damaged by fire. The V. Suarez's Photovoltaic System project will consist of 1] on- roof's preparation and treatment (install firestone TPO membrane) on the existing Warehouse, project design and procurement and 2] installation of a new Photovoltaic System to be owned by V. Suarez. The system will consist of the installation of 5,400 new solar panels, on a new rack anchored on the roof of the warehouse. The installation of the panels will replace all the panels that were damaged by fire. Also, the new two (2) Battery Energy Storage System (BESS) will be installed on the existing pad adjacent to the warehouse. The BEES will be connected to a new switchgear that will replace the existing switchgear. The System will be interconnected with the grid in an existing substation on premises.
>
> Once installed the new Photovoltaic System, it will provide 2,400 KW-DC (1.65 MW-AC) of energy to the warehouse and two (2) Power Battery System of 279.5 KWh of energy storage each. This system will ensure V. Suarez continued service to the Puerto Rico market under extraordinary circumstances and help mitigate electric demand from public utility and supplies supplemental power via net metering to public utility.

Based on your answers and the assistance of the Service's Caribbean DKey, you determined the proposed Action will have "No Effect" on the following species:

Species	Listing Status	Determination
Puerto Rican Boa (*Chilabothrus inornatus*)	Endangered	No effect

Thank you for informing the Service of your "No Effect" determination(s) for this project. No further consultation/coordination for this project is required for these species. However, be aware

that reinitiation of consultation may be necessary if later modifications are made to the project so that it no longer meets the criteria or outcome described above, or if new information reveals effects of the action that could affect listed species or critical habitat in a manner or to an extent not previously considered, or if a new species is listed.

This letter serves as documentation of your consideration of the federally listed species as required under section 7 of the ESA. However, effects to the other federally listed species or critical habitat as listed below from the "IPaC print-out for the project" (see below) should be considered as part of your ESA review for the project.

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "No Effect" (NE) determination for Federally listed species in the Caribbean. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NE concurrence provided here. This verification period allows the Caribbean Ecological Services Field Office to apply local knowledge to evaluate the Action, as we may identify a small subset of actions having unanticipated impacts. In such instances, the Caribbean Ecological Services Field Office may request additional information to verify the effects determination reached through the DKey.

Note: Projects located within the range of the Puerto Rican boa or the Virgin Islands tree boa might encounter these species during project activities. **This letter does not provide take to handle or move these species**. If relocation of the species is needed, please contact either the Puerto Rico Department of Natural Resources (DNER) at 787-724-5700, 787-230-5550, or 787-771-1124 for projects in Puerto Rico, or the Virgin Islands Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) at 340-775-6762 for projects in the Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office (caribbean_es@fws.gov) to determine whether the consultation needs to be reinitiated.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and **are not** covered by this conclusion. Effects to the other federally listed species or critical habitat as listed below should be considered as part of your ESA review for the project.

- Palo De Rosa *Ottoschulzia rhodoxylon* Threatened

If the proposed project is located within species range where a DKey has not been developed for those species, please follow the established guidance for initiating section 7 consultation Caribbean Ecological Services Field Office.

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. If you have any questions or require additional information, please contact our office at Caribbean_es@fws.gov.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)

2. Description

The following description was provided for the project 'Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)':

> The V. Suárez & Co. Inc. Site comprises approximately 24.33 acres of land. The project consists of replacement of photovoltaic system that was damaged by fire at 300Luchetti Industrial Park, PR-5, Bayamón PR, 00961 (coordinates: 18.4213946384N; - 66.1441540718W).
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> The proposed project includes roof repairs and replacement of previously removed photovoltaic panels and associated equipment. The proposed project will not require new soil excavations to install infrastructure because the same duct pipes and concrete pads from the previous systems will be used to connect the new system. The existing building was constructed in approximately 2006 and thus not considered a structure greater than 40 years old.
>
> V. Suarez & Co., Inc. (V. Suarez) is one of the leading distributors of consumer goods in Puerto Rico. It has performed its role in the distribution-chain of foodstuff during and after natural disasters such as earthquakes, atmospheric events and pandemic occurrences. The Roof Top Photovoltaic grid tied project will replace the Luminance's 1,201 KW (DC) Photovoltaic System, which was damaged by fire. The V. Suarez's Photovoltaic System project will consist of 1] on- roof's preparation and treatment (install firestone TPO membrane) on the existing Warehouse, project design and procurement and 2] installation of a new Photovoltaic System to be owned by V. Suarez. The system will consist of the installation of 5,400 new solar panels, on a new rack anchored on the roof of the warehouse. The installation of the panels will replace all the panels that were damaged by fire. Also, the new two (2) Battery Energy Storage System (BESS) will be installed on the existing pad adjacent to the warehouse. The BEES will be connected to a new switchgear that will replace the existing switchgear. The System will be interconnected with the grid in an existing substation on premises.
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The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@18.42110965,-66.14424103355847,14z

QUALIFICATION INTERVIEW

1. Is the proposed project an EPA Multi-Sector General Permit (MSGP) renewal for an existing project? (MSGP Fact Sheet)

   No

2. Is the proposed project within an urban developed area? (i.e., cities, downtowns, shopping malls etc.)

   Note: Urban and developed areas has one or more of the following characteristics: Presence of existing buildings, residential areas, and commercial establishments. Well-established infrastructure including roads, utilities, and urban facilities. High population density. Established neighborhoods and urban amenities ("urbanizaciones"). Developed landscape with paved surfaces, parking lots, and industrial areas. Signs of human activity and urbanization, such as shopping centers and recreational facilities. Location within the boundaries of a city or town ("casco urbano"). High concentration of built-up structures and limited open spaces. Aerial imagery might be requested to the applicant. .

   Yes

3. [Hidden Semantic] Does the proposed project intersect the Puerto Rican boa area of influence?

   Automatically answered
   Yes

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Oscar Fontan
Address: A-5 AMUR ST. REPTO. LANDRAU
City: SAN JUAN
State: PR
Zip: 00921
Email ofontan@ertecpr.com
Phone: 7873467091

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
Phone: (939) 320-3135 Fax: (787) 851-7440
Email Address: CARIBBEAN_ES@FWS.GOV

In Reply Refer To: 10/18/2024 11:42:10 UTC
Project Code: 2025-0007908
Project Name: Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

THE FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS

The purpose of the Endangered Species Act (Act) is to provide a means whereby threatened, and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect those species and/or their designated critical habitat.

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". The enclosed species list provides information to assist with the U.S. Fish and Wildlife Service (Service) consultation process under section 7 of the Act. However, **the enclosed species list does not complete the required consultation process.** The species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitats, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. A discussion between the Federal agency and the Service should include what types of listed species may occur in the proposed action area and what effect the proposed action may have on those species. This process initiates informal consultation.

Once a species list is obtained for the proposed project, an effect determination for endangered and threatened species should be made. The applicant could make an effect determination by using available keys on IPaC for specific species. For species with no determination keys, the applicant should request concurrence from the Service by sending a project package

to caribbean_es@fws.gov. To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

https://www.fws.gov/sites/default/files/documents/consultation-under-section-7-of-the-endangered-species-act-with-the-caribbean-ecological%20Services-field-office-template-letter.pdf

When a federal agency, after discussions with the Service, determines that the proposed action is not likely to adversely affect any listed species, or adversely modify any designated critical habitat, and the Service concurs, the informal consultation is complete, and the proposed project moves ahead. If the proposed action is suspected to affect a listed species or modify designated critical habitat, the Federal agency may then prepare a Biological Assessment (B.A.) to assist in its determination of the project's effects on species and their habitat. However, a B.A. is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a B.A. where the agency provides the Service with an evaluation on the likely effects of the action to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a B.A. are described at 50 CFR 402.12.

If a federal agency determines, based on its B.A. or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to further consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation process. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species.

This list is provided pursuant to Section 7 of the Endangered Species Act and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". Please use this list to determine whether your project requires consultation and to make your effects determination. For more guidance, use the Guideline for Consultation under Section 7 of the Endangered Species Act with the Caribbean Ecological Services Field Office by clicking here.

This species list is provided by:

Caribbean Ecological Services Field Office
caribbean_es@fws.gov
Post Office Box 491
Boqueron, PR 00622-0491
(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
(939) 320-3135

PROJECT SUMMARY

Project Code: 2025-0007908
Project Name: Solar Photovoltaic System V. Suárez & Co. Inc (IPGM-00161)
Project Type: Power Gen - Solar
Project Description: The V. Suárez & Co. Inc. Site comprises approximately 24.33 acres of land. The project consists of replacement of photovoltaic system that was damaged by fire at 300Luchetti Industrial Park, PR-5, Bayamón PR, 00961 (coordinates: 18.4213946384N; - 66.1441540718W).

The proposed project includes roof repairs and replacement of previously removed photovoltaic panels and associated equipment. The proposed project will not require new soil excavations to install infrastructure because the same duct pipes and concrete pads from the previous systems will be used to connect the new system. The existing building was constructed in approximately 2006 and thus not considered a structure greater than 40 years old.

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Once installed the new Photovoltaic System, it will provide 2,400 KW-DC (1.65 MW-AC) of energy to the warehouse and two (2) Power Battery System of 279.5 KWh of energy storage each. This system will ensure V. Suarez continued service to the Puerto Rico market under extraordinary circumstances and help mitigate electric demand from public utility and supplies supplemental power via net metering to public utility.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@18.42110965,-66.14424103355847,14z

Counties: Bayamón County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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

REPTILES

NAME	STATUS
Puerto Rican Boa *Chilabothrus inornatus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/G7BVTOW6WJAG5O2PGGY27MWJDA/documents/generated/7159.pdf	Endangered

FLOWERING PLANTS

NAME	STATUS
Palo De Rosa *Ottoschulzia rhodoxylon* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5741	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

WETLANDS

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

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Oscar Fontan
Address: A-5 AMUR ST. REPTO. LANDRAU
City: SAN JUAN
State: PR
Zip: 00921
Email ofontan@ertecpr.com
Phone: 7873467091

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for San Juan Area, Puerto Rico

February 27, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,870 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Juan Area, Puerto Rico
Survey Area Data: Version 18, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 23, 2022—Mar 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cs	Coloso silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.5	3.7%
Us	Urban land-Sabana Seca complex	12.0	96.3%
Totals for Area of Interest		**12.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

San Juan Area, Puerto Rico

Cs—Coloso silty clay loam, 0 to 2 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: 2wx49
Elevation: 10 to 160 feet
Mean annual precipitation: 43 to 79 inches
Mean annual air temperature: 64 to 89 degrees F
Frost-free period: 365 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Coloso, occasionally flooded, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coloso, Occasionally Flooded

Setting

Landform: Flood plains on river valleys
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Parent material: Stratified silty and clayey alluvium derived from volcanic and sedimentary rock

Typical profile

Ap - 0 to 7 inches: silty clay loam
Bw - 7 to 18 inches: silty clay loam
Bg - 18 to 27 inches: silty clay loam
Cg1 - 27 to 35 inches: silty clay loam
Cg2 - 35 to 80 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 0 to 11 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F272XY460PR - Humid fluvial and alluvial forest, seasonal excess moisture possible
Hydric soil rating: No

Minor Components

Bajura, frequently flooded
Percent of map unit: 10 percent
Landform: Flood plains on river valleys
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F272XY470PR - Humid Palustrine Seasonally Flooded Wetlands
Hydric soil rating: Yes

Toa, occasionally flooded
Percent of map unit: 10 percent
Landform: Flood plains on river valleys
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F272XY450PR - Humid fluvial and alluvial forest, seasonal drought stress possible
Other vegetative classification: Unnamed (G272XZ000PR)
Hydric soil rating: No

Dique, frequently flooded
Percent of map unit: 5 percent
Landform: Flood plains on river valleys
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F272XY450PR - Humid fluvial and alluvial forest, seasonal drought stress possible
Hydric soil rating: No

Us—Urban land-Sabana Seca complex

Map Unit Setting
National map unit symbol: byzd
Elevation: 10 to 100 feet
Mean annual precipitation: 60 to 80 inches
Mean annual air temperature: 73 to 81 degrees F
Frost-free period: 365 days
Farmland classification: Not prime farmland

Map Unit Composition
Urban land: 70 percent
Sabana seca and similar soils: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Sabana Seca

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Linear
Parent material: Fine textured, iron rich sediments

Typical profile

H1 - 0 to 10 inches: clay
H2 - 10 to 70 inches: clay

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report
Map—Farmland Classification

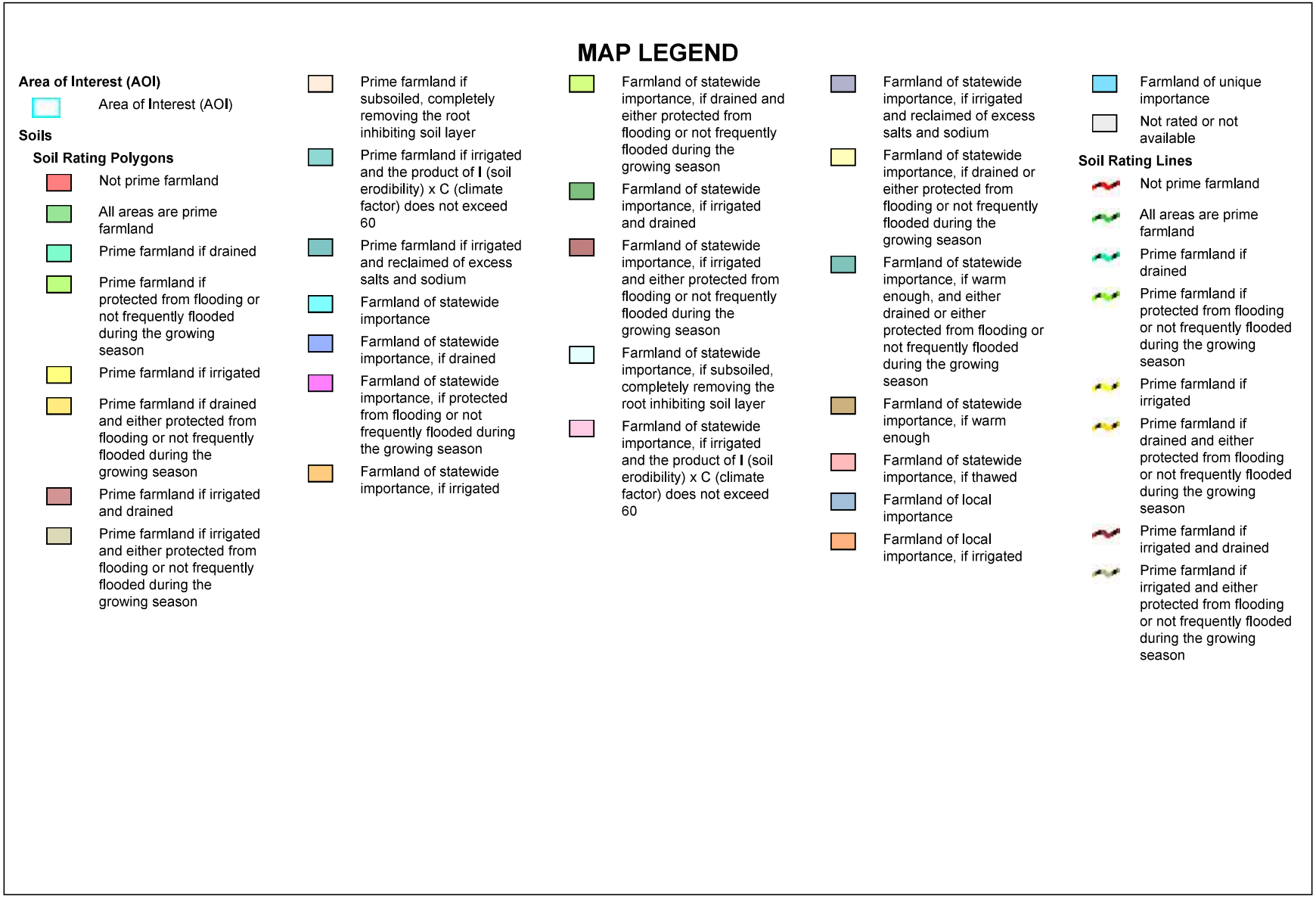
Map Scale: 1:1,870 if printed on A landscape (11" x 8.5") sheet.

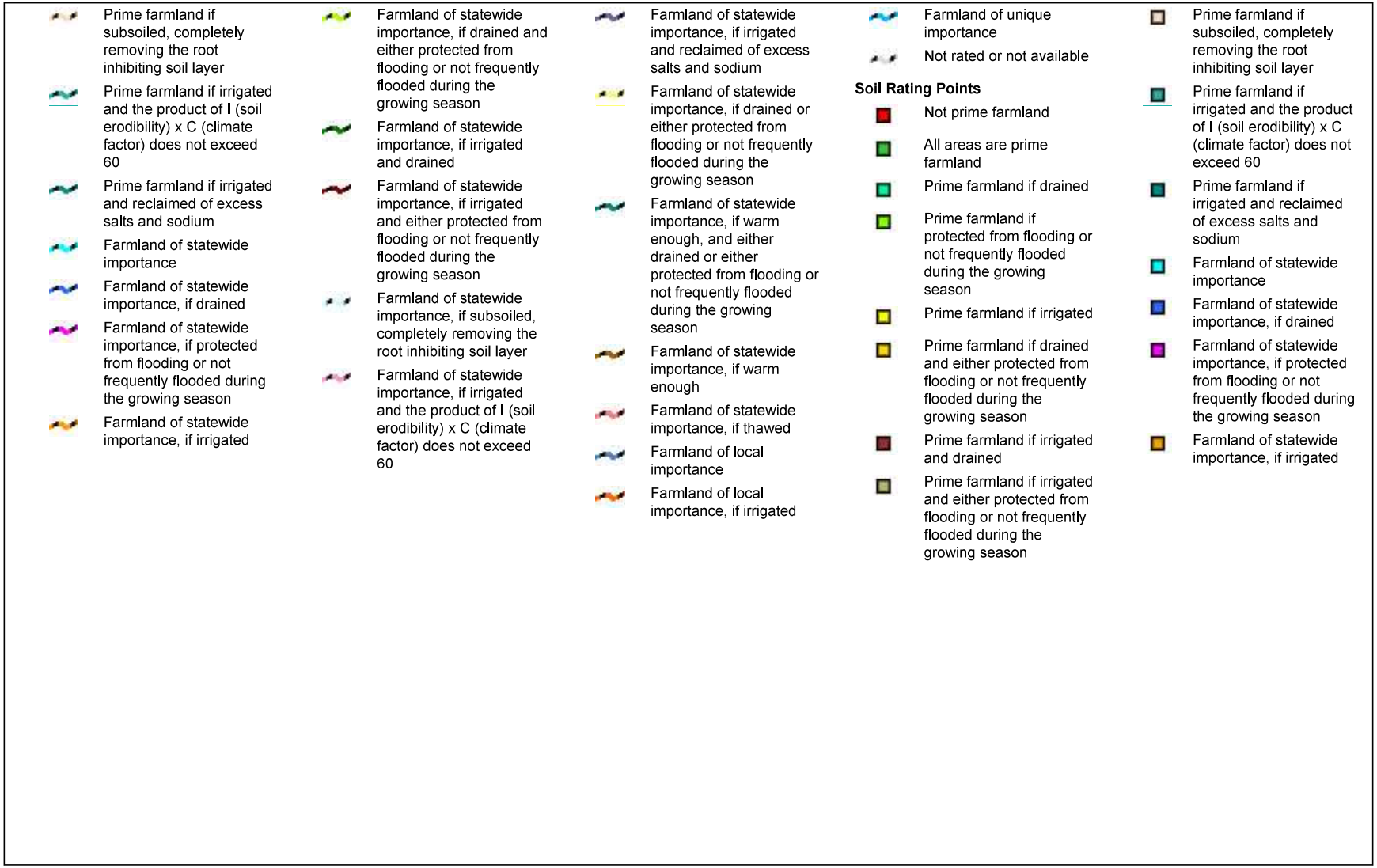
N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84


MAP LEGEND
Area of Interest (AOI)
Area of Interest (AOI)
Soils
Soil Rating Polygons
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Lines
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
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Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
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Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
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Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
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- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 18, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 23, 2022—Mar 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cs	Coloso silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.5	3.7%
Us	Urban land-Sabana Seca complex	Not prime farmland	12.0	96.3%
Totals for Area of Interest			**12.5**	**100.0%**

Rating Options—Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

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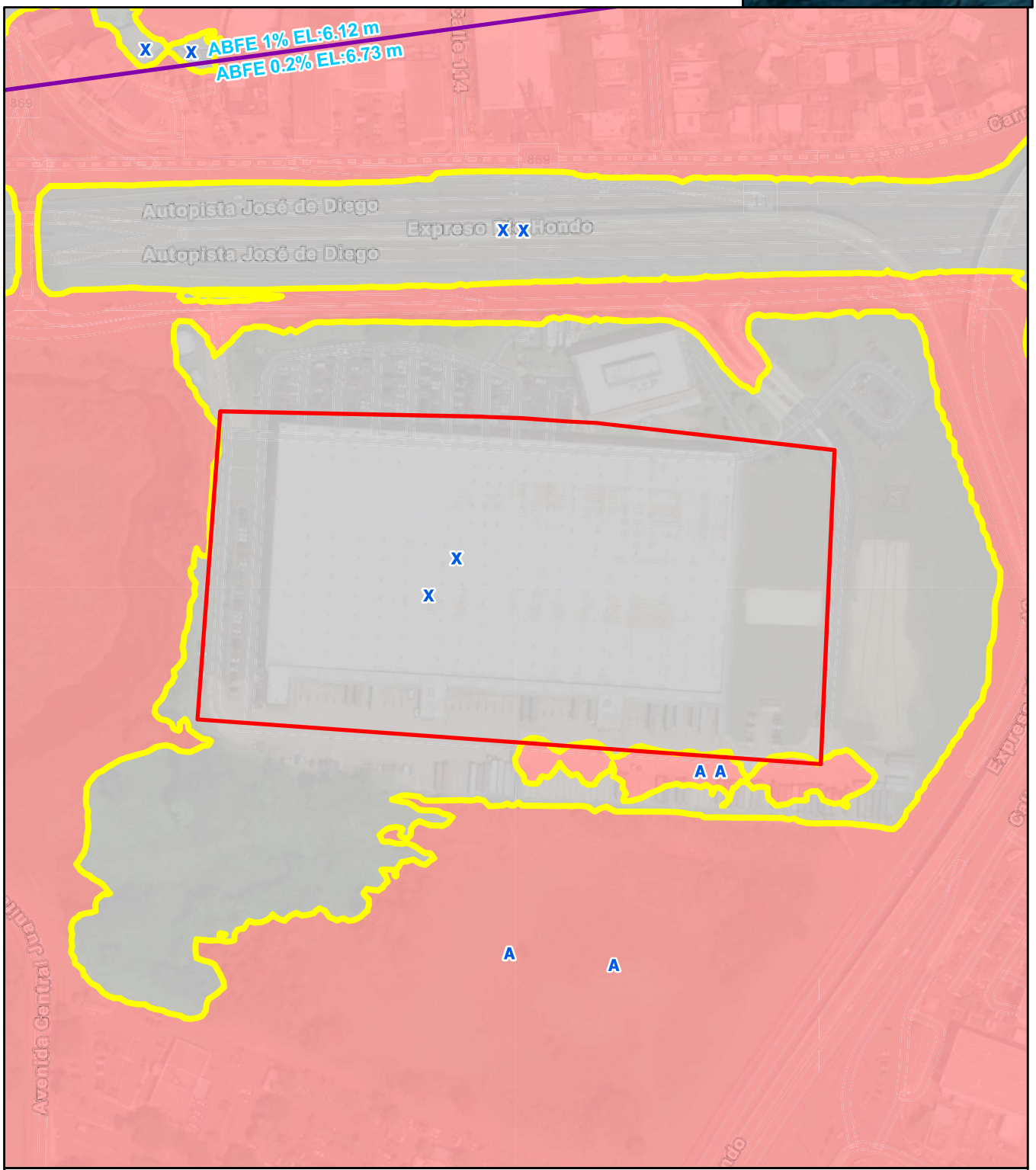
Attachment 17A
Advisory Base Flood Elevation
IPGM-00161
Address: Industrial Luchetti 300, PR-5, Bayamón
Coordinates: 18.421419, -66.145441



Project Footprint
A
AO
AE
Coastal A Zone
VE
X, 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
Advisory Base Flood Elevation
Streamline

N

Scale: 1:3,000
1 inch equals 250 feet
0 145 290 Feet

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

Source: ABFE data obtained from FEMA (https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd) Esri Imagery Basemap service

Folder: Z:\Puerto Rico\Pro\Environmental Automaps\

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Attachment 17B

ERTEC

EXECUTIVE ORDER 11988, AS AMENDED BY EXECUTIVE ORDER 13690
FIVE-STEP PROCESS AS PROVIDED BY 24 CFR §55.20
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION (CDBG-MIT) PROGRAM
Puerto Rico Department of Housing (PRDOH)
IPGM-00161 – V. Suárez & Co., Inc. Solar Photovoltaic Systems
Coordinates: 18.4213946384N; - 66.1441540718W

PREPARED FOR:

V-SUÁREZ & CO., INC.
BAYAMÓN, PUERTO RICO

DATE PREPARED:

FEBRUARY 14, 2025

PREPARED BY:

ERTEC LLC
PO BOX 195336
SAN JUAN, 00919-5336
TELEPHONE: (787) 792- 8902
FAX: (787) 783-5555
E-MAIL: ERTEC@ERTECPR.COM

EXECUTIVE ORDER 11988, AS AMENDED BY EXECUTIVE ORDER 13690
FIVE-STEP PROCESS AS PROVIDED BY 24 CFR §55.20
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION (CDBG-MIT) PROGRAM
Puerto Rico Department of Housing (PRDOH)
IPGM-00161 – V. Suárez & Co., Inc. Solar Photovoltaic Systems

INTRODUCTION

V. Suárez & Co., Inc. (V. Suárez) is one of the leading distributors of consumer goods in Puerto Rico. It has performed its role in the distribution-chain of foodstuff during and after natural disasters such as earthquakes, atmospheric events, and pandemic occurrences. The Roof Top Photovoltaic grid tied project will replace a damaged by fire Luminance's 1,201 KW (DC) PV. The V. Suárez's Photovoltaic System project will consist of 1] on-roof's preparation and treatment (install firestone TPO membrane) on the existing building, design, procurement and 2] installation of a new Photovoltaic System to be owned by V. Suárez. The system will consist of the installation of 5,400 new solar panels on a new rack to be installed on the roof of the existing building. Two (2) new BESS will be installed connected to a new switchgear. The two BESS will be installed on an existing concrete platform located on the eastern side of the property. The System will be interconnected with the grid in an existing substation on premises. This system will ensure V. Suárez continued service to the Puerto Rico market under extraordinary circumstances and help mitigate electric demand from public utility and supplies supplemental power via net metering to public utility.

The Site is an industrial park with previous use as a concrete piping manufacturing facility (See Site Location Map Attachment #1). Surrounding areas include roads, marsh and wetlands, although the Site was filled to an elevation above the flooding level before the construction of V. Suárez facility and previous to the submitted request for HUD funds. The proposed project includes roof repairs and replacement of previously removed photovoltaic panels and associated equipment (see Facility Layout in Attachment #2). The proposed project will not require new soil excavations to install infrastructure because the same duct pipes and concrete pads from the previous systems will be used to connect the new system. The existing building was constructed in approximately 2006 and thus not considered a structure greater than 40 years old.

APPLICABILITY

The 8-step process and modified 5-step process are evaluated under 24 CFR Part 55.20, while 24 CFR Part 55.14 lists activities that may complete the modified 5-step process. Specifically, this project could be considered under the 24 CFR Part 55.14(d). 24 CFR Part 55.14(d) states that projects that involve repair, rehabilitation, or improvement of existing structures, do not qualify as a substantial improvement, and do not increase the

footprint of the structure or paved area by more than 20 % can be considered for the Modified 5-step decision making process.

This project proposes the installation of a new photovoltaic System on the roof of an existing building and installation of BESS on existing concrete pad. Therefore, no increase of the footprint will occur. Also, the project is not considered a substantial improvement since it does not exceed 50% of the property's value.

Attachment # 3 contains the appraisal of the V. Suárez property Prepared by McClosky & Bonnin Valuation Group, PSC on January 31, 2022, and a letter submitted by V. Suárez & Co. Inc to the Puerto Rico Department of Housing on August 14, 2024. As per the appraisal, the replacement value of the property is estimated at $66,000,000, and the market value is estimated at $51,800,000.

The total cost of V. Suárez's solar photovoltaic system project is estimated at $12,740,128, representing approximately 19.3% of the replacement value and 24.6% of the market value of the warehouse property. Based on this information the project cost should not be classified as a substantial improvement.

PROJECT LOCATION

The project is located within the V. Suárez, Inc. facility. The V. Suárez, Inc. facility is located in 300 Luchetti Industrial Park, PR-5, Bayamón, 00961 and its UTC coordinates are 18.4213946384N; -66.1441540718W. The Site cadastral no. is 061-047-175-02-998. The Site is surrounded to the North by Highway PR-22 that runs from East to West, and across the highway by Las Palmas Industrial Park, a series of buildings using mainly as warehouses and light manufacturing facilities. To the South and West, the Site is bounded by public lands with wetlands characteristics. To the East the Site is bounded by access ramps to Highway PR-22 and Highway PR-5 to Bayamón. Across PR-5, the largest portion of the Luchetti Industrial Park (from where the V. Suárez & Co. Inc. is part) is composed of warehouses and light manufacturing facilities. The industrial zone has been established for more than 50 years while the V. Suárez facility commenced operations in approximately 2006.

EXECUTIVE ORDER 11988, AS AMENDED BY EXECUTIVE ORDER 13690

FIVE-STEP PROCESS AS PROVIDED BY 24 CFR §55.14(d)

Step 1: ***Determine whether the action is located within the Federal Flood Risk Management Standard (FFRMS) floodplain using the Climate-Informed-Science-Approach (CISA) which applies the best-available, actionable, hydrologic and hydraulic data; the 0.2-Percent-Annual-Chance (500-Year) Flood Approach which uses the elevation and flood hazard area as depicted by the 0.2-Percent-Annual-Chance floodplain; or the Freeboard-Value-Approach (FVA) = Base-Flood-Elevation or 100-year floodplain (BFE+2' or BFE+3' for critical actions) to calculate the FFRMS floodplain elevation.***

According to the FEMA Flood Insurance Rate Map (FIRM) from FEMA's National Flood Hazard Layer (panel 72000C0345J, effective 11/18/2009) (Attachment #4), the project site is located outside of the 100-year floodplain but is entirely within the 500-year floodplain. Preliminary FIRMs Flood Zones have not been developed for this area (Attachment #5). According to the Advisory Base Flood Elevation (ABFE) map, the project site is almost entirely within the 500-year floodplain, with a portion located within the 100-year A zone (Attachment #6).

The FFRMS floodplain expands the 100-year floodplain both vertically and horizontally, requiring a higher level of flood protection and providing greater consideration to future flood risks. For this analysis, the FFRMS floodplain will be used to ensure consistency with the revised HUD floodplain management regulations at 24 CFR Part 55. The ABFE will be used for floodplain management analysis, as it provides the most current and restrictive information.

The project consists of 24.85 acres located within the FFRMS floodplain. No CISA data is available for this area. Since the project is not a critical action and not a substantial improvement, using the 0.2-percent-annual-chance floodplain approach is appropriate (and comparison with the freeboard value approach is not necessary).

According to the USFWS National Wetlands Inventory MAP (Attachment #7), the project site is not located within a mapped wetland. However, it is directly adjacent to a Freshwater Emergent Wetland (PEM1C).

Based on the project scope described above, the project is subject to the Modified 5-Step Decision Making Process, as the proposed actions meet the category of "projects that involve repair, rehabilitation, or improvement of existing structures, do not qualify as a substantial improvement, and do not increase the footprint of the structure or paved area by more than 20%," as defined by 24 CFR 55.14(d).

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

As per 24 CFR 55.14(d) the case may complete a modified 5-step process. As such, this step is not required.

Step 3: ***Identify and evaluate practicable alternatives.***

As per 24 CFR 55.14(d) the case may complete a modified 5-step process. As such, this step is not required.

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

The MIT program is intended to provide economic support for mitigation projects. By providing economic support, it will allow us to implement an integrated multisectoral strategy, include private lifeline infrastructure. The Puerto Rico Department of Housing (PRDOH) launched the Economic Development Investment Portfolio for Growth – Lifeline Mitigation Program (IPG-MIT), with the objective to target economic development funding for privately owned lifeline infrastructure to support Risk-Based Mitigation Needs. The economic support is focused on risk mitigation and the strengthening of identified lifelines to guarantee that Puerto Ricans respond and recover quickly from any emergency. HUD's regulation limits what actions can be considered under the CDBG-MIT program, including prohibition of any construction in the floodway.

The proposed action uses existing duct pipes that are located within the flooding area. The pipes run underground have been previously used for the same purpose as the proposed action and could not have an impact or create an impact on the existing flooding zone. The BESS Will be installed in the existing concrete pad that held the previous BESS.

The project will not expand the existing footprint further into the wetland, so there will be no direct or indirect impacts as a result of the project activities. The building is not undergoing substantial improvement, and the footprint is not being increased; therefore, elevation of the structure is not required.

Direct impacts of the occupation or modification of the FFRMS will remain at present where runoff flows to the lowlands and wetlands to the West of the Site. No additional discharge of water will be created since the project will not involve any grading or leveling that could cause filling of the floodplain or impact drainage and does not contemplate the additional paved areas causing additional runoff and reduction of infiltration. Thus, the alternative will not have additional effects on the FFRMS floodplain.

The climatic change can cause more raining events with higher amounts of rain per event. Since the project does not involve new construction and there are no filling, grading, or vegetation removal activities that could modify flow of stormwater, releasing pollutants, or changing conditions that contribute to wetlands viability, then no direct or indirect impacts of the wetlands is expected as part of the proposed project.

The infrastructure as conduits, concrete pad for BESS and related appurtenances were not damaged during a flood event in the past and are not expected to suffer damage after the project.

Damage to surrounding properties from increased runoff or reduction in floodplain function during a flood event due to modification of the subject site is not expected since the project does not require the installation or remotion of existing infrastructure or expansion of the project footprint.

There are no health impacts expected due to exposure to toxic substance releases that may be caused or exacerbated by flood events since the project does not generate toxic substances.

There will be no damage to the community due to stormwater, since it's not expected an increase of volume of stormwaters, as a result of the proposed project.

The project will have a neutral effect on the water resources such as natural moderation of floods, water quality maintenance, and groundwater recharge because will not modify existing conditions. No additional beneficial impacts of reducing stormflow in natural areas, reduction of erosion or storm water run-off is expected.

The project will have a neutral effect on living resources such as flora and fauna, cultural resources, agricultural resources because will not modify existing conditions. The project will not have impacts on threatened or endangered species.

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.***

The proposed project incorporates techniques to reduce potential impacts to the floodplain. These include the use of existing infrastructure, such as underground duct pipes and previously paved surfaces, that are located within the flood-prone area. By utilizing these pre-existing elements, the project avoids introducing new disturbances or altering the floodplain's natural characteristics.

The underground pipes, which have previously been used for the same purpose as the proposed action, will continue to serve their intended function. This continuity ensures that the floodplain is not disrupted by the project. Since the building is not undergoing substantial improvement, floodplain management measures such as elevation and floodproofing are not required.

However, it is important to note that during the facility's construction, the design included measures to protect the project's infrastructure from potential flood events. A stormwater management system was integrated into the site design to reduce flood risks during rainfall events. The details of this system are provided in Attachment 8, which illustrates its relationship to the project footprint.

The Battery Energy Storage System (BESS) will be installed on a 6-inch-high concrete pad, which provides protection against localized flooding. The BESS will be situated

within a yard covered by a metal deck, as shown in Attachment 9. While the deck does not function as a flood barrier, the overall design minimizes the creation of additional impervious surfaces, reducing impacts to the floodplain. Additionally, the BESS will be encased in a metal structure, offering further physical protection from flood events.

Since the project will not directly impact any wetlands, Best Management Practices (BMPs) will be implemented during construction and operation to avoid indirect effects on the wetland areas. These BMPs will focus on controlling runoff, preventing erosion, and ensuring that stormwater is managed to prevent any negative impact on the wetland ecosystem.

Step 6: ***Reevaluate the Proposed Action.***

After identifying potential floodplain impacts and implementing minimization measures, such as utilizing the existing stormwater management system, the proposed action was reevaluated to ensure compliance with floodplain management requirements. This process also verifies that all feasible steps to reduce impacts to the floodplain and adjacent wetlands have been thoroughly addressed.

The project design continues to avoid new ground disturbance to the floodplain by utilizing existing infrastructure and minimizing the creation of new impervious surfaces. The stormwater management system and flood protection measures, such as the 6-inch elevation of the Battery Energy Storage System (BESS), remain in place to reduce the risk of flooding to the proposed project.

Since the project will not directly impact wetlands and BMPs have been incorporated to prevent indirect effects, the reevaluation confirms that the proposed action will not result in adverse impacts to the floodplain or wetlands. These measures are consistent with the goals of floodplain management and are in compliance with Floodplain Management Requirements.

Step 7: ***Determination of No Practicable Alternative.***

As per 24 CFR 55.14 (d), the case may complete a modified 5-step process. As such, this step is not required. Attachment #8 contains the FFRMS CISA Report and the FFRMS Freeboard Value Approach Report for the project.

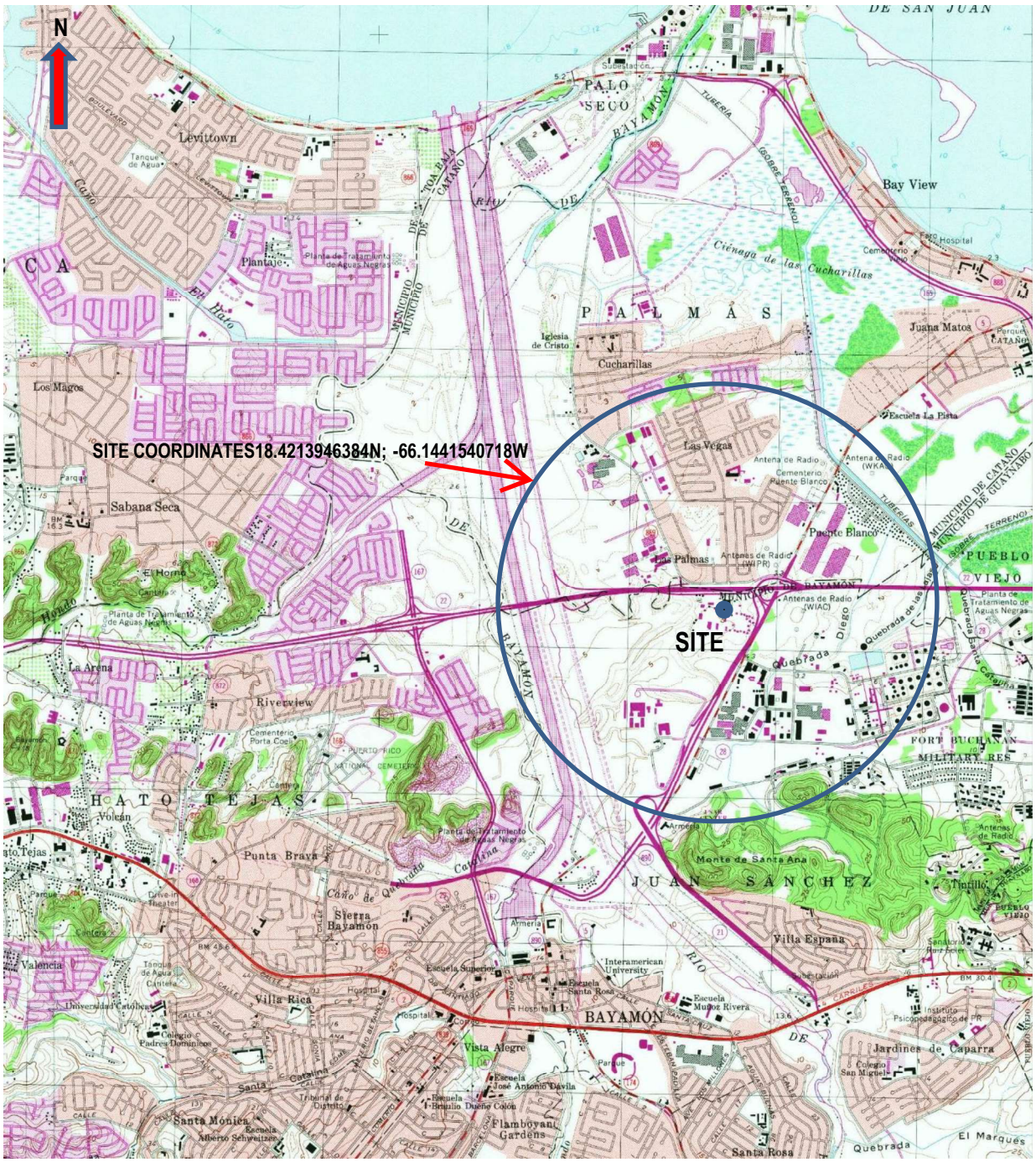
Step 8: ***Implement the Proposed Action***

The applicant and PRODH (RE) are committed to implementing the plan outlined above to manage and mitigate impacts on the floodplain to the greatest extent possible. These activities will be carried out as described, and the necessary language will be included in all agreements with participating parties necessary to ensure implementation.

Additionally, the RE will take an active role in monitoring the construction process to prevent any unnecessary impacts and avoid taking unnecessary risks. This proactive approach will ensure that the project is executed in a manner that safeguards the floodplain while achieving its intended objectives.

There is a continuing responsibility on HUD (or on the responsible entity authorized by 24 CFR Part 58) and the recipient (if other than the responsible entity) to ensure that the mitigating measures identified in the steps above are implemented.

ATTACHMENT # 1



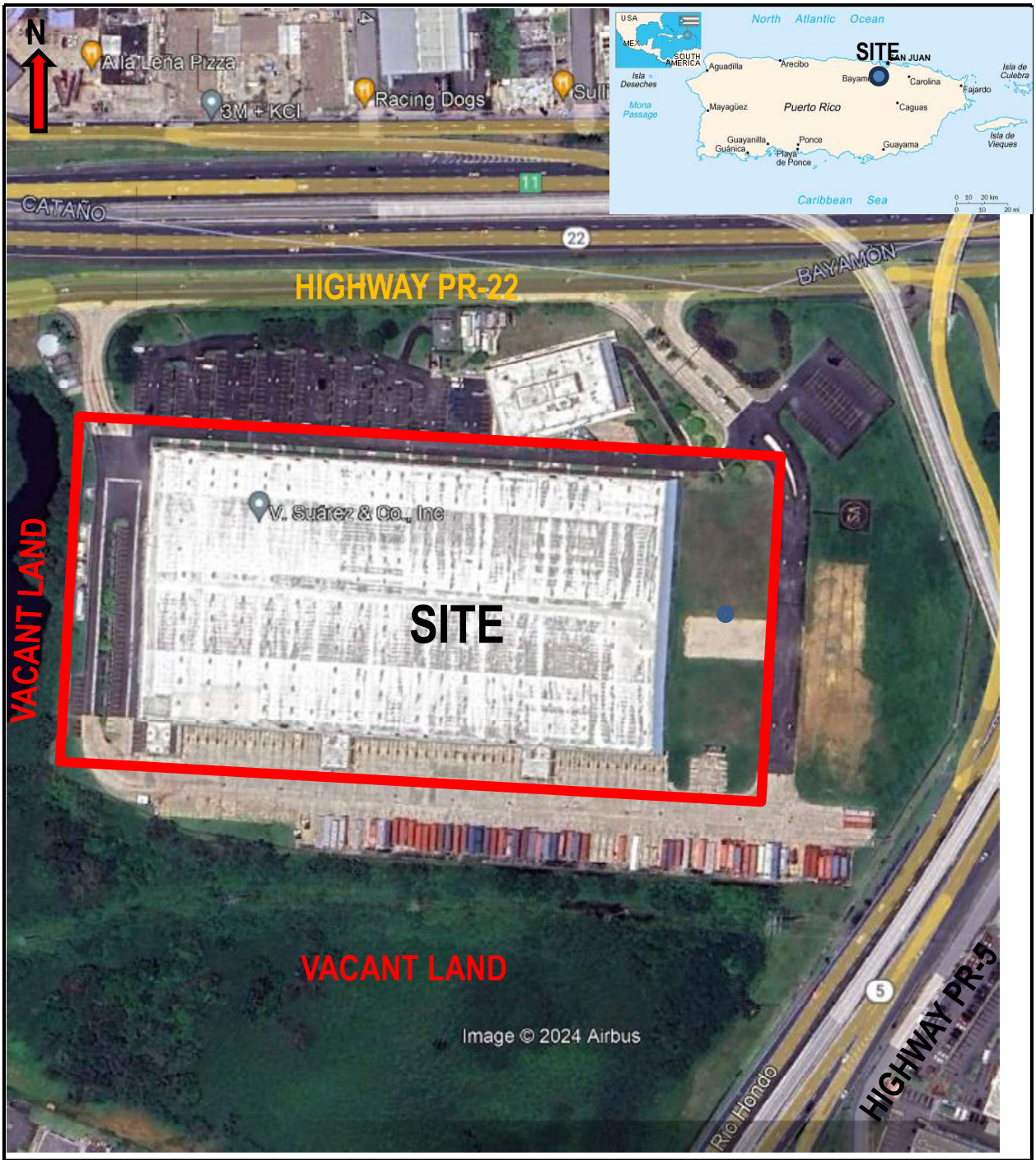
GRAPHIC SCALE 0 1km

SOURCE: USGS TOPOGRAPHIC MAP 982

ERTEC

SITE LOCATION MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

ATTACHMENT 2



GRAPHIC SCALE 0 100 feet

SOURCE: GOOGLE EARTH IMAGERY 05/10/2024

ERTEC

SITE LAYOUT
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161
SITE COORDINATES 18.4213946384N; -66.1441540718W

ATTACHMENT # 3A

V. Suárez & Co., Inc.

August 14, 2024

Economic Development Investment
Portfolio for Growth Program
Puerto Rico Department of Housing

Re: Response to Request for Additional Information Dated August 13, 2024
Economic Development Investment Portfolio for Growth Program
Community Development Block Grant - Mitigation (CDBG-MIT)

Case Number: IPGM-00161
Project Name: V Suárez & Co., Inc. Solar Photovoltaic System

V. Suárez & Co., Inc. ("VSuárez") is pleased to respond to your request for clarification regarding the valuation of our property, specifically to ensure that the cost of the solar project does not exceed 50% of the property's value, thus avoiding classification as a substantial improvement.

As per the appraisal conducted by McClosky & Bonnin Valuation Group, PSC on January 31, 2022, the replacement value of the property is estimated at $66,000,000, and the market value is estimated at $51,800,000.

The total cost of VSuárez's solar photovoltaic system project is estimated at $12,740,128, representing approximately 19.3% of the replacement value and 24.6% of the market value of the warehouse property. Based on this information, we conclude that the project cost is well below the 50% threshold and, therefore, should not be classified as a substantial improvement.

We trust this information meets your requirements and will assist in expediting the environmental approval process. Should you require any further information, please do not hesitate to contact us.

Thank you for your attention to this matter.

Sincerely,

Maribel Burgos-Mercado
Facilities Administrator

Enclosures- Appraisal Report included

ATTACHMENT # 3B

McCLOSKEY & BONNIN VALUATION GROUP, PSC

REAL ESTATE APPRAISAL & ADVISORY
BUSINESS + M&E VALUATIONS

Robert F. McCloskey Díaz, MAI, CRE, MIE
Rafael E. Bonnin Surís, MAI
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Carole McCloskey Purcell, MAI, MIE
Pedro Campos Saavedra, MAI
Patricia A. McCloskey Purcell
Jorge L. Mercado Espinet
Luis M. Vázquez Guzmán

APPRAISAL REPORT January 31, 2022

V. Suárez Warehouse Building (Ref 20220104002)

Lot 2 Atlantic Commercial Park
Marginal Street Road PR-22, Juan Sánchez Ward
Bayamón, Puerto Rico

PREPARED BY:
Robert F. McCloskey Díaz, MAI, CRE, MIE
Rafael E. Bonnin Surís, MAI
Certified Real Estate Appraisers

SUBMITTED TO:
Oriental Bank
c/o Ms. Damaris Figueroa
Unidad Centralizada de Tasaciones
PO Box 364745
San Juan, PR 00936-4745

McCLOSKEY & BONNIN VALUATION GROUP, PSC

REAL ESTATE APPRAISAL & ADVISORY
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January 31, 2022

Oriental Bank
c/o Ms. Damaris Figueroa
Unidad Centralizada de Tasaciones
PO Box 364745
San Juan, PR 00936-4745

Re: V. Suárez Warehouse Building (Ref 20220104002)
Lot 2 Atlantic Commercial Park
Marginal Street Road PR-22, Juan Sánchez Ward
Bayamón, Puerto Rico

Dear Ms. Figueroa:

In fulfillment of our agreement as outlined in the Letter of Engagement dated January 1, 2022, we hereby submit an appraisal of the property of reference, a 329,552 square foot warehouse building occupied by V. Suárez & Co., Inc., one of Puerto Rico's leading distribution companies. The building is owned by VS Atlantic Commercial Park, Inc., a related entity.

The client only intended user of the attached appraisal report is Oriental Bank. The intended use is commercial loan underwriting. The type of value requested was Market Value of the property in its "as is" condition as of a current date of January 18, 2022. An estimate of the replacement cost new of the building improvements was also requested.

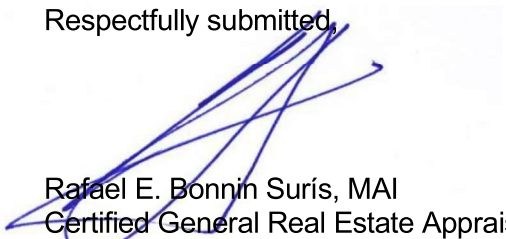
Puerto Rico, like the rest of the world, has been impacted by the COVID-19 pandemic since early 2020. The pandemic and the reduced economic activity in various sectors have had a negative impact in some real estate markets. The opinions and conclusions in the attached appraisal consider our best estimate of the potential impact of the COVID-19 pandemic on the market value of the subject property based on information available as of the date of the report.

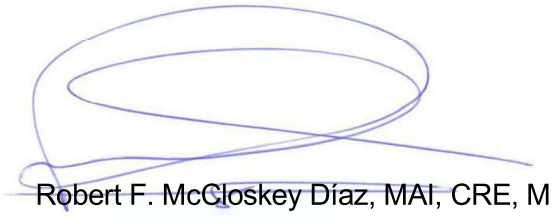
The appraisal development process and the appraisal report were prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also complies with Title XI of FIRREA.

This is a letter of transmittal and should not be relied upon without the attached report, which sets forth the description and analysis of the market area and the subject property, the comparable market data, and the analyses carried out in order for us to arrive at the value opinions reported therein.

Possession of this letter and the attached report, or copies thereof, does not carry with it the right of publication. They may not be used for any purpose by any person other than the party to whom they are addressed who is the only identified intended user. We accept no responsibility for unauthorized use of this letter and of the attached report by any person or entity other than the client and intended user, or for any other use than that stated.

Respectfully submitted,





Rafael E. Bonnin Surís, MAI
Certified General Real Estate Appraiser
PR Certificate No. 11 CG
PR License No. 61

Robert F. McCloskey Díaz, MAI, CRE, MIE
Certified General Real Estate Appraiser
PR Certificate No. 17CG
PR License No. 19

TABLE OF CONTENTS

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Identification:	V. Suárez Warehouse Building
Location:	Lot CD-1 Atlantic Commercial Park Marginal Street Road PR-22 Juan Sánchez Ward Bayamón, Puerto Rico
Coordinates:	18.422253, -66.13704
Site Description:	
Site Area – Total	62,302.3780 square meters
Topography	Level at street grade
Zoning	Heavy Industrial (I-P)
Flood Zone Classifications	Shaded X zone (area within the 0.2% annual chance flood).
Linkages	Excellent for the subject type of property
Excess Land	No
Surplus Land	Yes (estimated at 6,173.2 square meters)
Buildings Description:	
Property Type	Warehouse Building
Buildings	1 plus accessory structures
Gross Building Area	329,552 square feet
Accessory Structures Area (Total)	393 square feet
Parking Stalls	111 for cars and 74 for trailers as per inter-company lease
Quality of Construction	Good
Condition of Improvements	Good
Client:	Oriental Bank
Intended Users:	Oriental Bank
Intended Use:	Commercial loan underwriting
Type of Value Appraised:	Market Value for the property in its “as is” condition as of a current date.
Property Rights Appraised:	Fee simple (the property is leased but landlord and tenant are related entities and therefore the lease is not considered an arm’s length transaction between unrelated parties).

Effective Date of Value:	January 18, 2022
Date of Report:	January 31, 2022
Report Format:	Appraisal Report
Extraordinary Assumptions:	None
Hypothetical Conditions:	None
Market Value:	$51,800,000
Replacement Cost of Building Improvements (not market value):	$66,000,000

ASSIGNMENT CONDITIONS

Extraordinary Assumptions

An extraordinary assumption is defined by USPAP 2020-21 (effective until December 31, 2022) as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of the data used in an analysis.

This appraisal is subject to the following extraordinary assumption:

1- That the construction and occupation of the property was approved with the current number of parking spaces, which appears to be less than what current parking regulations require for warehouse use.

If the preceding assumption results untrue, the market value opinion in this appraisal may be impacted.

Hypothetical Conditions

A hypothetical condition is defined by USPAP 2020-21 (effective until December 31, 2022) as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis". Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

No hypothetical conditions were used in the development of this appraisal.

GENERAL ASSUMPTIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. All taxes are assumed to be current. In specific cases, at the request of the client, the appraiser(s) may present data on past due ad valorem taxes. However, this data is not certified. This data should not be relied upon by the client and has no effect on the final value estimate.
3. The property is appraised as though under responsible, adequately capitalized ownership and competent property management.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or non-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The availability of capacity and/or connection rights to any or all public utilities has not been determined by the appraiser(s). The value estimate reported herein is contingent upon and limited to said capacity and right of connection.

12. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. The values estimated in this report are based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

13. It is assumed that no major unforeseeable events take place that could alter the property and/or the market conditions reflected in this appraisal.

GENERAL LIMITING CONDITIONS

1. The appraisers will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.

2. Any cause of action resulting between the appraiser and the client in conjunction with this appraisal, either directly or indirectly, will be limited in damages to the amount of the appraisal fee received for the assignment. Furthermore, it is agreed that you will indemnify McCloskey & Bonnin Valuation Group, PSC, Robert F. McCloskey Díaz and/or Rafael E. Bonnin Surís for any damages, costs, expense, and attorney's fees resulting from any cause of action by any interested party, other than the client, concerning the appraisal or report.

3. In the case where an improvement is considered, the distribution of the total valuation between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

4. Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser(s). Nor shall the appraisers, firm or professional organization of which the appraisers are members be identified without prior written consent of the appraisers.

5. The physical condition of the improvements described herein is based on visual inspection only. No liability is assumed for the soundness of structural members including roof (wear and leakage), foundation (settling or leakage), footings, exterior and interior walls, partitions, floors, or any other part of the structure, since no engineering tests were made of same and no termite inspection was conducted. Furthermore, the appraisers accept no legal responsibility for the efficiency of the plumbing and electrical systems, the heating and air conditioning equipment, or any major appliances. Unless otherwise noted, all of these items appeared adequate and operational.

6. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation or asbestos, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraisers are not qualified to detect such substances. The client is urged to retain an expert in this field if desired.

7. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact upon the value of the property.

8. The appraisers are not aware of the presence of archaeological deposits and/or artifacts within the subject or in adjacent properties. The physical inspection of the property did not reveal any evidence of such deposits and/or artifacts; however, the appraisers are not qualified to detect archeological deposits and/or artifacts and assume no responsibility in this respect. The value reported herein and the estimated construction and/or marketing time for the property are predicated on the assumption that the subject does not have any such archeological artifacts.

SCOPE OF WORK

Problem Identification

In order to define the problem to be solved, we identified the following assignment elements:

- client and any other intended users;
- intended use of the appraisers' opinions and conclusions;
- type and definition of value;
- effective dates of the appraisers' opinions and conclusions;
- subject of the assignment and its relevant characteristics;
- assignment conditions

The above assignment elements have been presented in the Summary of Salient Facts and Conclusions. Others will be discussed in greater detail throughout the following sections of this appraisal.

Competency

We certify that we have the competency to carry out this assignment, gained with the experience in appraising numerous warehouse properties and also by having the relevant education and professional credentials to do so.

Property Inspection

In developing the opinions of market value presented in this report, we began by an interior and exterior inspection of the subject property, carried out by Rafael E. Bonnin Surís, MAI. We also reviewed the following documents provided by either the owner or prospective buyer, which are assumed true and accurate.

- Acquisition deed
- Inter-company lease
- CRIM receipt
- Insurance premium amount
- Building floor plans and elevations

Identification of Property Characteristics

The area of the subject parcel was extracted from its legal description. Zoning and flood zone classifications for the subject lots were determined after examination of the appropriate maps.

Using the plans provided, we measured the gross building area of the warehouse building (excluding two mezzanine areas) at 329,344 square feet.

This is similar to the 329,552 square feet appearing in the inter-company lease, with the small difference considered non-material. Therefore, we will use the 329,552 square feet in the lease throughout this appraisal. In addition to the main building, there are two guardhouses and an exterior bathroom structure with an additional 393 square feet of gross building area.

Extent of Research into Physical and Economic Factors

The property's current physical condition, background, and history were researched with all due diligence expected of a professional appraiser in the course of performing appraisal services. The subject market area was examined to determine the marketability of the subject property.

Appraisal Methodology

To value the subject property we considered the three typical valuation approaches, but after consideration and analysis of the market we developed only the Income Capitalization Approach.

The Sales Comparison Approach was not developed because there have been no sales of properties similar to the subject in location and quality in recent years since this type of property is commonly owner-occupied. Available sales are of lower-quality properties with unitary prices that do not reflect the market value of the subject without significant adjustments, which would render a value conclusion using this approach as unreliable.

The Cost Approach was not developed because it is not typically utilized by market participants in their sale-purchase and price decisions, and therefore is not considered applicable or necessary in the development of a credible opinion of value in the case at hand. We did develop a range using this approach as test of reasonableness.

The procedure followed in the approach developed will be explained in the valuation section of this report.

INTRODUCTION

Subject of Appraisal

The subject of this appraisal is the **V. Suárez Warehouse Building**. The property consists of a 329,552 square foot warehouse building built on a 62,302.3780 square meter site. The building is owned by VS Atlantic Commercial Park, Inc. occupied by V. Suárez & Co., Inc., one of Puerto Rico's leading distribution companies. Both companies are related entities.

The subject is located at Lot 2 of Atlantic Commercial Park, at the marginal street of Road PR-22, in the Juan Sánchez Ward of Bayamón.

Property History

The subject property was built in 2008, and has been owned by the current owners since that date. Therefore, there is no sale history to analyze in order to comply with the USPAP requirement of analyzing any tractions occurring during the three years immediately preceding the effective date of value.

DEFINITIONS

Market Value

"Market Value" is defined in the Interagency Appraisal and Evaluation Guidelines[1] as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus"

Implicit in this definition is the consummation of the sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;

[1] On December 2, 2010, five federal banking agencies – the Office of the Comptroller of the Currency (OCC), Federal Reserve Board (FRB), Federal Deposit Insurance Corporation (FDIC), Office of Thrift Supervision (OTS) and National Credit Union Administration (NCUA) (collectively, the "Banking Agencies") – issued a revision to the Interagency Appraisal and Evaluation Guidelines ("Guidelines"), first issued in 1994.

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Value Terms	Value in this report is in terms of cash, U.S. dollars
Fee Simple Estate[2]	Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.
Leased Fee Estate[3]	An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.
Prudent and Competent Management[4]	An owner, operator, or management company that maintains and uses real estate in a manner consistent with the manner in which typical buyers of similar properties would consider appropriate as measured by actual practices in the competitive market.

PREMISES

Property Rights Appraised	Fee simple
Type of Value Appraised	Market Value
Effective Date of Value	January 18, 2022
Date of Report	January 31, 2022
Client	Oriental Bank
Intended Use and Intended Users	The intended use is for commercial loan underwriting. The intended user is Oriental Bank.

[2] The Dictionary of Real Estate Appraisal, 6th Edition, The Appraisal Institute, 2015.
[3] The Dictionary of Real Estate Appraisal, 6th Edition, The Appraisal Institute, 2015.
[4] The Dictionary of Real Estate Appraisal, 6th Edition, The Appraisal Institute, 2015.

Definitions of Exposure Time and Marketing Time

Reasonable exposure time is one of a series of conditions in most market value definitions.

Exposure Time[5] is defined as:

The time a property remains on the market.
The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Exposure time is always presumed to occur prior to the effective date of the appraisal. The concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

Marketing Time[6] is defined as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

Estimates of Exposure Time and Marketing Time

The PWC Real Estate Investors Survey and the RERC Real Estate Report publish indications of marketing time, a term related to exposure time with the difference that exposure in marketing time is presumed to occur after the effective date of appraisal. The most recent indications follow:

Statistic	PWC Investor Survey Marketing Time - Months 4Q2021	RERC Real Estate Report Marketing Time - Months 3Q2021
National Warehouse Market	1-9	N/A
Average	3.3	5.1
Holding Period	1-10	N/A
Average	7.9	9.4

[5] The Dictionary of Real Estate Appraisal, 6th Edition, The Appraisal Institute, 2015.
[6] USPAP Advisory Opinion 7

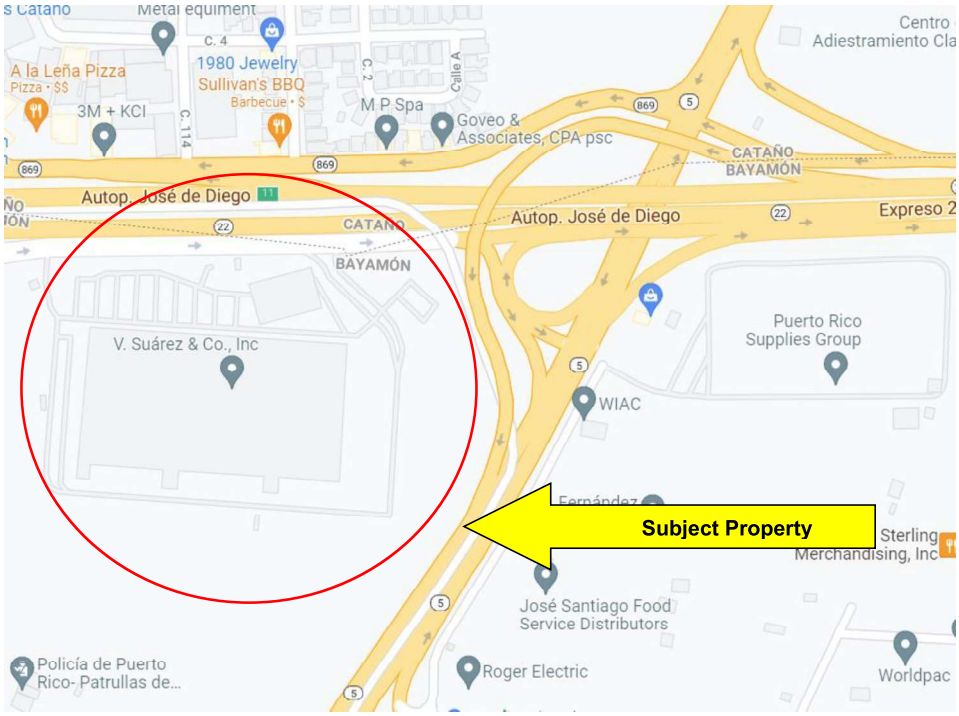
Based on our review of the preceding surveys, discussions with market participants and information gathered during the sales verification process, a reasonable exposure time for the subject property at the value concluded within this report would have been approximately twelve (12) months. This assumes an active and professional marketing plan would have been employed by the current owner.

It is our opinion that based on the assumptions employed in our analysis, as well as on our selection of investment parameters for the subject, that the marketing time of the subject property at the concluded value level is approximately twelve (12) months.

SITE ANALYSIS

General Location, Access

The subject property is located at Atlantic Commercial Park, a small owner-occupied industrial subdivision located on the southwestern quadrant of the intersection between Roads PR-22 and PR-5, in the Juan Sánchez Ward of Bayamón.



AERIAL VIEW

Legal Descriptions and Site Area

The legal description of the subject site follows:

----RUSTICA: Parcela de terreno de forma irregular denominado Parcela Número Dos 2) en el Plano de Inscripción de Atlantic Comercial Park ubicado en el Barrio Juan Sánchez del término municipal de Bayamón, con una cabida superficial de SESENTIDOS MIL TRESCIENTOS DOS METROS CUADRADOS CON TRES MIL SETECIENTAS OCHENTA DIEZ MILESIMAS DE METRO CUADRADO (62,302.3780 mc), equivalentes a QUINCE CUERDAS CON OCHO MIL QUINIENTOS CATORCE DIEZ MILESIMAS DE CUERDA (15.8514 cdas.), con colindancias por el NORTE, con la Parcela Número Siete (7) y la Parcela Número Uno (1) del Plano de Inscripción y la Calle Marginal de la Carretera Puerto Rico Número Veintidos (PR-22) y con la Parcela Número Cuatro (4) del Plano de Inscripción; por el SUR con terrenos de la Autoridad de Edificios Públicos del Estado Libre Asociado de Puerto Rico; por el ESTE con la Parcela Número Uno (1), con la Parcela Número Tres (3) del Plano de Inscripción y con el área verde de la rampa de salida de la Autopista Puerto Rico Número Diez (PR-10) a la Carretera Puerto Rico Número Cinco (5); y por el OESTE con la Parcela Número Siete (7) del Plano de Inscripción y con terrenos de la Autoridad de Edificios Públicos del Estado Libre Asociado de Puerto Rico.-

Physical Characteristics

Configuration	Irregular, functional
Topography	Level at street grade
Subsoil	Assumed stable and adequate for existing improvements. No evidence of subsoil problems evident during inspection.
Excess Land	None
Surplus Land	Yes (estimated at 6,173.2 square meters. An image showing the area calculation is included in the addenda for reference).
Encroachments	None evident during inspection; assumed there are none.
Easements	None evident during inspection; assumed there are none except those typical for utilities connections.
Zoning Classification	I-2 (Heavy Industrial), now I (Industrial)
Flood Map Panel and Date	72000C0390J / November 18, 2009
Flood Zone	Shaded Zone X 4.7%
Road Visibility	Excellent
Traffic Volume	High, bounds with expressway
Drainage	Appears adequate
Public transit	Private mini-buses
Government Services	Police and fire protection, US mail
Garbage Collection	Private companies, typical of non-residential properties
Adequacy of Utilities	Assumed adequate
Water	Autoridad de Acueductos y Alcantarillados
Sewer	Autoridad de Acueductos y Alcantarillados
Natural Gas	Local Vendors
Electricity	LUMA (private company)
Telephone	Several private companies

Zoning Analysis

ZONING MAP

The following table lists the uses permitted under the heavy industrial zoning classification:

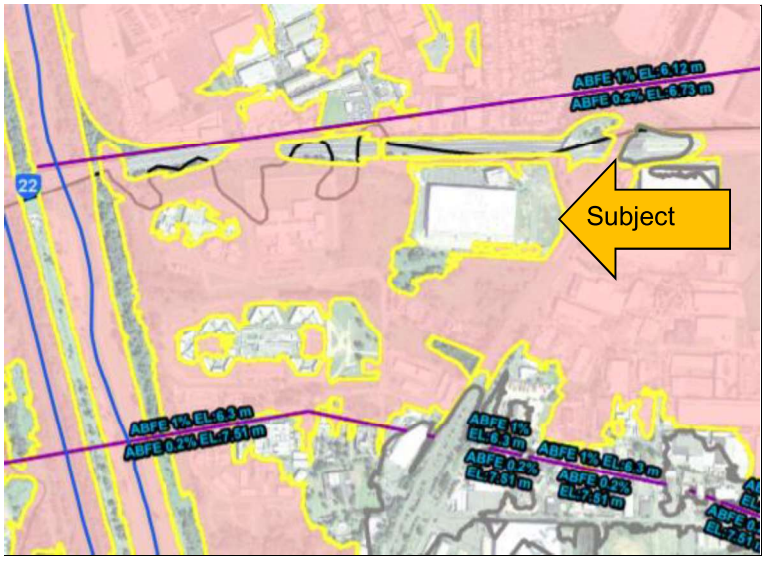
Allowed Uses - Heavy Industrial Zoning Classification (I-P)		
Industrial	**Commercial**	**Other**
Storage of:	Metal works	Pesticide processing/distribution
Chemical substances	Pharmaceuticals with synthesis	Paint production/distribution
Fire works	Metal recycling	Metal products processing
Chlorine and derivates	Flour and grain mills	Textile products
Gas distribution center	Petroleum and derivates	Manufacturing
Meat packing	Retreading plants	Biomedical waste processing
Vehicle destruction	Renewable energy	Vehicle parking
Produciton of chemical substances	Thermoelectric centrals	Animal food processing

The subject property was designed as a storage warehouses. The heavy industrial zoning does not specifically lists dry and refrigerated goods storage as allowable uses, but these have been traditionally allowed within this zoning classification. Therefore, the current uses at the subject property are considered legally permissible uses.

The property has 111 parking stalls as per the lease. We physically counted 97 stalls. Either way, both are between 0.30 and 0.33 stalls per 1,000 square feet, less than the 1.33 ratio required by required by zoning. This appraisal assumes that all required permits for the construction and occupancy of the building were obtained with the number of parking stalls physically at the property.

Flood Zone Analysis

The following image demonstrates that the subject site is located within the shaded area of Zone X (0.2% annual chance flood zone).



Environmental and Other Matters

Environmental Impact

No environmental impact studies have been performed by us in conjunction with this appraisal. The value opinion reported herein could be affected by subsequent environmental impact studies, research, investigations, and resulting governmental actions.

Hazardous Materials

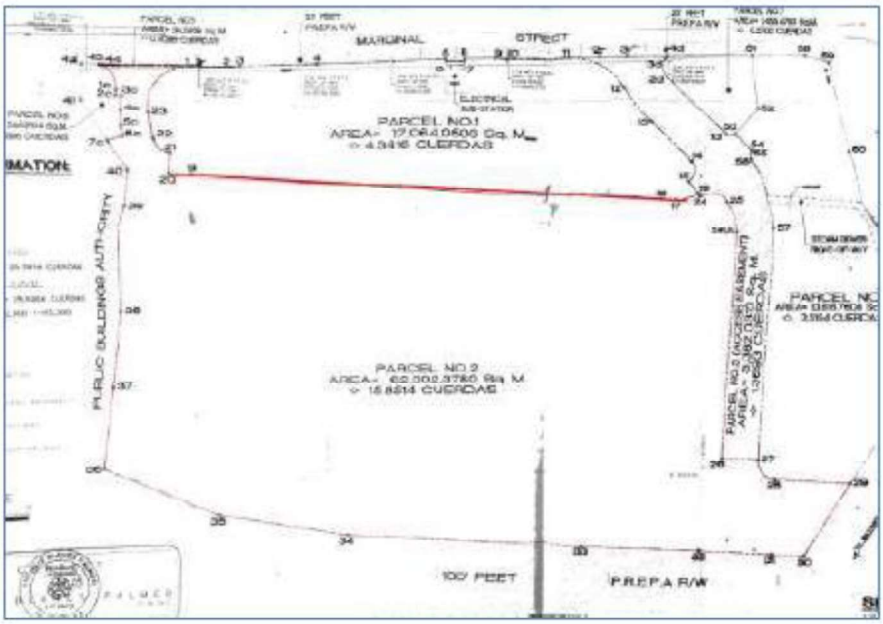
We have no knowledge of the existence of hazardous materials negatively impacting any of the subject lots, and it is assumed there be none.

Proximity to Nuisances, Hazards or Detrimental Influences

In order to determine the proximity to nuisances, hazards or detrimental influences, we inspected the subject property's immediate vicinity and did not observe any detrimental influences and none are assumed to exist.

Conclusion of Site Analysis

The subject parcel has adequate location and physical features for warehouse use. Overall, it is a competitive site. The following images illustrate the subject site. It is the site within the red line boundaries on the second image.



SITE PLAN

IMPROVEMENTS ANALYSIS

Building Details

PROPERTY LOCATION	
Building	V. Suárez Warehouse Building
AREAS	
Floors / Mezzanine	1 / Yes
Measured Areas (SF)	
Enclosed	329,552
Dock Platforms	0
Mezzanines	11,032 sf (for A/C equipment and dead files)
Total Measured Area	138,212
Lease Areas (SF)	
Sum of Lease Areas	340,584
Additional Areas (SF)	
Guard houses, bathrooms	81sf guard house, 113sf guardhouse, 199sf bathrooms, 393sf total
CONSTRUCTION FEATURES	
Foundations	Reinforced concrete
Floor	Hardened, smoothed reinforced concrete
Frame	Structural steel columns and beams
Exterior Walls	Pre-cast reinforced concrete panels 15'0" high, with 31'0" metal siding panels on top.
Roof Structure	Steel deck supported by steel joists and structural steel beams. The roof has 4" insulation on top, and then a waterproofing system.
Ceiling Height	39' at the underside of the steel joists at the lowest level.
Electrical Substation	38KVA
Emergency Generators	Two Kohler brand generators with 1,000KW capacity each, served by a 20,000 gallon diesel storage tank
Renewable energy	Roof mounted solar panels. The system is owned by a private company, which sells electricity to the tenant (V. Suárez & Co., Inc.). Therefore, it is not part of the subject of this appraisal.
Water Cisterns	20,000-gal potable water, 100,000-gal fire-fighting system. The cisterns are shared with the V. Suárez & Co., Inc. office building adjacent to the subject.
Illumination	Skylights
	Industrial-type lamps (LED)
Rolling Doors	48
Ventilation on Dry Storage	Louvers on one side of the building and electric extractors at the opposite side. The dry storage area has 285,446 square feet as per the lease.
Temperature Controlled Area	According to the lease, this area has 35,827 square feet, maintained at 70 degrees with A/C system
Air Conditioning System	System has two chillers and nine air handling units, 90-tons capacity
Sprinklers and Fire Hoses	Yes
Loading Dock Height	Yes

OTHER	
Offices	According to the lease, office areas total 8,279 square feet. Finishes include ceramic or vinyl tile floors, acoustic hung ceiling panels, fluorescent and LED luminaries, wood or wood/glass doors on metal frames, sheetrock interior partitions. Considered adequate.
Bathrooms	Available in the administration offices, cafeteria, promotions office, outbound offices, inbound offices. There is also a 199sf freestanding bathroom structure for truck drivers. Considered adequate.
Guardhouses	Two guardhouses with areas of 81 and 113 square feet respectively.
Other Improvements	Reinforced concrete ramps, stairs, parking, curbs and sidewalks, chain link fence.
Condition	Good

Capital Expenditures (Capex)

The tenant has spent approximately $1,700,000 in capex during the past three years. The following table summarizes the scope and cost.

Capex Expenses Past Three Years	
Project	**Cost in Place**
Replacement of louvers	$833,750
Parelelling system for emergency generators	$187,543
Second emergency generator	$236,380
Replacement of skylights	$379,200
Installation of Six Big Asss fans	$97,301
Total	$1,734,174

The tenant is now in the process of investing an additional $300,000 at the property, of which approximately $230,000 remains to be invested.

Construction In Process			
Project	**Cost in Place**	**Cost to Complete**	**Total Budget**
Installation of Five Big Asss fans	$70,000	$5,000	$75,000
Chiller replacement	$0	$144,950	$144,950
Replacement of two coils of AHU in wine coole	$0	$57,980	$57,980
Replacement of wwater pump for chiller	$0	$21,743	$21,743
Total	$70,000	$229,673	$299,673

The subject property appears well maintained and was observed to be in good condition on the inspection date.

Functionality

The subject building is 39' high on its lowest level, which makes it an attractive facility for warehousing. It has ample area for truck maneuvering and trailer parking (74 stalls). The property has 111 parking stalls as per the lease. We physically counted 97 stalls. Either way, both are between 0.30 and 0.33 stalls per 1,000 square feet, less than required by zoning. However, the property appears to be operating adequately.

The property has 6,173.2 square meters of undeveloped area on its eastern boundary, which we considered surplus land. At 300 square feet per parking stall, this area could fit approximately 220 additional parking spaces. This would increase the parking ratio to 0.96 per 1,000sf of building area, still below the regulation requirement but not that distant. The property owners also own additional vacant land areas at the park where additional parking could be built if necessary for the operation. However, this is not anticipated based on the property past history. We will address this issue in the valuation of the property.

North Facade

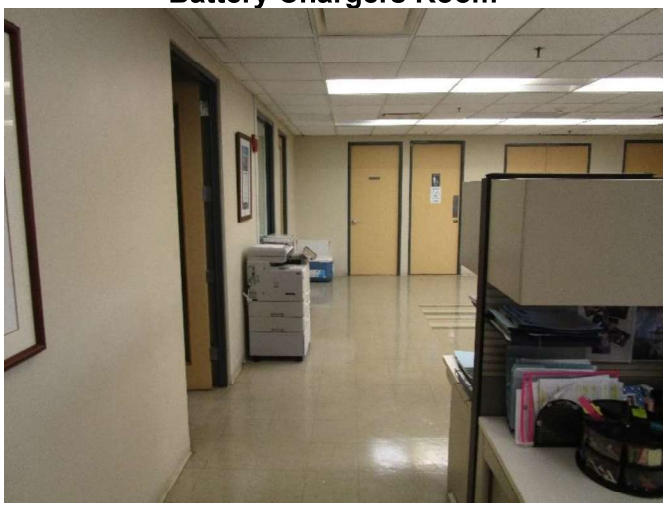
West Facade

South Facade

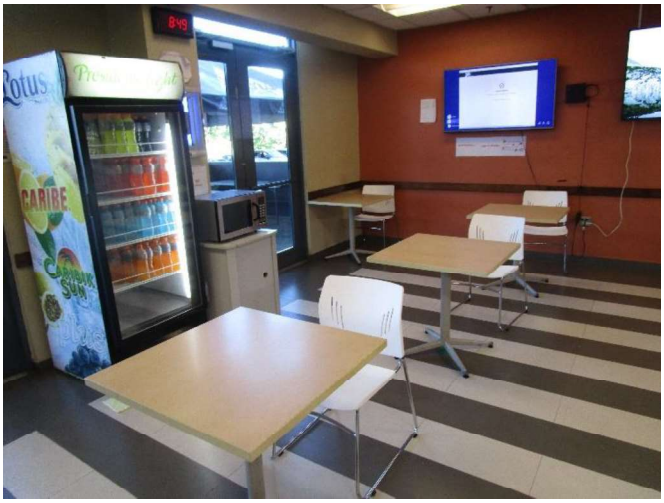
East Facade

Battery Chargers Room

Electrical Room



Administration Office



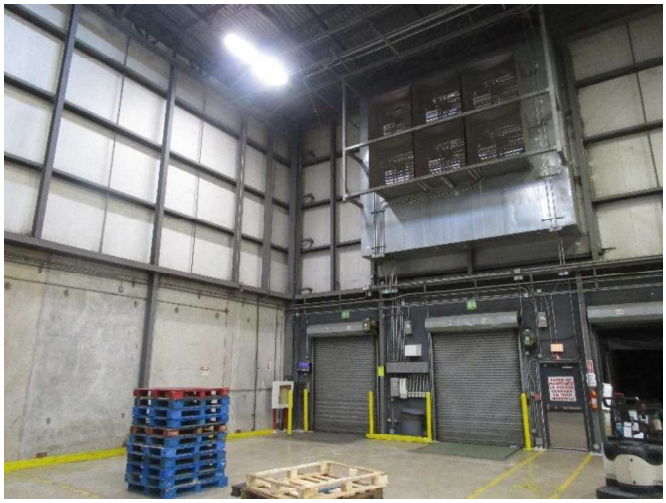
Cafeteria

Bathrooms/Lockers

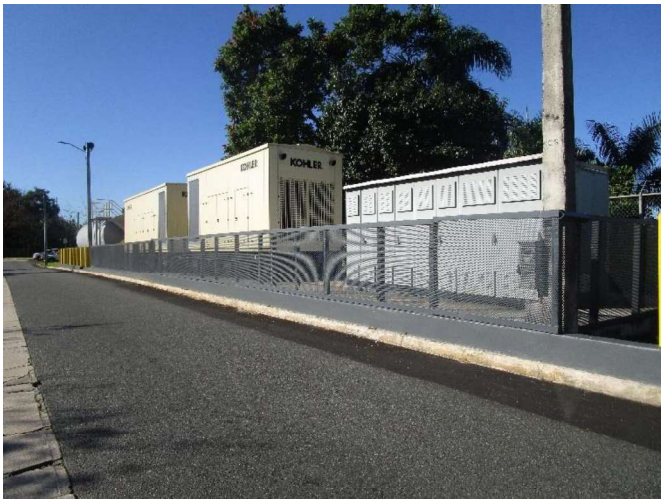
Storage Area

Office Area

Office Area



Typical Extractor and Rolling Doors



Emergency Generators

Freestanding Bathroom Structure

Guard House

Guard House

Electrical Substation

Roof Mounted Solar Panels

Water Cisterns

TAX MATTERS

Real Property Taxes

Real property taxes in Puerto Rico are collected by the Municipal Revenue Collection Center (CRIM by its Spanish Language acronym).

The current tax rate for the municipality of Bayamón is 9.58%. Property taxes are paid on a semester basis with taxes due on the first day of each semester. A 10% discount is applicable if property taxes are paid within the first 30 days of each semester. Lesser discounts are applicable if paid within 60 or 90 days from the due date.

The value opinions reported herein assume that property taxes be current, and that the assessed value consider all existing improvements at the property. Confirmation of current tax conditions should be obtained from the tax authorities.

In the CRIM assessment document, the subject property appears together with the adjacent V. Suárez corporate headquarters building as is has not been independently segregated for CRIM purposes.

The following table summarizes the assessment data and property taxes for the combined property. The table considers the 10% discount available for prompt payment.

Property Taxes - Subject Property

PROPERTY IDENTIFICATION	ASSESSMENT						ANNUAL TAXES			
Tax Code Number	Land	Building	Machinery	Total	Exemption	Taxable	Tax Rate	Taxes	10% Discount	Net Taxes
061-047-175-02	$29,940	$2,750,221	$278,696	$3,058,857	$0	$3,058,857	9.58%	$293,039	($29,304)	$263,735

Subject Allocation

The allocated assessment for the subject property, based on total square footage, follows. The square footage for the office building was provided by management and is assumed accurate.

Property Tax Allocation

Property	Area (SF)	%	Allocated Net Taxes	Per SF
Office Building	60,000	15.4%	$40,621	$0.68
Warehouse	329,552	84.6%	$223,113	$0.68
Total	**389,552**	**100.0%**	**$263,735**	**$0.68**

LOCAL AREA ANALYSIS

Subject Location Characteristics

Atlantic Commercial Park is located at the intersection of Roads PR-22 and PR-5, with the area south of Road PR-22 located within Bayamón, and the area north of Road PR-22 located within Cataño.

The subject park is one of several industrial areas that have been developed in this sector, near the western limits of the San Juan Metropolitan Area. Major industrial developments in the general area of the subject are the Las Palmas Industrial Park, the Centro de Distribución del Norte, the West Gate Industrial Subdivision, the Puerto Nuevo Distribution Center, the former Gulf Oil Co. Refinery (now Puma Energy), the Luchetti Industrial Subdivision, and the subject Atlantic Commercial Park. The proximity of industrial areas located within the Juan Sánchez Ward of Bayamón and the Palmas Ward of Cataño to Road PR-22 and to the San Juan Bay's Puerto Nuevo waterfront makes this an ideal location for light industrial and warehousing uses. The Puerto Nuevo waterfront offers modern shipping facilities located approximately three miles northeast of the subject properties.

The principal reason why this area has become a very attractive industrial sector is the De Diego Expressway. The area around the southwest corner of the intersection of the De Diego Expressway and Road PR-5 is home to some of the largest distributors in Puerto Rico, including V. Suárez (occupant of the subject building), B. Fernández & Hermanos, José Santiago, and Puerto Rico Supplies. South of these facilities is Goya's manufacturing plant.

At the intersection of Roads PR-28 and 165, about two miles east of the subject property, the Department of Commerce developed another large industrial complex years ago.

To the north of the neighborhood is the Palmas Ward of Cataño. The Palmas Ward is the home of various industrial subdivisions such as the Palmas Industrial Subdivision, located close to the intersection of Road PR-869 and the De Diego Expressway, opposite to the West Gate Industrial area, less than half a mile northwest of the subject properties. The Palmas Industrial Subdivision dates back to the 1960s, when the Puerto Rico Industrial Development Company (PRIDCO) introduced a number of manufacturing facilities in the area. Most buildings are about 40 to 50 years old, but there are some newer facilities.

The Westgate Industrial Subdivision is located just west of the Palmas Industrial Subdivision and along Road PR-869. This industrial subdivision is the site of a number of large, industrial facilities occupied by companies such as Ballester Hermanos, Motorambar, and others.

The property located along Road PR-869 and north of the West Gate Industrial Subdivision, was purchased years ago by a Venezuelan investor, and is now home of Royal Industrial Park. It currently boasts an estimated 1,900,000 square feet of warehouse space.

To the north and along Road PR-869 is the Centro de Distribución del Norte, a warehousing and distribution complex which consists of three buildings comprising a total area of close to 400,000 square feet. This complex is located just north of the subject neighborhood. This is close to the Bacardí Rum Distillery, and to one of the main power plants of the Puerto Rico Electric Energy Authority, between the Palo Seco area and Road PR-165, about two miles north of the Subject Property.

The Amelia Distribution Center is located at the southwest quadrant of the intersection of the De Diego Expressway and Road PR-165, about 1.75 miles east of the subject properties.

Adjacent to and west of the Río Hondo River, which runs parallel to the Bayamón River, a relatively short distance west from the subject properties, thousands of single-family homes have been built extending from the Punta Salinas area to the north, south to the center of the urban area of Bayamón.

At the intersection of the De Diego Expressway and Comerío Avenue, the Plaza Río Hondo Shopping Mall is located within the residential subdivisions that have been developed in the area. This regional mall is located a very short distance west from the subject properties and provides all types of stores, banks and eating facilities.

In summary, the easy access through the (Road PR-22) De Diego Expressway, proximity to the San Juan Metropolitan area and to the urban area of Bayamón, as well as to the Puerto Nuevo Ports area, and the proximity to a large number of residential subdivisions located in that area, make this area desirable for industrial operations of all types.

REGIONAL ANALYSIS

Introduction

The Greater San Juan Metropolitan Area, is typically considered to encompass the municipalities of Bayamón, San Juan, Cataño, Carolina, Canóvanas, Dorado, Loíza, Río Grande, Guaynabo, Toa Baja and Trujillo Alto. This Greater San Juan Metropolitan Area occupies an area of approximately 358 square miles. However, for purposes of this appraisal we will focus our analysis on the following municipalities, which constitute the market area wherein the subject warehouse industrial market operates: Bayamón, Carolina, Cataño, Guaynabo, San Juan, and Trujillo Alto. Each municipality is politically independent of the other, having its own municipal government, mayor, and tax system.

Access

The San Juan Metropolitan Area is linked by an extensive road network. The most important arteries include, the Baldorioty de Castro Expressway (Road PR-26), the 65th Infantry Highway (Road PR-3), De Diego Expressway (Road PR-22), Las Américas Expressway (Road PR-18), the Luis A Ferré Expressway (Road PR-52), and Road PR-2. The main expressway servicing the subject region is De Diego Expressway. This expressway leads from the municipality of San Juan west toward the municipality of Bayamón and continues west. This expressway links the San Juan Metropolitan Area with the northwestern sector of the Island.

The Baldorioty de Castro Expressway serves the northern part of San Juan and leads east providing access to the municipality of Carolina. This avenue eventually connects with the 65th Infantry Avenue and with Route 66. The 65th Infantry Highway is a lighted and usually congested thoroughfare which leads from the Rio Piedras Sector of San Juan towards Carolina and continues east. Route 66 is a toll-road connecting Carolina with Río Grande. These two arteries link the San Juan Metropolitan Area with the northeastern sector of the Island.

Las Américas Expressway mainly serves the municipality of San Juan in a north to south direction. It is considered an important artery of the metropolitan area because it converts into the Luis A. Ferré Expressway at its southern end. The Luis A. Ferré Expressway (Road PR-52) leads south from the Rio Piedras Sector of the municipality of San Juan towards the municipality of Caguas, and continues south. This expressway links the San Juan Metropolitan Area with the southern region of the Island. In essence then, there are four major arteries, which can be conceived to form a "T".

De Diego Expressway (Road PR-22) leads west, Route 66 and State Road No. 3 leads east, and the Luis A. Ferré Expressway leads south. Three of these are expressways while State Road No. 3 is a lighted multi-lane artery.

Baldorioty de Castro Expressway (Road PR-26) provides extended access from the municipality of San Juan to Road PR-3 and Route 66, and Las Américas Expressway provides extended access from the municipality of San Juan to the Luis A. Ferré Expressway.

Population

The following table from the US Census Bureau shows that the region's population decreased by 12% in the past decade, similar to the decrease of the Island as a whole. This comes after a 2.2% decrease from 2010 to 2020 across the Island.

HISTORICAL POPULATION - U.S. CENSUS

Geography	2010	2020	Change	Percentage Change
Bayamón	208,116	185,187	(22,929)	-11.0%
Carolina	176,762	154,815	(21,947)	-12.4%
Cataño	28,140	23,155	(4,985)	-17.7%
Guaynabo	97,924	89,780	(8,144)	-8.3%
San Juan	395,326	342,259	(53,067)	-13.4%
Trujillo Alto	74,842	67,740	(7,102)	-9.5%
Total Region	**981,110**	**862,936**	(118,174)	-12.0%
Puerto Rico	**3,725,789**	**3,285,874**	**(439,915)**	**-11.8%**

Household Income

The San Juan Metropolitan Area is the most affluent region in Puerto Rico. The following table illustrates the pertinent figures for the municipalities, the average for the region and the average for the Island. The most recently published information is for 2019.

Municipality	Median Household Income - 2019
Bayamón	$27,386
Carolina	$27,658
Cataño	$17,448
Guaynabo	$37,499
San Juan	$23,005
Trujillo Alto	$32,244
Average	**$27,540**
Puerto Rico	**$20,474**

Work Force Characteristics

The following table illustrates the industrial composition by employment sector of the region, for the First Quarter 2021 (most recent published data as of the date of this report). The largest employment sectors in the region include Services (48.3%), Government (14.2%), and Retail (12.0%). Together, they account for 74.5% of total employment in the area. The large Services Sector component is logical, since the San Juan Metropolitan area is the center of the Island's economic activity.

EMPLOYMENT BY SECTOR - Second Quarter 2021

Municipality	Agricultural	Construction	Manufacturing	TCUP	Wholesale	Retail	FSBR	Services	Government	Others	Total
Bayamón	0	1,079	2,328	1,140	4,514	10,714	1,105	24,304	6,971	0	52,155
Carolina	9	1,052	2,656	4,868	1,414	8,672	1,392	19,240	4,022	0	43,325
Cataño	0	242	661	1,020	2,137	765	112	4,269	858	0	10,064
Guaynabo	56	2,543	2,296	4,881	5,173	4,254	7,231	22,843	2,574	15	51,866
San Juan	103	7,244	4,047	12,322	7,114	21,145	21,202	115,753	41,280	7	230,217
Trujillo Alto	24	574	180	190	405	1,996	220	5,570	700	0	9,859
Market Area	192	12,734	12,168	24,421	20,757	47,546	31,262	191,979	56,405	0	397,464
Puerto Rico	8,460	28,435	76,326	43,287	31,233	126,128	43,902	385,606	117,915	648	861,940

% OF EMPLOYMENT BY SECTOR - Second Quarter 2021											
Municipality	Agricultural	Construction	Manufacturing	TCUP	Wholesale	Retail	FSBR	Services	Government	Others	Total
Bayamón	0.0%	2.1%	4.5%	2.2%	8.7%	20.5%	2.1%	46.6%	13.4%	0.0%	100%
Carolina	0.0%	2.4%	6.1%	11.2%	3.3%	20.0%	3.2%	44.4%	9.3%	0.0%	100%
Cataño	0.0%	2.4%	6.6%	10.1%	21.2%	7.6%	1.1%	42.4%	8.5%	0.0%	100%
Guaynabo	0.1%	4.9%	4.4%	9.4%	10.0%	8.2%	13.9%	44.0%	5.0%	0.0%	100%
San Juan	0.0%	3.1%	1.8%	5.4%	3.1%	9.2%	9.2%	50.3%	17.9%	0.0%	100%
Trujillo Alto	0.2%	5.8%	1.8%	1.9%	4.1%	20.2%	2.2%	56.5%	7.1%	0.0%	100%
Market Area	0.0%	3.2%	3.1%	6.1%	5.2%	12.0%	7.9%	48.3%	14.2%	0.0%	100%
Puerto Rico	1.0%	3.3%	8.9%	5.0%	3.6%	14.6%	5.1%	44.7%	13.7%	0.1%	100%

Labor Force

The following tables show how the labor force in the region had been consistently shrinking from 2011 to 2018. During 2018 and 2019 it stabilized at close to 327,000 but in 2020 it decreased significantly to 320,000 due to the COVID-19 pandemic. The YTD figure 2021 shows a recovery, with the labor force averaging 329,000.

The number of employed persons also shows a declining trend, stabilizing at close to 306,000 in 2017 and 2018. In 2019 it increased, but then in 2020 it shows a substantial decrease, again due to the negative impact of the COVID-19 pandemic. The YTD 2021 figures shows a recovery to the 2017-2019 level.

Bayamón

Item	Jan-Nov-21	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Labor Force	64,443	62,729	64,124	63,973	64,846	66,356	67,355	67,762	69,653	72,108	73,797
Employed	59,593	57,283	60,109	59,624	59,877	60,399	61,093	60,786	62,613	64,165	64,479
Unemployed	4,850	5,446	4,015	4,349	4,969	5,957	6,262	6,976	7,040	7,943	9,318
Unemployment Rate	7.53%	8.68%	6.26%	6.80%	7.66%	8.98%	9.30%	10.29%	10.11%	11.02%	12.63%

Carolina

Item	Jan-Nov-21	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Labor Force	60,802	59,025	60,399	60,556	61,105	62,164	62,770	63,037	64,572	66,781	68,174
Employed	56,361	54,049	56,855	56,445	56,351	56,791	57,222	56,843	58,444	59,747	59,923
Unemployed	4,441	4,976	3,544	4,111	4,754	5,373	5,548	6,194	6,128	7,034	8,251
Unemployment Rate	7.30%	8.43%	5.87%	6.79%	7.78%	8.64%	8.84%	9.83%	9.49%	10.53%	12.10%

Cataño

Item	Jan-Nov-21	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Labor Force	7,737	7,538	7,694	7,698	7,782	7,912	8,048	8,159	8,470	8,713	8,929
Employed	7,099	6,814	7,140	7,081	7,076	7,119	7,207	7,153	7,366	7,539	7,578
Unemployed	638	724	554	617	706	793	841	1,006	1,104	1,174	1,351
Unemployment Rate	8.25%	9.60%	7.20%	8.02%	9.07%	10.02%	10.45%	12.33%	13.03%	13.47%	15.13%

Guaynabo

Item	Jan-Nov-21	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Labor Force	37,174	35,855	36,917	36,693	36,752	37,190	37,218	36,950	37,826	38,890	39,582
Employed	35,451	33,898	35,403	35,084	34,813	34,975	35,051	34,644	35,532	36,304	36,423
Unemployed	1,723	1,957	1,514	1,609	1,939	2,215	2,167	2,306	2,294	2,586	3,159
Unemployment Rate	4.63%	5.46%	4.10%	4.39%	5.28%	5.96%	5.82%	6.24%	6.06%	6.65%	7.98%

San Juan

Item	Jan-Nov-21	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Labor Force	132,601	129,258	131,645	131,456	132,504	135,159	135,762	135,903	139,982	145,024	148,387
Employed	123,809	119,278	124,372	123,248	123,201	124,495	125,441	124,920	128,736	132,233	133,606
Unemployed	8,792	9,980	7,273	8,208	9,303	10,664	10,321	10,983	11,246	12,791	14,781
Unemployment Rate	6.63%	7.72%	5.52%	6.24%	7.02%	7.89%	7.60%	8.08%	8.03%	8.82%	9.96%

Trujillo Alto

Item	Jan-Nov-21	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Labor Force	26,716	25,675	26,569	26,462	26,623	27,127	27,212	27,129	27,826	28,626	29,102
Employed	25,184	24,067	25,281	25,086	25,045	25,174	25,308	25,028	25,725	26,231	26,226
Unemployed	1,532	1,608	1,288	1,376	1,578	1,953	1,904	2,101	2,101	2,395	2,876
Unemployment Rate	5.73%	6.26%	4.85%	5.20%	5.93%	7.20%	7.00%	7.74%	7.55%	8.37%	9.88%

Region

Item	Jan-Nov-21	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Labor Force	329,473	320,080	327,348	326,838	329,612	335,908	338,365	338,940	348,329	360,142	367,971
Employed	307,497	295,389	309,160	306,568	306,363	308,953	311,322	309,374	318,416	326,219	328,235
Unemployed	21,976	24,691	18,188	20,270	23,249	26,955	27,043	29,566	29,913	33,923	39,736
Unemployment Rate	6.67%	7.71%	5.56%	6.20%	7.05%	8.02%	7.99%	8.72%	8.59%	9.42%	10.80%

Conclusion

The San Juan Metropolitan Area has the highest population density and the highest income distribution on the Island. The region shows decreasing population, but relatively stable employment in recent years, except for 2020 which was affected by the COVID-19 pandemic.

SUPPLY AND DEMAND ANALYSIS

WAREHOUSE MARKET

Introduction

There is no published data on the size of the warehouse market in the San Juan Metropolitan Area. The Puerto Rico industrial real estate market is primarily divided into two major sectors. The first is the manufacturing sector, where the Puerto Rico Industrial Development Company (PRIDCO) is the major player, together with manufacturing entities that own their facilities. The second is the warehouse and distribution center sector, controlled by private investors. This market is unique in that there are only two significant private players, a few mid-size players, and a substantial number of investors that own only a limited amount of space.

Supply Analysis

The subject market area comprises the municipalities of Carolina, Bayamón, Cataño, Guaynabo and San Juan. The following pages provide an overview of each submarket.

Bayamón

Bayamón is probably the epicenter of the light and heavy industrial market in the SJMA. It is made up primarily of steel, cement and related manufacturing industries. There are also a series of warehouses and distribution parks located in the vicinity of Road PR-5, a major thoroughfare with direct access to De Diego Expressway. The major warehouse and distribution parks in Bayamón include Hato Tejas Industrial Park, Luchetti Industrial Park, Minillas Industrial Park and Corujo Industrial Park.

Carolina

Carolina is the desired location for pharmaceutical plant operations such as Eli Lilly, Warner Lambert and ICI Pharmaceuticals. Also, courier and cargo forwarders strategically target Carolina due to its proximity to the Luis Muñoz Marín International Airport and Cargo Center. Carolina also acts as the "Gateway" for distribution to the eastern side of the Island in transportation of goods and services to the Canóvanas, Fajardo and Ceiba Areas. The major industrial parks (warehouse/distribution) located in Carolina include:

La Cerámica Industrial Park, Sabana Gardens and Sabana Abajo Industrial Parks, Charlyn Industrial Park, Julio N. Matos Industrial Park, Martin Gonzalez Industrial Park, Victoria Industrial Park, Puerto Rico Industrial Park and Luis Muñoz Marín Airport Cargo Center. Carolina includes the 1.56 million square foot portfolio owned by ALC Warehouses LLC, located in buildings scattered within the municipality with a small portion in Trujillo Alto.

Cataño

Cataño's industrial market is considered to be the largest of the aforementioned sub-markets and is primarily focused on its proximity to San Juan's Cargo Seaport. Cataño is also easily accessible with the use of the De Diego Expressway that runs through the town of Cataño from eastern San Juan and connects Cataño to the west. Cataño's industrial market area of focus is the San Juan Metro consumer base but it also services the western townships of Dorado and Arecibo. Major industrial parks in Cataño are the Puerto Nuevo Distribution Center, Centro de Distribución de Norte, Royal Industrial Park and the Westgate Industrial Park. Cataño is home to the San Juan Free Trade Zone, as well as a series of freestanding warehouse buildings.

Guaynabo

Guaynabo is a smaller submarket because its core location has changed uses of former industrial areas to more intensive commercial and office uses. The only major park is Amelia Industrial Park, which consists of warehouse/distribution space, light industrial operations and back office/show-room facilities. Amelia Industrial Park is strategically located off the De Diego Expressway, which connects east San Juan with the west and is considered one of the most important expressways on the Island. Guaynabo is home to the Rexco Industrial Park, and there are also some freestanding buildings in the Los Frailes Sector.

San Juan

San Juan is another small warehouse sector, since it suffers from the same development pressure as Guaynabo, but to an even greater extent. Major parks include Mario Juliá, Constitución and San Juan Industrial Parks.

Demand Analysis

There are no published studies for warehouse demand in Puerto Rico, and estimating demand for industrial space is more complicated than for other market segments. However, there are some economic trends that can be analyzed to provide us with an indication as to the direction the demand for this type of real estate is taking.

- Employment in manufacturing, wholesale, retail, transportation, communications and public utilities, which are industries that are at least partially based within industrial properties.
- Retail sales trends. While the United States and Puerto Rico are producing less, they are certainly not consuming less. Increasing trade, both imports and exports, is a boom for distribution and transportation companies as advances in supply-chain management allow production to occur in various regions of the globe and arrive at the Island at just the right time. Even though inventory to sales ratios have declined, which reduces the demand for warehouse space, increased trade is a big positive for the industrial market. Another consideration is that about two thirds of the U.S. economy, and by extension the P.R. economy, is attributable to consumer spending. Higher retail sales mean restocking, which keeps warehouse space demand high.
- Gross domestic product trends for manufacturing, commerce (wholesale and retail combined) and transportation, communications and public utilities (TCPU).
- Trends in the exports and imports.
- Cargo movement through Ports Authority facilities.
- Actual occupancy rates in different properties and parks.

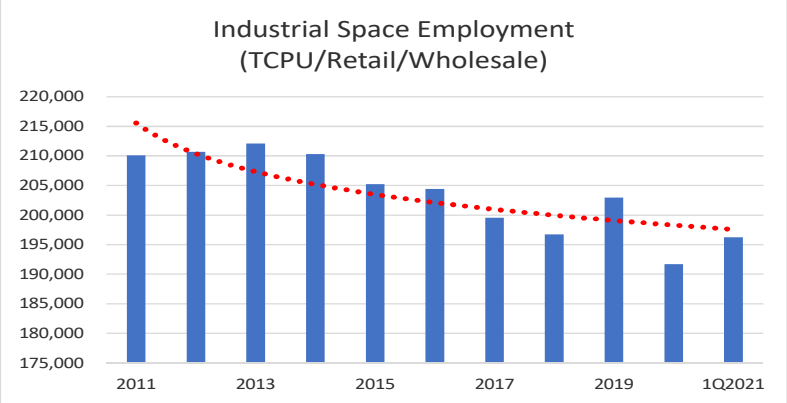
In addition to the preceding economic trends, interviews with investors and commercial and industrial brokers provide insight into market conditions.

Analysis of Employment Growth

Demand for industrial space is a natural outgrowth of increase in “industrial space-prone employment” and of the desire of some space users to replace their existing quarters with new space. Changes in the number of jobs that occur in industrial settings constitute the underlying determinant of the need for space. Simply stated, increase in the number of workers housed in industrial environments should translate into demand for such space.

The following graph shows that industrial space employment (measured as employment in TCPU, Retail and Wholesale) peaked in 2013 and has been decreasing since. Although Year 2019 shows a 3% increase over 2018, employment decreased 5.4% in 2020 due to the COVID-19 pandemic. The YTD2021 figures show a slight increase, reaching the 2018 level of approximately 196,700 employments.

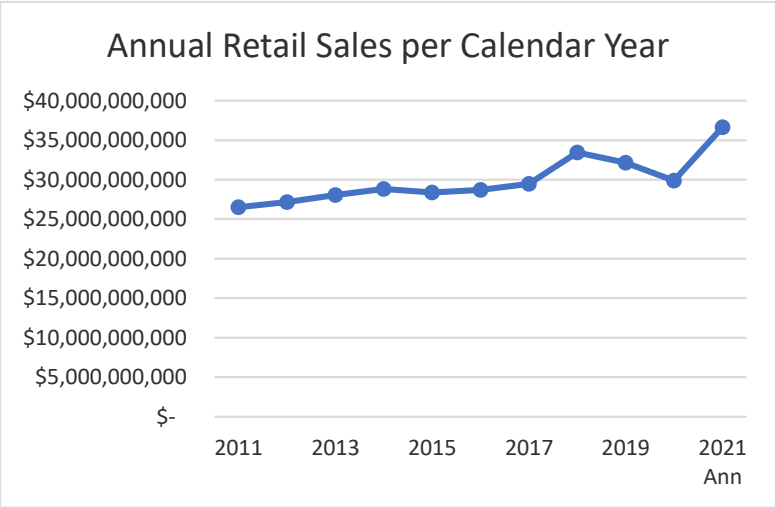
The overall trend is negative but it appears as the negative change rate is decreasing and may be reaching stabilization. In overall terms, this statistic is considered neutral to negative as it relates to warehouse demand.



Analysis of Retail Sales

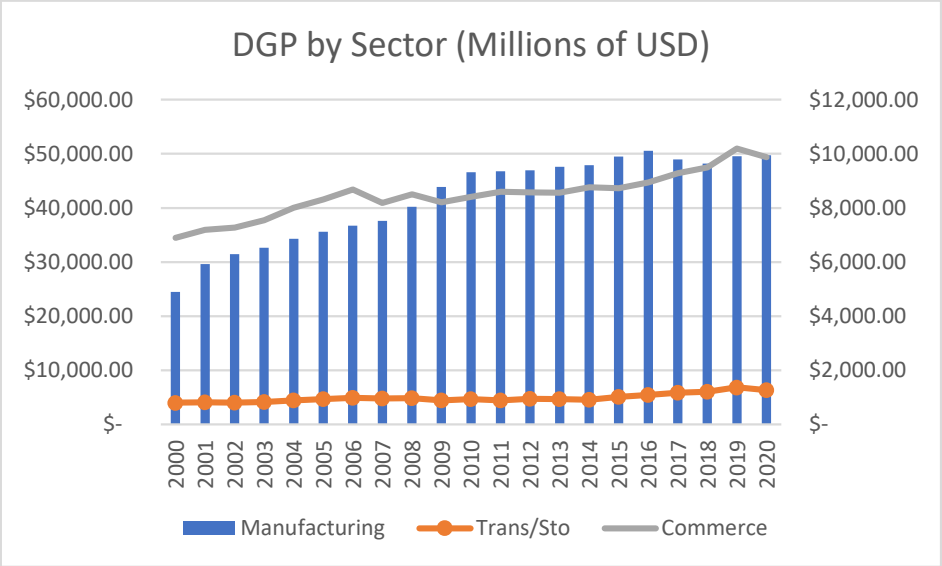
Retail sales show that after a decrease from 2014 to 2016, sales had been increasing until 2019, when they suffered a 3.65% decrease. Sales decreased an additional 7% in 2020 due to the COVID-19 pandemic, but the 2021 annualized figures show a significant increase, aided by the millions of dollars poured into the economy by State and Federal COVID-19 relief funds.

Retail sales trends are considered positive as they relate to warehouse demand.



Analysis of Gross Domestic Product

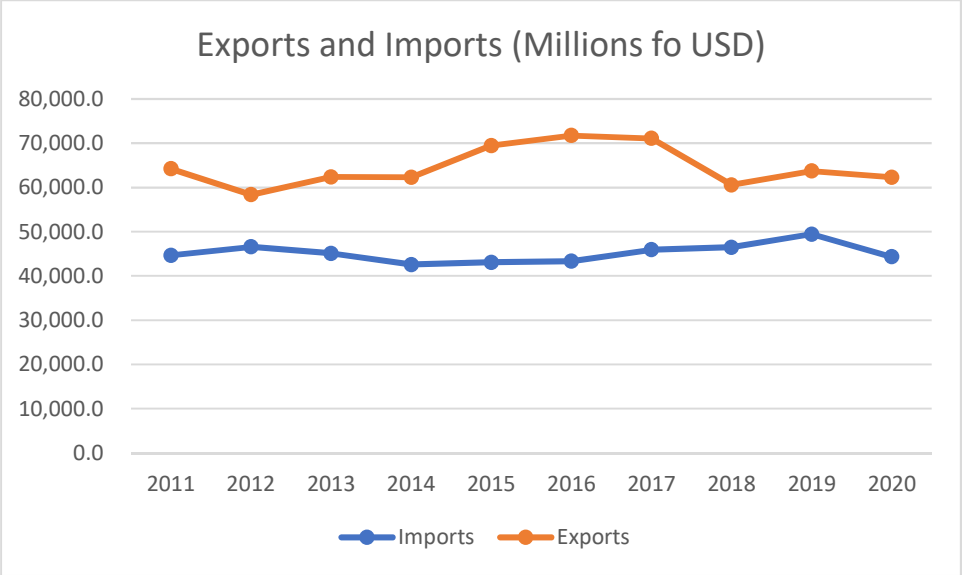
The following graph shows the trend of the gross domestic product by the relevant industrial sectors in Puerto Rico (Trans/Sto means transportation and storage). The most recent published information by the Puerto Rico Planning Board is for FY 2020.



There have been annual compound increases of 0.7% in manufacturing, 3.0% in transportation and storage, and 1.4% in commerce since 2010. Since 2015; however, the annual compound growth rates have decreased to 0.1% in manufacturing, and 1.2% in commerce, but have increased to 4.3% in transportation and storage. Still, all three statistics show growth which and therefore we conclude that given the direction and magnitude of growth these trends are neutral to positive as they relate to warehouse demand.

Analysis of Exports and Imports

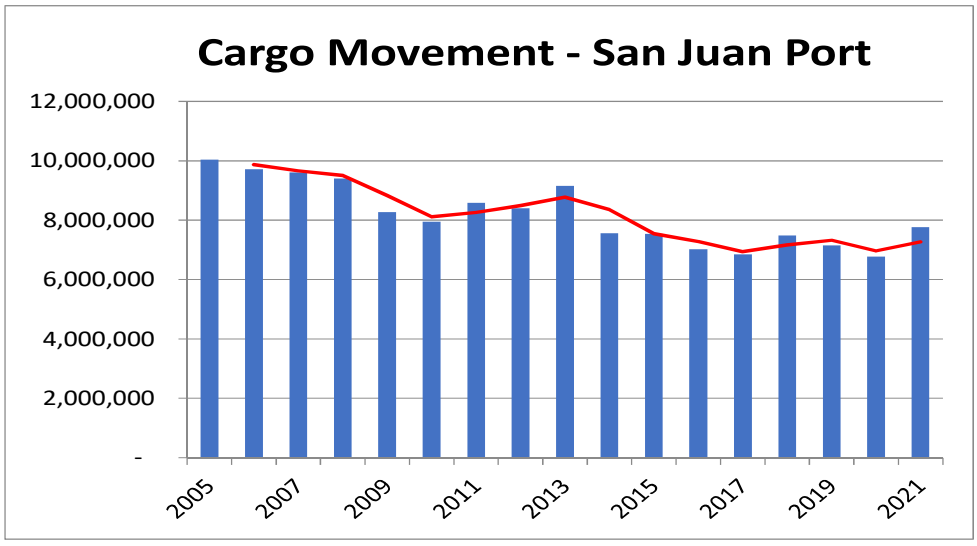
The following table shows the trend of the exports and imports in Puerto Rico, another relevant statistic when analyzing demand of industrial space. The most recent published information by the Puerto Rico Planning Board is for FY 2020. Exports indicate a 5-year stable trend, with only a 0.6% annual average increase. Imports on the other hand show an average annual decrease of 2.2% during the last five years. In our opinion, these statistics offset each other and constitute a neutral trend as it relates to warehouse demand.



Analysis of Cargo Movement

The graph on the following page shows the historical cargo movement through the port of San Juan. This statistic illustrates a variable trend, with some years increasing and some years decreasing. The latest increase was on 2018, followed by decreases during 2019 and particularly 2020 due to the COVID-19 pandemic. Year 2021 shows an increase to $7.76 million tons, the highest since 2013.

Overall, this is considered a neutral to positive trend as it relates to warehouse demand.



Actual Occupancy Rates

The following table shows a market-wide vacancy rate of 4.1%, with approximately 333,500 square feet vacant. The MTPR portfolio has substantial 234,276 square feet vacant (89.8% occupancy) in its Carolina properties, whereas the ALC Warehouses portfolio is 98.2% occupied.

The vacancy rate in the Carolina buildings of the MTPR portfolio has been affected by the ALC Warehouses portfolio. Part of the reason is that some of the vacant MTPR Carolina properties lack sprinklers and others have functional issues such as the lack of have adequate maneuvering space for large containers. Furthermore, these properties suffered from extensive deferred maintenance; however, this was addressed by the new owners after they purchased the portfolio approximately two years ago which has resulted in an increase in occupancy from previous years.

WAREHOUSE MARKET - GENERAL VACANCY AND RENTS (4/2021 - 11/2021)

Location	Park Name (s)	Owner/Agent	Approx. SF	Vacant	% Vacant	Recent Warehouse Net Rent/SF	Approx. Height	Comments
Cataño	Royal Industrial Park	Arauca, Inc.	1,900,000	30,000	1.6%	N/A	26-30	N/A
Guaynabo/Hato Rey	Amelia/Bechara/Guaynabo	Newport Investments	340,000	7,400	2.2%	$8.00-$9.00 whse / $11.00-$13.00 off	30-40	
Cataño/Bayamón	Palmas/Corujo	Matías Fernández	455,998	0	0.0%	$9.00-$9.50	26-30	The quoted rents are for typical storage buildings with no tenant required improvements.
Cataño	Centro Distribución del Norte	OMNI	380,036	0	0.0%	$7.25	28-30	N/A
Bayamón/Carolina/Cataño	PNDC/HTIP/LCIP/SGIP	MTPR	2,285,897	234,276	10.2%	$4.50-$9.00	20-36	N/A
Carolina/Caguas/Río Piedras	Several	Manuel Leizán	172,495	3,500	2.0%	$5.75 - $7.25	25-35	N/A
Carolina-Trujillo Alto	Several	ALC Warehouses	1,776,389	32,000	1.8%	$6.00-$7.00	14.5-35	N/A
Guaynabo	Rexco Industrial Park	CLPG Rexco LLC	388,729	26,390	6.8%	$6.00-$9.0 whse / $13.40-$16.00 off	N/A	N/A
San Juan	San Juan Industrial Park	CLPG SJIP 1 LLC	517,536	0	0.0%	$9.00 - $9.50	30-35	N/A
Total			**8,217,080**	**333,566**	**4.1%**			
Total without MTPR			**5,931,183**	**99,290**	**1.7%**			

The MTPR portfolio was acquired by the current owners in late 2019 and they are in the final stages (83% completed) of a $13.9 million investment to cure deferred maintenance. They have reduced the vacancy from approximately 25% to 10% since the purchase.

Market Participant Interviews

We interviewed a series of commercial brokers and warehouse building owners to ascertain current trends and market conditions. The following conclusions were derived from these interviews:

- Most warehouse market participants view the market as strong since early 2020, and space inquiries are frequent.
- However, participants with higher vacancies report having to accept leases with short terms (1-2 years) at low rents $4.50 to under $6.00 per square foot, and in credit tenants having to invest a substantial amount in TIs.
- One owner interviewed indicated than in stronger markets such as Cataño, landlords do not necessarily have to invest in tenant improvements, and when they do, the tenant reimburses the expenses.
- In overall terms, there appears to be excess demand over supply with shorter exposure times and with vacant spaces typically leasing rapidly.
- Leases typically have 3 to 5 year initial terms (some with options), and annual rent increases. However, negotiating exit options has become more common.
- Tenants typically prefer buildings in average to good condition, where the landlord delivers the space with emergency generator, sprinklers, office areas, recent paint, and all elements in adequate operating condition.
- There are several portfolio owners that are actively seeking to expand their holdings; therefore, in the coming years we could see some consolidation.
- One portfolio owner indicated that there are currently three groups that have met with him exploring the possibility of acquiring his portfolio.
- Due to the strength of the market no concessions have been offered due to COVID-19. In some particular circumstances tenants have been offered deferred rent for 2 to 4 months, payable over the remaining time in the lease term.

Conclusion of Supply and Demand Analysis – Warehouse Market

The preceding supply and demand analysis indicates that there are approximately 333,000 square feet of vacant warehouse space. These are concentrated in the MTPR portfolio, which suffers from the issues discussed previously but which shows an increasing trend in occupancy since it was acquired by the current owners. The remaining portfolios report strong occupancy and increased space inquiries since early 2020. Most commercial brokers and warehouse building owners interviewed also point to strong market conditions for this market. The subject is 100% owner occupied.

In summary, we conclude that market conditions for the warehouse market in the subject region are strong, with increasing rents and low vacancy in most properties.

Positioning of Subject Property – Warehouse Market

The market participants interviewed rate the subject building as an excellent property, which can attract national tenants.

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use Definition[7]

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Highest and Best Use of Site As Though Vacant

Legally Permissible

The zoning regulations in effect at the time of the appraisal determine the legal permissibility of a potential use of the subject site. The subject site has no known private restrictions, and does not lie within an historic district. It is zoned for heavy industrial use. As stated in the Site Analysis section, the current storage-warehouse use of the property is considered legally permissible. We are not aware of any further legal restrictions that limit the potential uses of the subject site.

Physically Possible

The physical possibility of a use is dictated by the size, shape, topography, availability of utilities, and any other physical aspects of the site. The subject site has functional configuration, with level topography. The overall utility of the combined subject site is considered to be average. All public utilities typical of the area are available. Overall, the site is considered adequate, and capable to accommodate all of the permitted development possibilities.

Financially Feasible

In order to be seriously considered, a use must have the potential to provide a sufficient return to attract investment capital over alternative forms of investment. A positive net income or acceptable rate of return would indicate that a use is financially feasible. Financially feasible uses are those uses that can generate a profit over and above the cost of acquiring the site, and constructing the improvements.

[7] The Dictionary of Real Estate Appraisal, 6th Edition, The Appraisal Institute, 2015.

Of the uses that are permitted, possible, and financially feasible, the one that will result in the maximum value for the property is considered the highest and best use.

Maximally Productive Use – H&B Use
Warehouse uses at the subject site are considered appropriately supported. Office uses would also be appropriately supported in the form of offices related to a warehouse use. Currently, market conditions are such that current and projected market rents at the subject property's location are not likely to be sufficient to amortize current costs of typical warehouse buildings for rental purposes. Therefore, the highest and best use of the subject site as though vacant, as of a current effective date of value, it to remain vacant until economic conditions allow its development into a warehouse building, or until a tenant willing to pay the necessary rent to amortize development costs be found.

Highest and Best Use As Improved

Legally Permissible
The subject site is zoned for heavy industrial use. It is improved with a warehouse building having a gross building area of 329,552 square feet, in addition to three accessory structures. In the Zoning section of this appraisal, we determined that the existing improvements represent a legally permissible use.

Physically Possible
We know of no current or pending municipal actions or covenants that would require a change to the current improvements. The subject improvements are in good condition.

Financially Feasible and Maximally Productive
The market for warehouse space in the subject industrial parks is currently strong and is anticipated to remain so. The subject property is 100% owner occupied, and in our opinion if it were to be offered for rent in the open market it would be rapidly absorbed, and would generate a positive Net Operating Income.

Highest and Best Use Conclusion

The concluded "as is" market value opinion for the subject property is equivalent to a rounded $450 per square meter (all-inclusive with land and buildings). This is much higher than the value of vacant industrial land at the subject location. Therefore, the subject improvements contribute significantly towards the overall value of the property and demolition for redevelopment is not its highest and best use. Neither is a change in use, due to the characters of the building and its locations.

Based on the preceding analysis, we conclude that the highest and best use of the subject property as improved is a continuation of its existing industrial (warehouse) use.

APPRAISAL PROCESS

Methodology

There are three generally accepted approaches to developing an opinion of value: Cost, Sales Comparison and Income Capitalization. We considered each in this appraisal to develop an opinion of the market value of the subject property. In appraisal practice, an approach to value is included or eliminated based on its applicability to the property type being valued and the quality of information available. The reliability of each approach depends on the availability and comparability of market data as well as the motivation and thinking of purchasers.

The valuation process is concluded by analyzing each approach to value used in the appraisal. When more than one approach is used, each approach is judged based on its applicability, reliability, and the quantity and quality of its data. A final value opinion is chosen that either corresponds to one of the approaches to value, or is a correlation of all the approaches used in the appraisal.

We considered each approach in developing our opinion of the market value of the subject property. We discuss each approach below and conclude with a summary of their applicability to the subject property.

The Cost Approach

This approach is based on the proposition that an informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. It is particularly applicable when the property being appraised involves relatively new improvements which represent the Highest and Best Use of the land; or when relatively unique or specialized improvements are located on the site for which there are few improved sales or leases of comparable properties. In the Cost Approach, the appraiser forms an opinion of the cost of all improvements, depreciating them to reflect any value loss from physical, functional and external causes.

Land value, entrepreneurial profit and depreciated improvement costs are then added, resulting in an opinion of value for the subject property.

The Sales Comparison Approach

In the Sales Comparison Approach, sales of comparable properties are adjusted for differences to estimate a value for the subject property. A unit of comparison such as price per square foot of building area or effective gross income multiplier is typically used to value the property. When developing an opinion of land value, the analysis is based on recent sales of sites of comparable zoning and utility, and the typical units of comparison in Puerto Rico are price per square meter or other area measure of land, and price per unit. In both cases, adjustments are applied to the unit of comparison from an analysis of comparable sales, and the adjusted unit of comparison is then used to derive an opinion of value for the subject property.

The Income Capitalization Approach

In the Income Capitalization Approach the income-producing capacity of a property is estimated by using contract rents on existing leases and by estimating market rent from rental activity at competing properties for the vacant space.

Deductions are then made for vacancy and collection loss and operating expenses. The resulting net operating income is divided by an overall capitalization rate to derive an opinion of value for the subject property. The capitalization rate represents the relationship between net operating income and value. This method is referred to as Direct Capitalization.

Related to the Direct Capitalization Method is the Yield Capitalization Method. In this method periodic cash flows (which consist of net operating income less capital costs) and a reversionary value are developed and discounted to a present value using an internal rate of return that is determined by analyzing current investor yield requirements for similar investments.

Applicability to Subject Property

This appraisal employs both the Income Capitalization Approach and the Sales Comparison Approach.

Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that the Income Capitalization Approach would be considered applicable and necessary for market participants. This approach is the main valuation approach in this assignment.

The Sales Comparison Approach will be used to provide a market value range as support for the market value conclusion by the Income Capitalization Approach. This follows the typical thinking of market participants when analyzing a property such as the subject, given the lack of truly comparable sales of properties with the same location and physical characteristics (the subject has both industrial and office buildings).

Typical purchasers do not generally rely on the Cost Approach when purchasing a property such as the subject of this report. Therefore, we have not utilized the Cost Approach to develop an opinion of market value.

THE INCOME CAPITALIZATION APPROACH

Methodology

The Income Capitalization Approach determines the value of a property based on the anticipated economic benefits. The principle of "anticipation" is essential to this approach, which recognizes the relationship between an asset's potential future income and its value. To value the anticipated economic benefits of a property, potential income and expenses must be projected, and the most appropriate capitalization method must be selected.

The most common methods of converting net income into value are Direct Capitalization and Yield Capitalization. In Direct Capitalization, net operating income is divided by an overall capitalization rate to indicate an opinion of market value. In the Yield Capitalization method, anticipated future cash flows and a reversionary value are discounted to an opinion of net present value at a chosen yield rate (internal rate of return).

Investors acquiring this type of asset will typically look at year one returns but must also consider long-term strategies. Hence, depending on certain factors, each of the income approach methods has merit. We will develop this approach using both Yield Capitalization (with a Discounted Cash Flow analysis) and Direct Capitalization. The projection period for Yield Capitalization will be 5 years, plus an additional year used to calculate the reversionary value at the end of the projection period.

Potential Gross Income

Potential gross income is generated by a number of distinct elements:

- Minimum rent determined by the lease agreement
- Reimbursement of certain expenses incurred in the ownership and operation of the real estate
- Other miscellaneous revenues (not applicable in this case)

Minimum base rent is a legal contract between landlord and tenant establishing a return to investors in the real estate. The lease terms also dictate specific expense reimbursement charges that can be billed to the tenant. Finally, miscellaneous income can be generated from a variety of sources, but no such income will be considered in this appraisal. The first step in this appraisal is to analyze all potential gross income, starting with an analysis of the subject's tenancy.

Subject Tenancy

The subject property is designed for single-tenant occupancy, but it can be converted to multi-tenant occupancy. On the following pages we will discuss the subject's occupancy, lease structure and rent levels, and we will contrast this information against comparable properties in the market.

Space Summary and Occupancy Status

Attained Rent Schedule

The subject property is owned by VS Atlantic Commercial Park, Inc., which leases it to V. Suárez & Co., Inc. Both are related parties; therefore, the subject lease agreement is not representative of an arm's length transaction between two unrelated tenants.

The following table summarizes the terms of the lease agreement.

Subject Lease Agreement	
Tenant	V. Suárez & Co., Inc.
Date	November 13, 2015
Commencement Date	December 1, 2015
Expiration Date	May 1, 2029
Rent	

Use	*Area (SF)*	*Rent(SF)*
Dry Goods	285,446	$13.15
Temperature Controlled	35,827	$15.00
Offices	8,279	$16.00
Total	329,552	$13.42

Reimbursements	Property taxes, insurance premiun
Repairs	Structural by lessor
	Non-structural by lessee
Utilities	By tenant

Market Rent Estimates

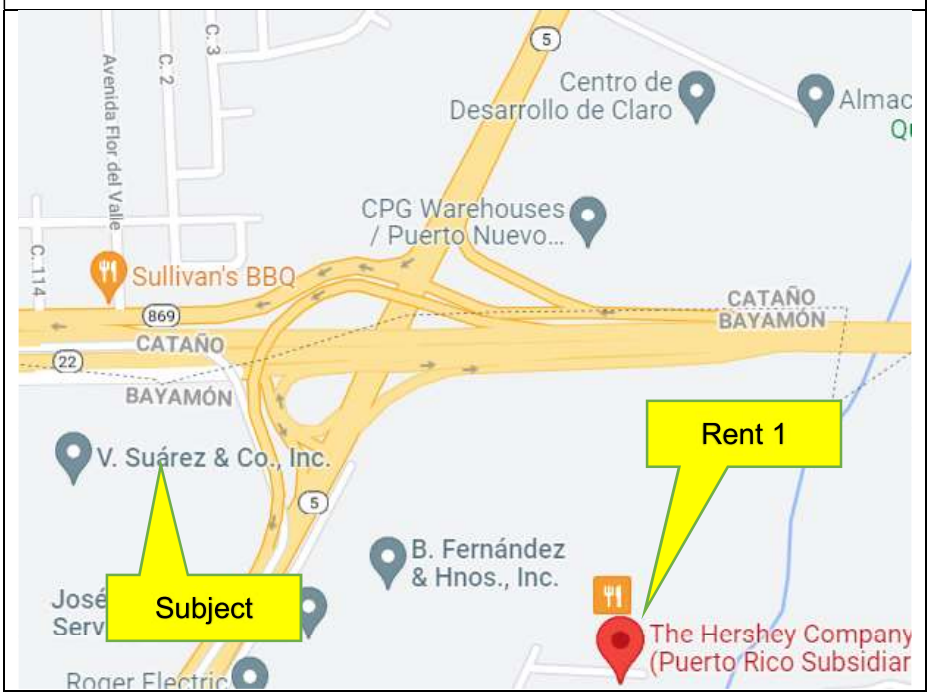
To determine how the subject rent compares with the market, we performed a rental analysis.

Comparable Rents

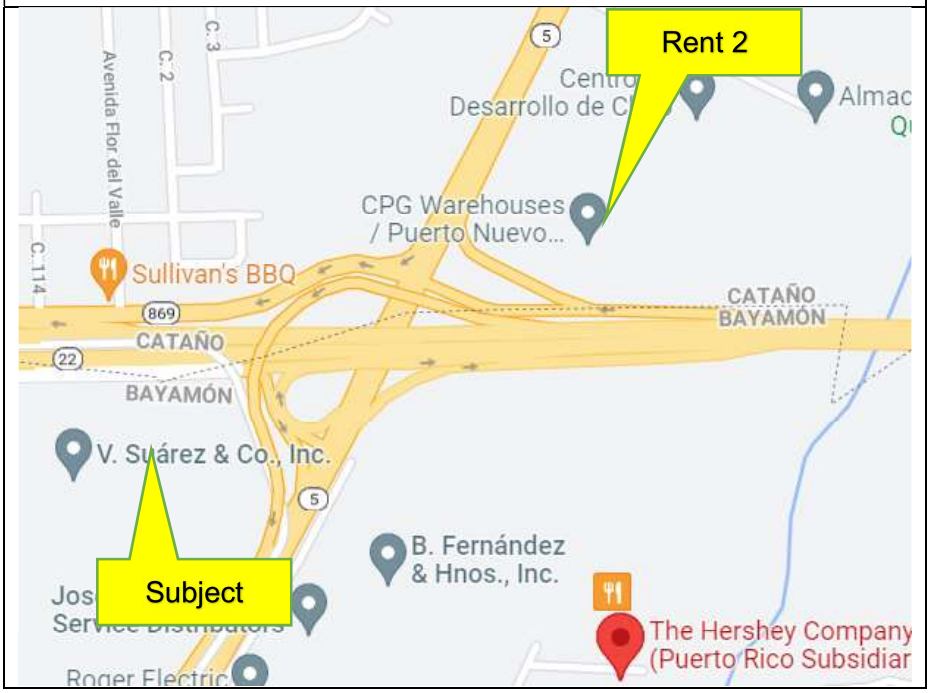
The following table summarizes the comparable rents considered the most similar to the subject buildings, and therefore the most indicative of the current market rent for them. Detailed rent sheets are included in the addenda for reference.

Warehouse Comparable Rents	Comparable Rent 1	Comparable Rent 2	Comparable Rent 3
Property Information			
Building Name	Soleras Industrial Building	Puerto Nuevo Distribution Center Building 1	Cummins Building
Address	Lot 38 B Street, Luchetti Industrial Park	Road PR5, KM. 27.5	Road PR-888, Marginal Street Road PR-165
City	Bayamón	Cataño	Cataño
State	PR	PR	PR
Year built	N/A	N/A	N/A
Building Size (SF)	75,000	301,453	26,000
Occupancy %	100%	100%	100%
Confirmation Source	Leasing Agent	Leasing Agent	Leasing Agent
Comments	N/A	The two buildings in this park are within the top tier of	Single Tenant Building
Major Tenant	Hershey	Baxter	Cummins Building
Lease Information			
Tenant Name	**Hershey**	**Baxter**	**Cummins**
Lease Start Date	August-15	January-18	August-21
Lease Duration	12	5 Years	3
Lease Size	28,000	176,811	26,000
Expense Reimbursement	NNN	NNN	NNN
Initial Rent	$12.00	$11.54	$13.77
Current Annual Rent per SF	**$13.51**	**$11.54**	**$13.77**
Average Rent Next 5 Years	**$14.06**	**$11.54**	**$14.33**
Current Annual Rent per Cubic Foot	**$0.45**	**$0.38**	**$0.46**
Current Annual Reimbursement per	**N/A**	**$2.50**	**N/A**
Rent Increases	2%/Year	Flat	2%/Year
Ceiling Height (Feet)	30	30	30
% Office Build Out	9%	The space had an office area when originally leased, but the area is unknown to use.	12%
Construction Type	Pre-cast reinforced concrete	Pre-cast reinforced concrete	Pre-cast reinforced concrete
Sprinklers	Yes	Yes	Yes
Tenant Improvements by Landlord	The tenant reimbursed $330,000 in office TIs at 8% over 10 interest.	None. Space originally delivered "as is" in 2008, and has been continuously renewed without the landlord providing TIs	Office space built by landlord. This was a build-to-suit property
Lease Comments	This tenant occupies approximately 2,500 square feet of offices the rest is temperature controlled space (60 deg F and 55% relative humidity).	N/A	N/A

RENT 1


Avenida Flor del Valle
C. 2
C. 3
C. 114
5
Centro de Desarrollo de Claro
CPG Warehouses / Puerto Nuevo...
Sullivan's BBQ
869
CATAÑO
22
BAYAMÓN
CATAÑO BAYAMÓN
V. Suárez & Co., Inc.
Rent 1
B. Fernández & Hnos., Inc.
Subject
The Hershey Company (Puerto Rico Subsidiar
Roger Electric

RENT 2


Rent 2
Subject
Avenida Flor del Valle
C. 2
C. 3
C. 114
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22
CATAÑO
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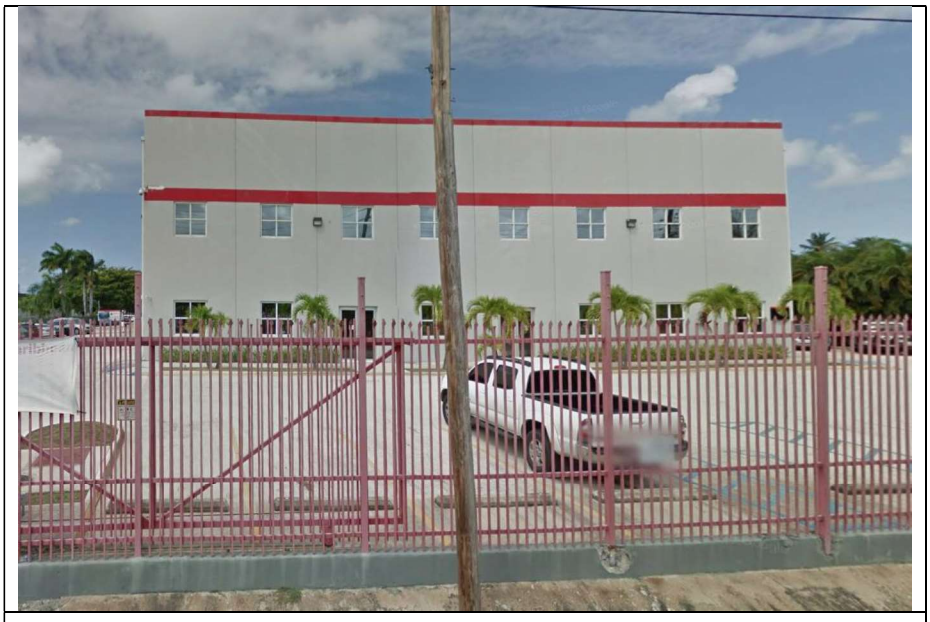
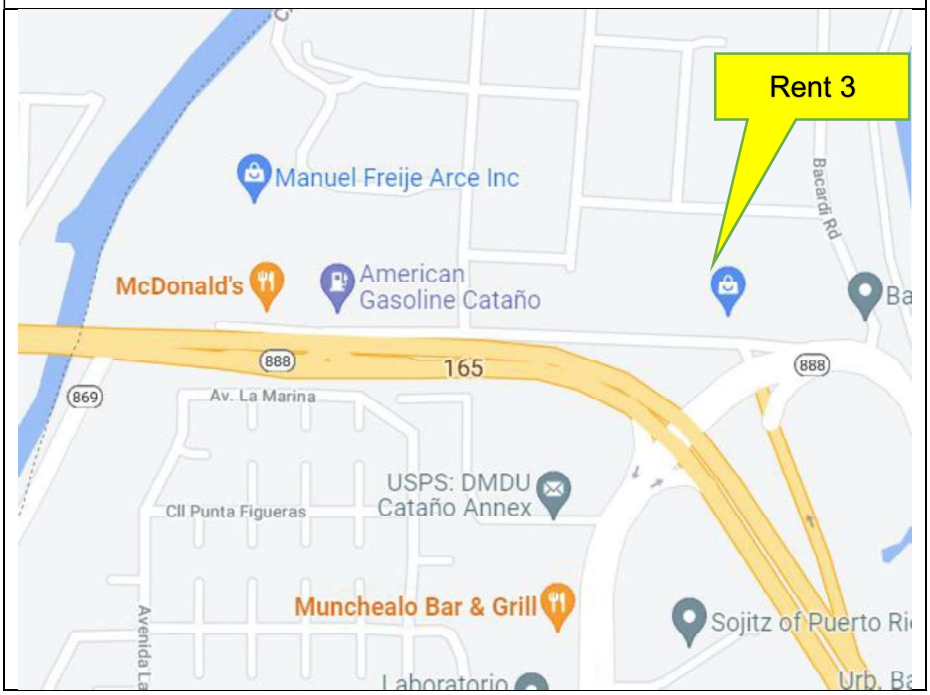
Roger Electric



RENT 3


Rent 3
Manuel Freije Arce Inc
McDonald's
American Gasoline Cataño
Bacardi Rd
888
165
869
Av. La Marina
USPS: DMDU Cataño Annex
Cll Punta Figueras
Muncheal o Bar & Grill
Sojitz of Puerto Ri
Avenida La
Laboratorio
Urb. Ba

Analysis of Comparable Rents

Since the subject lease has flat terms during the current five year term, we will analyze the properties based on the average rent for the five years following the effective date of value.

Rent 1 refers to a temperature controlled warehouse with an office area built by the landlord but reimbursed by the tenant. Therefore, the rental rate reflects only warehouse space with temperature control. The comparable is located at close proximity to the subject and is therefore considered similar in location. It is much smaller in size, which requires a negative adjustment of double magnitude. This rent is considered inferior to the subject in its lower building height and the fact that the subject building has finished office areas while the tenant at this rent had to reimburse the cost of the offices. It is considered similar in construction quality, and slightly superior in that all of its area is temperature controlled whereas at the subject property it is only a portion of the space.

Rent 2 refers to a warehouse space delivered in "as is" condition with an existing office area. No TIs were provided. Therefore, the rental rate reflects only warehouse space suitable for dry goods, and an office area in average condition. This rent is located across Road PR-22 from the subject and is considered similar in location. It is smaller than the subject but still fairly large at 176,811 square feet. Therefore, no size adjustment is required. This rent is considered inferior to the subject in its lower building height, and also in that it lacked temperature controlled areas provided by the landlord. It is considered similar in construction quality and interior office improvements.

Rent 3 refers to a warehouse space with finished office areas, built specifically for the tenant. Therefore, the rental rate reflects warehouse space suitable for dry goods, and office space. This rent is located in Cataño and is considered similar to the subject. It is much smaller in size, and therefore requires a double-magnitude negative adjustment. The rent is considered inferior to the subject in its lower building height, and also in that it lacked temperature controlled areas provided by the landlord. It is considered similar in construction quality.

Comparable Rents Adjustment Grid			
Parameter	**Rent 1**	**Rent 2**	**Rent 3**
Rent/SF	**$14.06**	**$11.54**	**$14.33**
Location	Similar	Similar	Similar
Size	Superior 2	Similar	Superior 2
Buiding Height	Inferior 1	Inferior 1	Inferior 1
Construction Quality	Similar	Similar	Similar
Temperature Controlled Area	Superior 1	Inferior 1	Inferior 1
Interior Improvements	Inferior 1	Similar	Similar
Net Adjustments	**Superior 1**	**Inferior 2**	**Similar**

Market Rent Conclusion

The adjusted rents indicate that the market rent for the subject should be higher than the $11.54 per square foot indicated by Rent 2, and lower but close to the approximately $14.00 per square foot indicated by Rents 1 and 3. The subject's rent is $13.42 per square foot, based on total square footage. It is bracketed by the comparable rents and therefore considered at market. In conclusion, even though the subject lease is an inter-company lease, we conclude that the current rent of $13.42 per square foot is representative of market rent.

The terms of the market rent are net. Since the property is occupied by a single tenant, the rent is based on the tenant paying directly for all non-structural maintenance since there are no common areas between two or more tenants. It also considers that the tenant reimburses real estate taxes and building insurance.

Revenue and Expense Analysis

The potential gross income of the property is the sum of the base rent and tenant reimbursements (if applicable) for common area maintenance, real estate taxes and insurance.

Base Rent

The base rent was concluded to be $13.42 per square foot.

Expense Reimbursements

As stated above, the concluded rent considers that non-structural maintenance will be paid directly by the tenant, with the only reimbursements being for insurance and real estate taxes.

Insurance
According to the owners, the current insurance premium for the property is $250,985 or $0.76 per square foot.

Real Estate Taxes
The allocated annual real estate taxes of the subject property amount to $223,613, or $0.68 per square foot.

The following table illustrates that the subject's reimbursable expenses are in line with the market. The first two comparable indications have a much lower insurance expense because their policy limits are significantly lower than the replacement cost of the buildings. The other two bracket the subject's insurance expense. The subject property's real estate taxes are bracketed by the market indications. In conclusion, the subject's reimbursable expenses are considered at market. The comparable properties were not identified because of confidentiality issues.

Subject and Comparable Operating Expenses

Portfolio	Subject	Confidenial (1)	Confidenial (2)	Confidenial (3)	Confidenial (4)
Rentable SF	329,552	188,588	1,358,590	304,866	2,285,897
Insurance	$0.76	$0.29	$0.29	$0.88	$0.67
Taxes	$0.68	$0.77	$0.62	$0.79	$0.66
Total Reimbursable	**$1.44**	**$1.06**	**$0.91**	**$1.67**	**$1.33**

Allowance for Vacancy –

This allowance to the potential gross income accounts for vacancy, unexpected tenant turnover and collection losses. The subject property is 100% occupied, as a single-tenant property, but it could just as easily operate as a multi-tenant property. As stated previously, the market vacancy excluding the MTPR Carolina properties is almost 98% and the market is strong and expected to continue being so. Considering this, we will apply only a 2% allowance for vacancy and collection loss.

Allowance for Credit Loss

For credit loss, we projected an allowance of 1%. This is typical in this market for good-quality tenants.

Effective Gross Income

This is the difference between the Potential Gross Income and the allowance for vacancy and rent loss.

Operating Expenses

Operating expenses are periodic expenditures necessary to maintain the real property and continue production of effective gross income.

Subject Operating Expenses Reimbursable Component

The subject reimbursable expenses were presented on the preceding page.

Subject Operating Expenses Non-Reimbursable Component

The owners did not provide a schedule showing the typical non-reimbursable components absorbed by landlords for management, accounting, legal, etc. We will estimate non-reimbursable expenses from the market.

The following table summarizes the comparable indications of non-reimbursable expenses. The properties are not identified because of confidentiality issues. Based on the comparable data, we conclude with an indication rounded at $0.40 per square foot for the subject property.

Subject and Comparable Operating Expenses

Portfolio	Subject	Confidenial (1)	Confidenial (2)	Confidenial (3)	Confidenial (4)
	329,552	190,560	1,358,590	304,866	455,998
Non-Recoverable	**N/A**	**$0.31**	**$0.44**	**$0.25**	**$0.35**

Net Operating Income

Net operating income is the anticipated net income remaining after operating expenses are deducted from the effective gross income.

Below the Line Expenses

Market participants using direct capitalization typically apply the overall capitalization rate to the Net Operating Income (NOI) before replacement reserves, leasing commissions and tenant improvements allowance. Therefore, these expenses, which are considered below the line expenses because they are project below the NOI line, need not be considered.

Capital Expenditures

The remaining capital expenditures are being spent by the tenant, and need not be considered.

Pro Forma

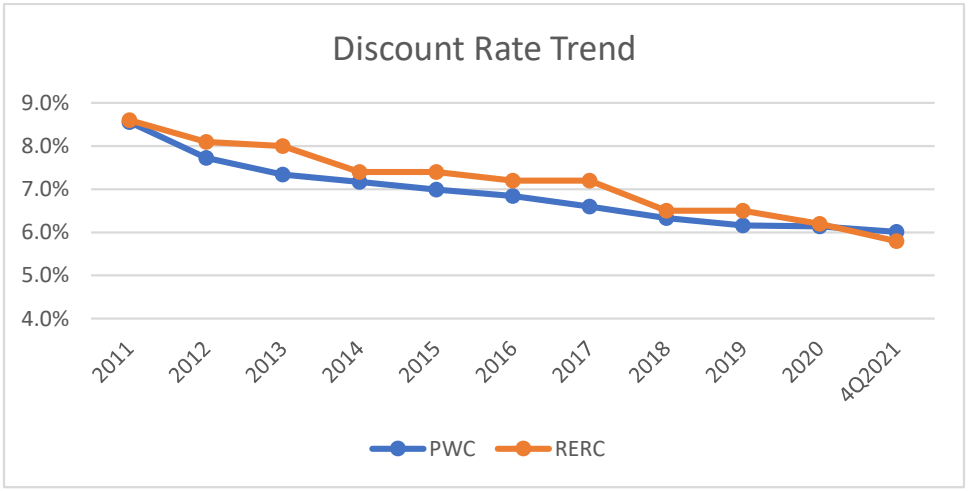
The 1-year pro forma for the subject building will be presented following the discussion of capitalization.

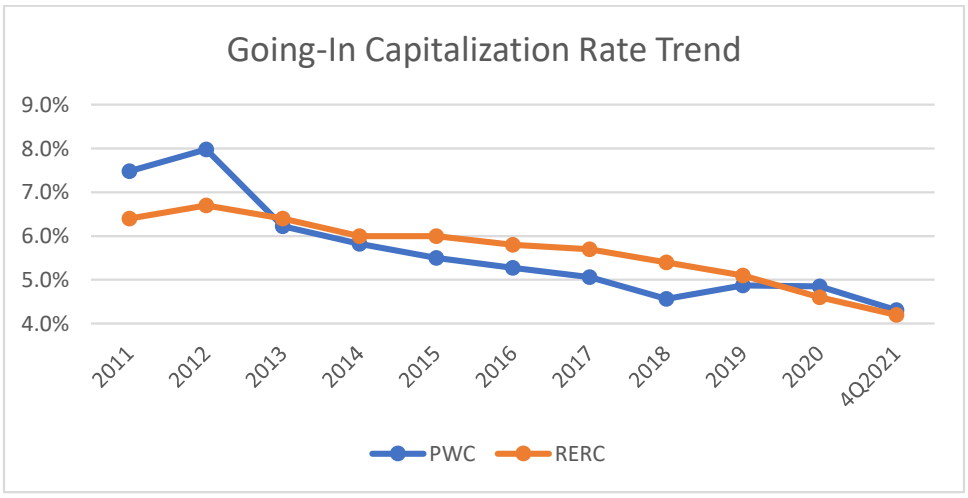
Capitalization

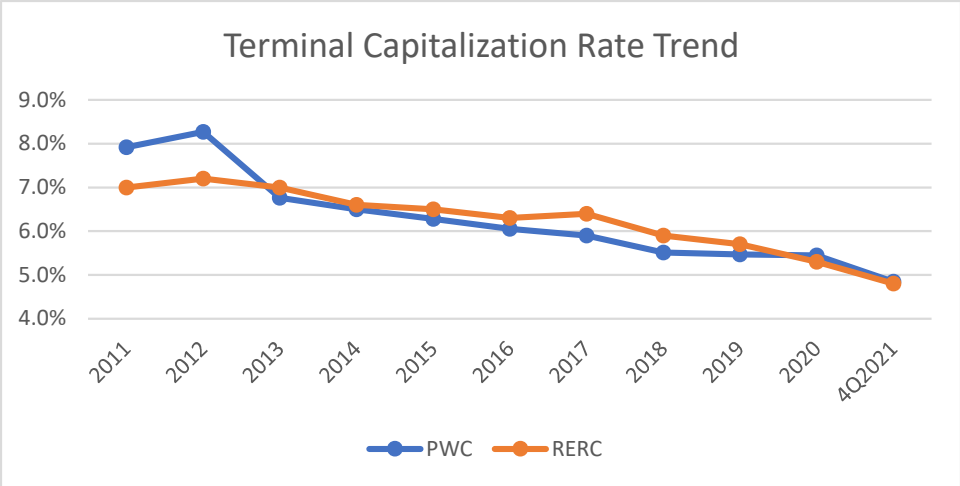
In Direct Capitalization, the first year Net Operating Income (NOI) is converted into an indication of market value by applying an overall capitalization rate to the NOI of the first year after the effective date of value.

Rate Trends - Warehouses

The following graphs illustrate the historical rate averages published in the PWC and RERC investor surveys for the National Warehouse Market. They demonstrate that all three rates have been generally decreasing.







Discount and Capitalization Rates from the Local Market

We have documented a series of transactions of different property types where overall capitalization rates could be extracted. The rates in these transactions were then compared with the published transactions by PWC and RERC during the same time period. The comparison, presented below, shows that Puerto Rico transactions typically have rates 100 to 350 basis points above the published rates for US institutional-type properties. The average and median spreads are close to 220 basis points for all years. The average and median spread indications for 2021 are at a rounded 245 basis points.

US vs PR Rate Spread Analysis										
Parameter	**Comparable 1**	**Comparable 2**	**Comparable 3**	**Comparable 4**	**Comparable 5**	**Comparable 6**	**Comparable 7**	**Comparable 8**	**Comparable 9**	**Comparable 10**
Building (Confidential)										
Quarter Sold	3Q2014	1Q2017	3Q2017	3Q2017	1Q2018	3Q2018	2018-2019	4Q2020	1Q2021	2Q2021
Building Class										
Sale Cap Rate	8.00%	9.31%	7.30%	8.60%	8.05%	9.50%	10.00%	8.00%	8.00%	8.20%
RERC Institutional	5.60%	6.61%	6.23%	6.23%	N/A	6.60%	7.60%	7.35%	6.68%	4.77%
Spread Institutional	240	270	107	237	N/A	290	240	65	132	343
Parameter	**Comparable 1**	**Comparable 2**	**Comparable 3**	**Comparable 4**	**Comparable 5**	**Comparable 6**	**Comparable 7**	**Comparable 8**	**Comparable 9**	**Comparable 10**
Building (Confidential)										
Quarter Sold	3Q2014	1Q2017	3Q2017	3Q2017	1Q2018	3Q2018	2018-2019	4Q2020	1Q2021	2Q2021
Building Class										
Sale Cap Rate	8.00%	9.31%	7.30%	8.60%	8.05%	9.50%	10.00%	8.00%	8.00%	8.20%
PWC Institutional	6.16%	6.60%	5.90%	5.90%	6.60%	6.52%	7.43%	6.50%	6.50%	4.60%
Spread Institutional	184	271	140	270	145	298	257	150	150	360

We also obtained confidential information on two closed transactions of warehouse portfolios from 2020 and 2021. The relevant information is presented below. The properties are not identified since the information is considered confidential.

US vs PR Rate Spread Analysis		
Parameter	**Comparable 1**	**Comparable 2**
Building (Confidential)		
Quarter Sold		
Building Class		
Sale Cap Rate	7.60%	8.41%
RERC Institutional	4.60%	4.40%
Spread Institutional	300	401
Parameter	**Comparable 1**	**Comparable 2**
Building (Confidential)		
Quarter Sold		
Building Class		
Sale Cap Rate	7.60%	8.41%
PWC Institutional	4.85%	4.77%
Spread Institutional	275	364

The spread of the local cap rates when compared to published rates by RERC and PWC are consistent with those of the other 10 comparable transactions.

The following table shows the cap rates for the comparable sales, adjusted for time based on the difference in cap rate between the date of the transaction and the most recent published indications from 4Q2021.

TIME ADJUSTED CAP RATES		
Parameter	**Comparable 1**	**Comparable 2**
Building (Confidential)		
Quarter Sold		
Building Class		
RERC Institutional at Time of Sale	4.60%	4.40%
RERC Institutional 4Q 2021	4.20%	4.20%
Difference	-0.40%	-0.20%
Sale Cap Rate	7.60%	8.41%
Time Adjusted Cap Rate	7.20%	8.21%
Parameter	**Comparable 1**	**Comparable 2**
Building (Confidential)		
Quarter Sold		
Building Class		
PWC Institutional at Time of Sale	4.85%	4.77%
PWC Institutional 3Q 2021	4.31%	4.31%
Difference	-0.54%	-0.46%
Sale Cap Rate	7.60%	8.41%
Time Adjusted Cap Rate	7.06%	7.95%
Average PWC/RERC	**7.13%**	**8.08%**

Puerto Rico Market Overall Capitalization Rate Conclusion

The time adjusted local cap rates range from a rounded 7.13% to 8.08%. The high end indication includes some building with an inherent higher cap rate than typical warehouse buildings. This leads us to conclude that the applicable cap rate for the subject property, assuming it stabilized, would be between a rounded 7.50% and 8.00%.

Selection of Capitalization Rate

Any source of risk potentially affecting the subject's cash flow should be considered in the choice for a discount rate and/or capitalization rate when comparing it to the benchmark above.

Positive Factors

The subject is a high-quality building at a good location.

Negative Factors

The property has a low parking ratio, which may require investing in building more parking in the surplus land area.

The property currently operates as a single-occupant property, and if it were to be vacated would likely require capital expenditures to accommodate more than one tenant.

Conclusion

Based on the preceding analysis, we conclude with an overall capitalization rate of 8.00%, in the middle of the market range.

Conclusion – Direct Capitalization

The following table presents the "as is" market value indication developed using Direct Capitalization:

Subject Property Pro Forma and Market Value by Direct Capitalization					
Base Rent					
329,552 sf at	$13.42	per sf	=	$4,423,484	
Expense Reimbursements					
Insurance			=	$250,895	
Real Estate Taxes			=	$223,613	
Potential Gross Income					$4,897,992
Less Vacancy & Credit Loss					
3% of PGI			=	$146,940	
Effective Gross Income					$4,751,052
Less Operating Expenses					
Insurance			=	$250,895	
Real Estate Taxes			=	$223,613	
Non-Reimbursable					
329,552 sf at	$0.40		=	$131,821	
Total Operating Expenses					$606,329
Net Operating Income					$4,144,723
Overall Capitalization Ratio					8.00%
Indicated Market Value					$51,809,042
Rounded					**$51,800,000**

Test of Reasonableness

As a test of reasonableness, we developed a range of possible values using the Cost Approach based on the following parameters:

1- Replacement Cost New ranging from without additional indirect costs to with additional indirect costs at 10%. The base figures appear in the Replacement Cost New section to follow.
2- Effective age ranging from the chronological age to a lower effective age
3- Total economic life as per the Marshall & Swift valuation manual
4- Land value per square meter ranging from $100 to $200 per square meter
5- External obsolescence (economic) assumed not to be present.

The table on the following page shows a range of value indications from $59.2 to $71.3 million assuming no external obsolescence of the economic kind be present. This is higher than the concluded value, which leads us to conclude that there is external obsolescence of the economic

kind present. The analysis also leads us to conclude that the value opinion developed using the Income Capitalization Approach is appropriately supported.
Any owner-occupant would have to spend over $70 million to build a property like the subject, or in the alternative would have to pay a rent similar to the concluded market rent in this appraisal to be able to secure a similar space as tenant.

Test of Reasonableness		
Parameter	**Low**	**High**
Replacement Cost + 10% Add Indirect	$72,580,200	$72,580,200
Site Improvements Allowance	$1,000,000	$1,000,000
Replacement Cost New	$73,580,200	$73,580,200
Actual Age	14	10
Total Economic Life	50	50
Depreciation %	28%	20%
Depreciation $	$20,602,456	$14,716,040
Depreciated Cost	$52,977,744	$58,864,160
Land Value per SM	$100	$200
Land Value	$6,230,238	$12,460,476
Value by Cost Approach without External Obsolescence	$59,207,982	$71,324,636

REPLACEMENT COST NEW

The following tables summarize the replacement cost new estimate of the building improvements. As per the terms of the engagement, this estimate does not include additional indirect costs not included in the Marshall & Swift manual, entrepreneurial profit, depreciation or land value. The intended user should be aware that if the estimate of replacement cost in this appraisal were to be used for insurance purposes, certain deductions or additions may be necessary, on the basis of items specifically excluded from coverage by the policy, its riders and endorsements. Insurance exclusions or additions are a matter of underwriting, and are not addressed herein nor is this estimate to be used for insurance purposes for further refinement.

CALCULATOR COST FORM - MARSHALL VALUATION SERVICE				
Subscriber Making Survey:	McCloskey & Bonnin Valuation Group, PSC			
Name of Building:	V. Suárez & Co., Inc. Warehouse			
Located At:	Roads PR-22 and PR-5, Juan Sánchez Ward, Bayamón, PR			
Date of Survey:	18-Jan-22			
Owner:	Hospital Menonita Caguas, Inc.			
Occupancy	**Warehouse Building**	**Bathroom Building**	**Guard House**	**Guard House**
Building Class & Quality	C/Excellent	B/Average	B/Average	B/Average
Source	Section 14- Distribution Warehouse	Section 18 - Restrooms	Section 17 - Guard House (183	Section 17 - Guard House (183)
Exterior Wall	Pre-Cast RC/Metal	RC/CB	RC/CB	RC/CB
No. of Stories & Height per Story	1-39'	1 - 8'	1-9.3"	1-10'
Perimeter	2,388	36	74	46
Average Floor Area	329,552	199	81	113
Base Square Foot Cost	$113.00	$207.00	$88.50	$88.50
Refinements				
Heating, Cooling, Ventilation (Deduct Heating)	0.00	0.00	0.00	0.00
Dock Height Floors	1.77	0.00	0.00	0.00
Sprinklers	4.00	0.00	4.00	0.00
Total	$118.77	$207.00	$92.50	$88.50
Height & Size Refinements				
No. of Stories Multiplier	1.000	1.000	1.000	1.000
Height per Story Multiplier	1.650	0.963	0.990	1.000
Area-Perimeter Multipliers	0.850	1.300	1.100	1.100
Combined Multiplier	1.403	1.252	1.089	1.100
Final Calculations				
Refined Square Foot Cost	$166.57	$259.14	$100.73	$97.35
Current Cost Multiplier	1.21	1.18	1.15	1.15
Local Multiplier	1.00	1.00	1.00	1.00
Total Square Foot Cost	$201.56	$305.79	$115.84	$111.95
Additional Indirect Costs	$0.00	$0.00	$0.00	$0.00
Final Square Foot Cost	$201.56	$305.79	$115.84	$111.95
Rounded	$200.00	$305.00	$115.00	$110.00
Area (SF)	329,552	199	81	113
Replacement Cost	$65,910,400	$60,695	$9,315	$12,430
Rounded	$65,900,000	$61,000	$9,000	$12,000

Total Replacement Cost New of All Structures	$65,982,000	Rounded to	$66,000,000

RECONCILIATION OF VALUE INDICATIONS

The purpose of this appraisal was to estimate the market value of the fee simple estate of the subject property in its "as is" condition as of a current effective date of value.

Market Value of Subject Property

Income Capitalization Approach
To estimate the value of the property by this approach, we analyzed the Puerto Rico warehouse industry in general and the competitive market of the subject property in particular. After examination of the subject's rental and expenses data and data on the competitive properties, we prepared a proforma with revenues and expenses. The market value was estimated using Direct Capitalization, with a going-in capitalization rate applied to the first year Net Operating Income (NOI). The Income Capitalization Approach reflects the typical methodology employed by warehouse building investors in their sale-purchase and pricing decisions; therefore, this approach produces the most supportable estimate of market value for the subject property.

Based on the analysis carried out, we concluded with the following estimate of market value for the subject property as of January 18, 2022:

-----$51,800,000-----
-----FIFTY ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS-----

Replacement Cost New of Building Improvements

Based on the analysis carried out, we concluded with the following estimate of market value for the subject property as of January 18, 2022:

-----$66,000,000-----
-----SIXTY SIX MILLION DOLLARS-----

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this assignment or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- I have appraised one of the industrial buildings part of the subject property during the three-year period immediately preceding the acceptance of this assignment.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- No one provided significant professional appraisal assistance in the preparation of this report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have not made an inspection of the property that is the subject of this report.
- As of the date of this report, I, **Robert F. McCloskey Díaz,** have completed the requirements under the continuing education program of the Appraisal Institute.

Robert F. McCloskey Díaz, MAI, CRE, MIE
Certified General Real Estate Appraiser
Certificate No. 17 CG
PR License No. 19 EPA

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

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- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
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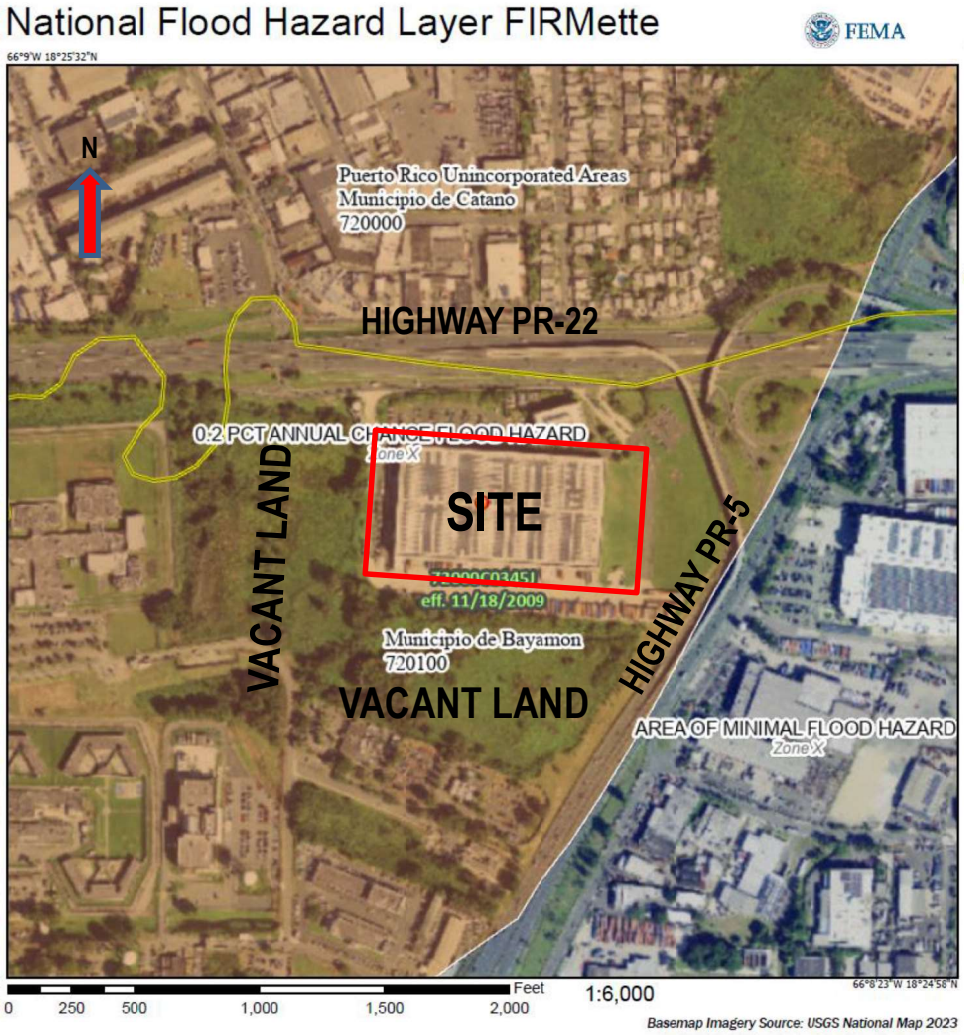
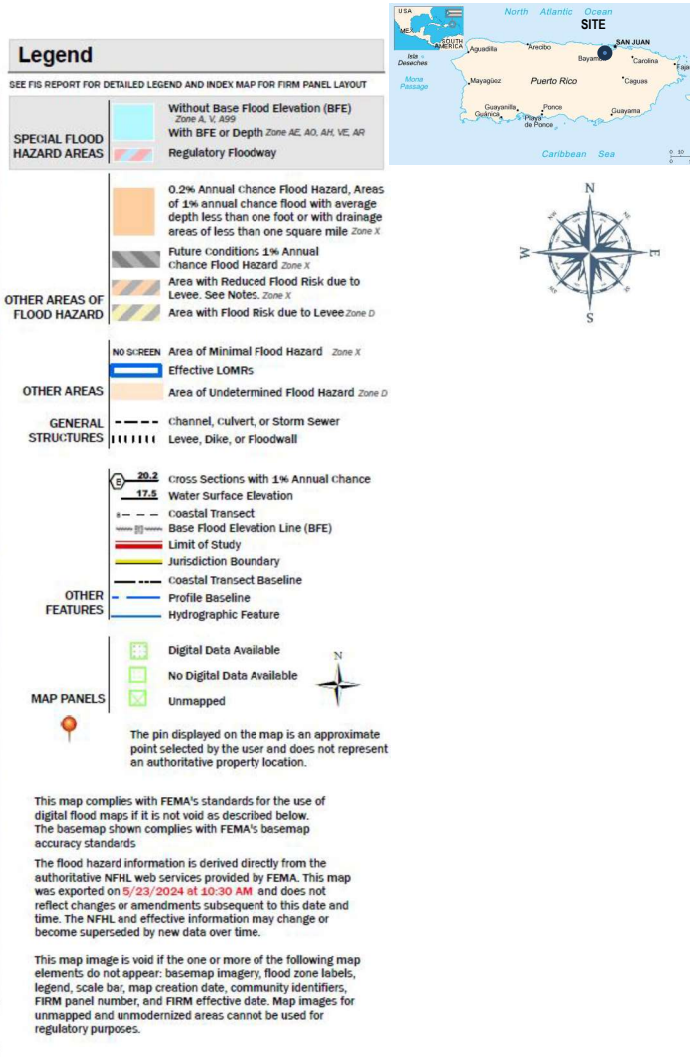
- No one provided significant professional appraisal assistance in the preparation of this report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- As of the date of this report, I, **Rafael E. Bonnin Surís**, have completed the requirements under the continuing education program of the Appraisal Institute.

Rafael E. Bonnin Surís, MAI
Certified General Real Estate Appraiser
PR Certificate No. 11 CG
PR License No. 613 EPA

ATTACHMENT 4





ERTEC

FEMA FLOOD INSURANCE RATE MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161
SITE COORDINATES18.4213946384N; -66.1441540718W

ATTACHMENT # 5

PFIRM - Preliminary Flood Zones

IPGM-00161

Address: Industrial Luchetti 300, PR-5, Bayamón

Coordinates: 18.421419, -66.145441

Project Footprint

PR FEMA Preliminary Index Panels (Not Available)

N

Scale: 1:3,000

1 inch equals 250 feet

0 145 290 Feet

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

Source: Flood zone data obtained from FEMA (https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e7a7dc3ebd7f4ad39bb8e485bb64ce44)
Esri Imagery Basemap service

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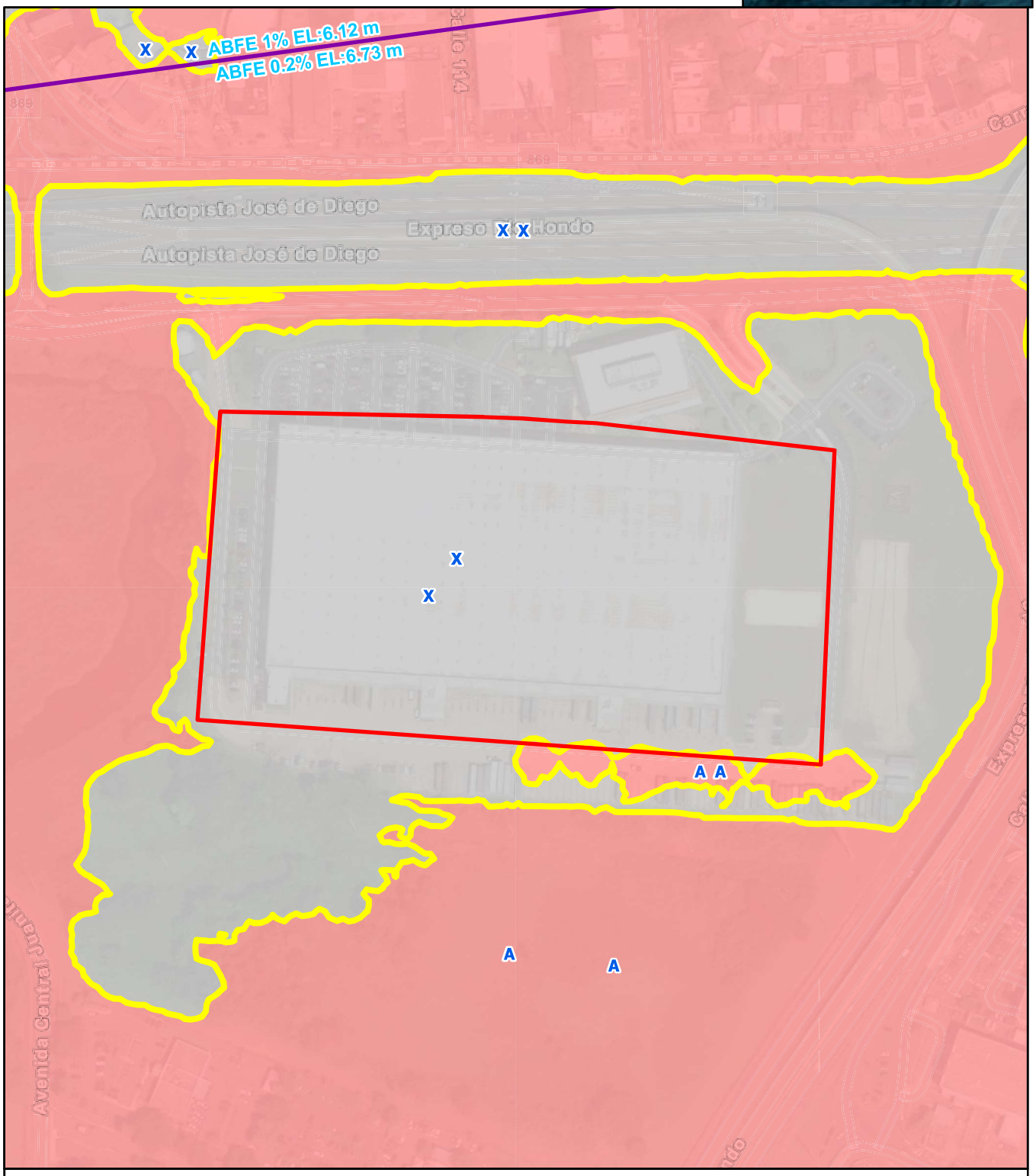
ATTACHMENT # 6

Advisory Base Flood Elevation
IPGM-00161

Address: Industrial Luchetti 300, PR-5, Bayamón

Coordinates: 18.421419, -66.145441



Project Footprint
A
AO
AE
Coastal A Zone
VE
X, 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
Advisory Base Flood Elevation
Streamline

N

Scale: 1:3,000
1 inch equals 250 feet
0 145 290 Feet

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

Source: ABFE data obtained from FEMA (https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd) Esri Imagery Basemap service

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National Wetlands Inventory
IPGM-00161

Address: Industrial Luchetti 300, PR-5, Bayamón

Coordinates: 18.421419, -66.145441

HORNE

ATTACHMENT #7

- Project Points
- Project Footprint
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

N

Scale: 1:3,000

1 inch equals 250 feet

0 145 290 Feet

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

Source: Wetlands data obtained from USFWS (https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/); Esri Imagery Basemap service

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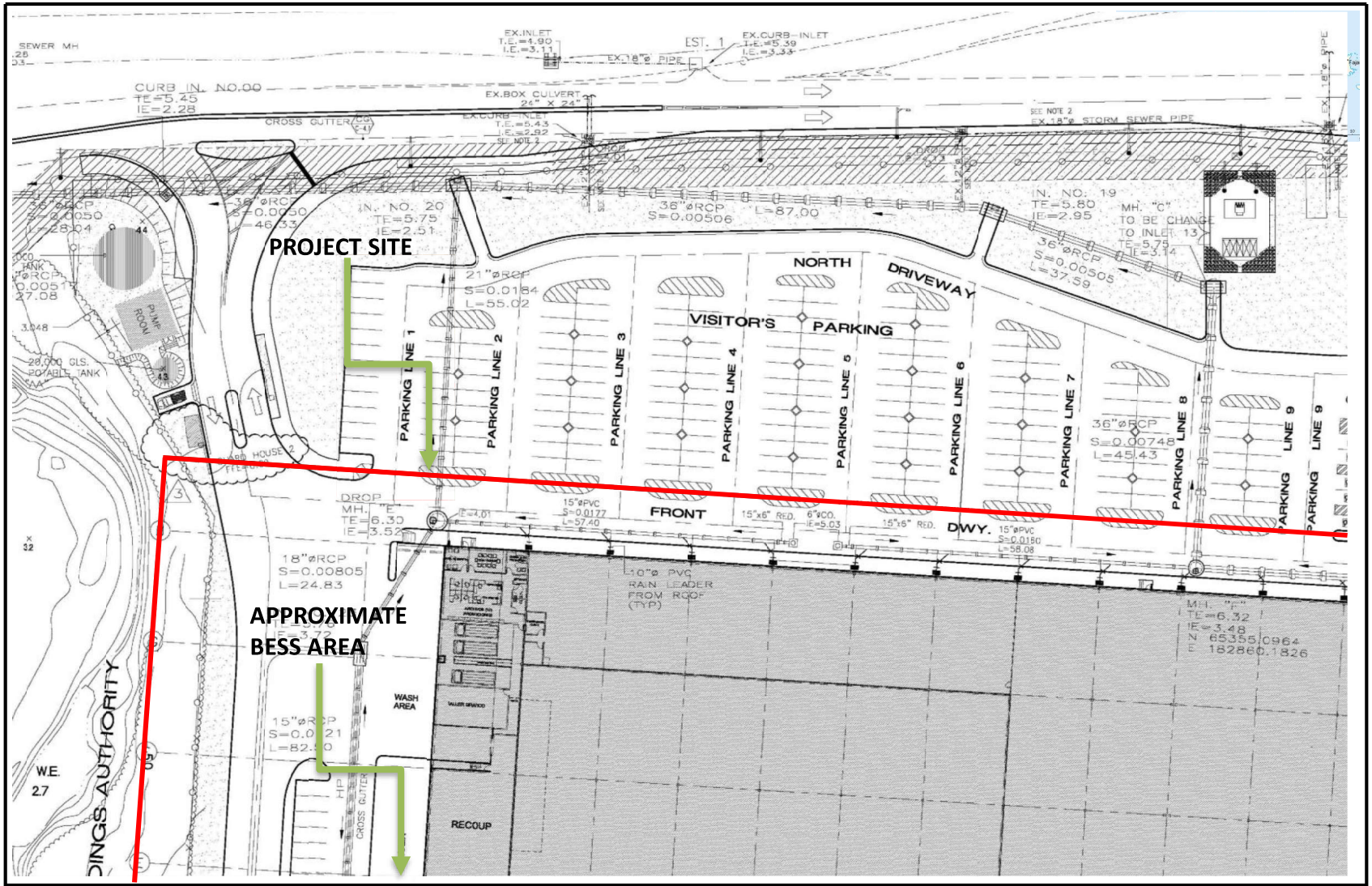
ATTACHMENT 8



ERTEC

STORM WATER DRAINAGE MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161
SITE COORDINATES18.4213946384N; -66.1441540718W

ATTACHMENT 9

ERTEC

BESS AREA PHOTOGRAPH
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161
SITE COORDINATES18.4213946384N; -66.1441540718W

PUERTO RICO DEPARTMENT OF HOUSING CDBG-MIT PROGRAM Economic Development Investment Portfolio For Growth – Mitigation (IPGM) SECTION 106 PROGRAMMATIC AGREEMENT ALLOWANCE ANALYSIS FORM	
Subrecipient: V. Suárez & Co., Inc.	**Project Number(s): IPGM-00161**
Project Name: Solar Photovoltaic System	
Location/Address: 300 Luchetti Industrial Park, PR-5, Bayamón	
Coordinates: 18.42110570056404, -66.14498448035124	**TPID (Cadaster): 061-047-175-02-998**

Analysis Conducted : Oscar L. Fontán ERTEC,Inc
Date Reviewed: 07-12-2024
PM SOI-Qualified Professional: Tamara González Vega MA SOI Archaeologist
Date Reviewed: 07-12-2024
Date of Construction/Year Built Analysis (if applicable): 2009

This form was developed to serve as a formal record of the above referenced project to determine if it clears on Programmatic Allowances or if Standard Section 106 Consultation is necessary. The analysis should include only CRP funded activities. In case there is FEMA or other federal agency's funding, the analysis should still address CRP activities as any other environmental compliance review will be limited to a different scope of work. This document should always include supporting documentation such as a detailed Scope of Work, Location Map and Traditional Urban Center map with the site location (if applicable).

Activities for the project have been reviewed to assess if they 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). The determination after the analysis was completed and is as follows:

Allowances DO NOT apply, SHPO Consultation needed (proceed to Section 1).

X Allowances apply, Section 106 process is completed (proceed to Section 2).

SECTION 1: SHPO Consultation triggered by one or more of the following:

☐ The project has been issued a FEMA Record of Environmental Consideration (REC) with applicable allowances, but the CRP activities go beyond the allowances applied (include REC as an attachment).

☐ Within or adjacent to a traditional urban center or a historic district, listed in or eligible

for listing in the National Register of Historic Places (NRHP) or designated as a historic property on a local or state register (include a map with the project location).

Activities include below-surface ground disturbance of potentially undisturbed soils.

☐ Other: DESCRIBE HERE

SECTION 2: Allowances apply, Section 106 process is completed.

Allowance Analysis Determination:

☐ The project has been issued a FEMA REC with applicable allowances, and the CRP activities are also cleared with allowances (include REC as an attachment).

X The activities detailed in the SOW conforms with the following allowances:

Description of Activity	Allowance	Allowance Description
The V Suarez's Photovoltaic System project will consist of roof's preparation and treatment (install firestone TPO membrane), design, procurement and installation of a new Photovoltaic System owned by V Suarez.	Tier I, Allowance B.1.	'Repair, retrofit, and reconstruction of buildings, and structures less than forty-five (45) years old, unless located in or adjacent to a historic district.
	Tier I, Allowances B. 7	"Replacement, relocation or installation of solar panels on the roof of buildings less than forty-five (45) years of age. "

Attachments:

☒ CRP Scope of Work/description

☐ FEMA's Record of Environmental Consideration and Scope of Work (when applicable)

☐ Other DESCRIBE HERE

Figure 1:Proposed Project Aerial Photo
Figure 2: Site Location Map USGS
Figure 3:Site Layout
30% Construction Plans

I. Project Description

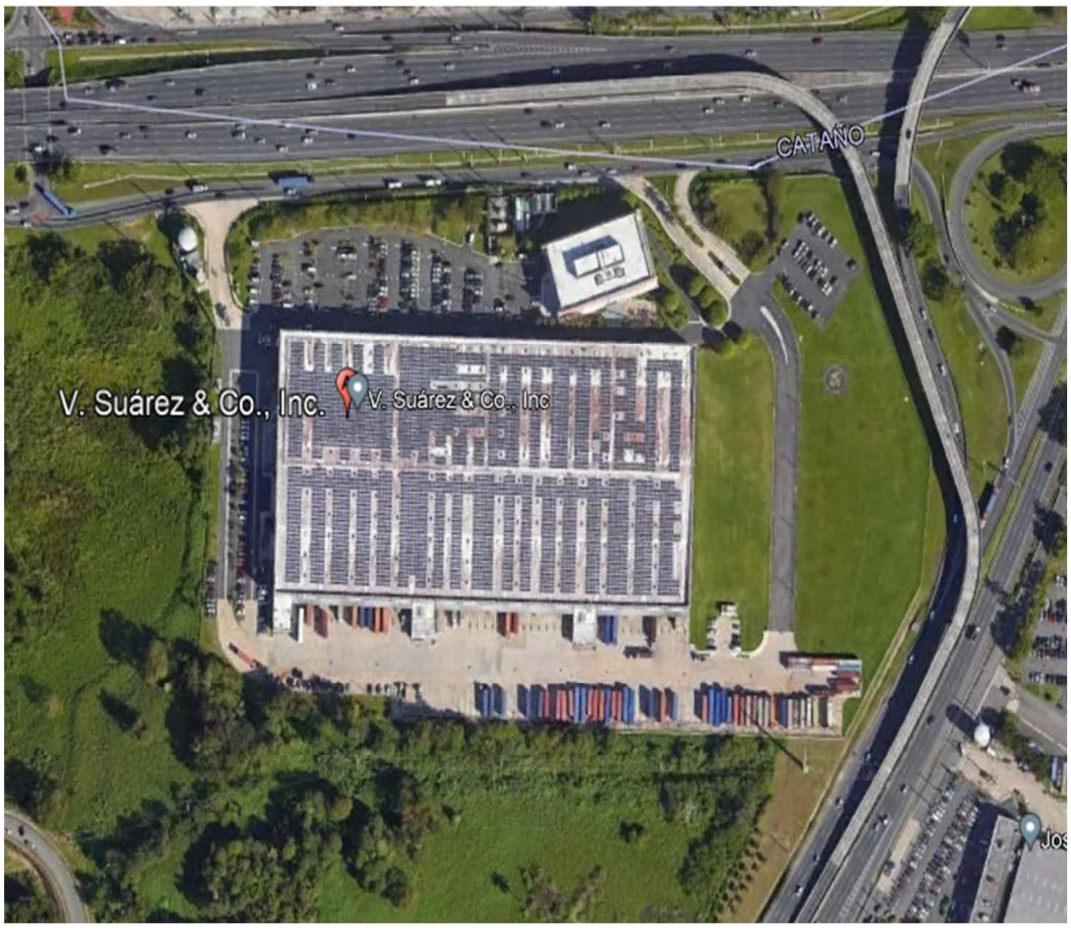
NEW PROJECT DESCRIPTION

DC CAPACITY: **2,400 KW-DC**
MAX AC CAPACITY: **1.6 MW-AC (Maximum at POI) / 250 KW AC BATTERY**
INVERTER PV MODULES: **(5,400) MAXEON 6 OF 450 WATTS FROM SUNPOWER**
PV INVERTERS: **(25) STP 62-US-41 FROM SMA AMERICA 66. KW AC EACH**
ENERGY STORAGE: **(2) FORTRESS POWER BATTERY SYSTEM TOTAL 250 KW AC / 559 KWH EACH 125 KW AC / 279.5 KWH OF ENERGY STORAGE**

I. Brief Summary:

Our customer, V. Suárez, is on the evaluation phase of a 2,400 KW6 C / 1.56 MW-AC fixed tilt, roof top mounted PV project located in his facilities in Bayamón, Puerto Rico The Owner of the Project authorized AZ Engineering as the Engineering of Record for submitting the project to OGPe/LUMA.

Figure 1: Site location:



The system proposed is composed of 25 inverters installed at roof level and combined in the main pv switchboard, along with a battery system to comply with the ATRs and the relay/protection required. From this main switchgear will connect supply side in the line side of the 2,500 KVA Substation (13.2 KV to 480 volts). The Point of Connection is at 480 volts.

Purpose: The purpose of the PV System is to offset the facilities consumption via a net metering agreement.

II. General Description:

A. PV Plant:

The proposed PV plant is a 1000 Vdc plant, based on UL Certified string inverters, with 72 cell PV modules (tentative, to be confirmed in final design) grouped in strings. Inverters AC output will be connected to individual protection breakers at the pv switchboard, then to the main protection switchgear, which will in turn connect to line side of the main Substation for a supply side connection. A revenue grade meter will be installed for the PV production and two additional meters to monitor the batteries behavior. A SEL-751 protection relay shall be installed in the new interconnection switchgear for the required protection according to LUMA/PREPA Regulation 8916 specifications.

The Owner proposes to install an outdoor Battery System, connected to the new Switchgear- at 480 Volts AC, with the purpose to perform Frequency Regulation. The outdoor Battery System consider is from Fortress Power. As stated before, the battery system will have revenue grade meters.

The Battery System will operate in standby mode in communication with the Fortress Microgrid Controller (FMC - this is the power plant controller) and the FMC also will communicate with the inverters for receiving the current PV output, in order to determine if the PV plant has reached the 10% power output threshold, that would launch the operation of the battery system. Below the 10% power output threshold of the PV plant, the battery system will remain in idle state, only charging or discharging to reach the optimum state of charge for the next period of use.

The system will be rated 250 kW (charge and discharge) and a minimum capacity of 559 kWh all through the system life, enough to provide the required 9 minutes at rated power and 1- minute ramping down to 0 required by LUMA/PREPA.

B. As per Regulation 8916, the following documents/information are part of the proposed application for evaluation:

a. Payment of $500 for the evaluation

b. Customer Orientation Confirmation attached

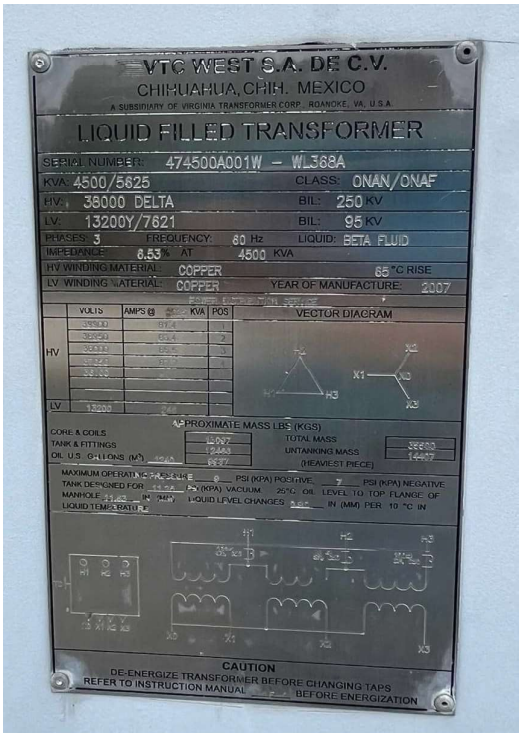
c. Explanation letter – this letter is the explanation letter of the project

d. Site plan included with Lambert coordinates.

e. Illustrative diagram of the of the major components is included:

i. PV arrays
ii. Inverters
iii. PV Swtichboard
iv. Electrical Switchgear
v. PREPA Disconnect
vi. Battery System considered in this design concept
vii. Distance are included in the site plan and in the one line diagram

f. 38 KV Transformer Name Plate



g. Attached the OGPe certifications for the pv modules, inverters and battery system.

h. Attached operating manuals for Relay, Battery Inverter, power plant controller as a reference.

i. Requirements of Article A: 2. j., and 2. k. and 2. l. are explained below for a description on how we are going to meet with Section V of Technical Requirements

m. No Recibo de Solicitud. Is submitted via the AEE/LUMA Portal

C. Compliance with Regulation 8916 Technical Requirements (Section V):

1. <u>Continuous unity power factor, Article C.1.c:</u>
Power Plant Controller (PPC) is the Fortress Microgrid Controller (FMC) that will continuously monitor the active and reactive power exchange at the Point of Interconnection (SEL-751) and will provide real time reactive power setpoints to each inverter to enforce compliance with the unity power factor requirement.
2. <u>Low/High Voltage Ride-Through and Low/High Frequency Ride-Through, Tables (Article B, Tables 1 and 2):</u> Compliance with this point is provided by the selected relay SEL-751 at the point of interconnection.

3. Frequency Response, Article F, 2:
FMC will continuously monitor grid frequency at it's Point of Interconnection (SEL- 751) with V. Suárez grid and at the same time receive PV plant's AC power output at the PV plant Point of Interconnection, that will be used to define when the Battery System will be idling (or gently recovering the target SOC) or providing the Frequency Response as defined by LUMA/PREPA requirements. When the PV plant output is over 160 kW, the Frequency Regulation algorithm will operate, injecting to or absorbing from the grid power in the amount resulting from the frequency bias, taking into account the defined droop and deadband values.

Full documentation and manuals with strategies for compliance with all technical requirements will be submitted at the design phase.

III. Point of Interconnection:

A. Facility Contracted Voltage with LUMA/PREPA: 38 kV-AC, 3-PH.
B. Voltage at PV Point of Interconnection: 480 V-AC, 3-PH. Point of Connection located at the existing facility's line side of the 2,500 KVA Substation
C. Voltage at Battery System Point of Interconnection: 480 V-AC, 3-PH. Point of Connection located at the new main switchgear.

IV. Monitoring and Control
A. Revenue Grade Meters: Revenue Grade Meters with meter grade CTs and PTs. There will be three meters installed: minimum one for total PV output and two for the Battery System, as per LUMA/PREPA Regulation 8916.
B. Power Plant Controller, SCADA: final configuration to be determined at design phase.
C. Unity Power Factor Control: As programmed
D. Frequency Response: Battery Enclosure with control system Low/High Voltage Ride Through Parameters: As per LUMA/PREPA Regulation 8916
E. Low-High Frequency Ride Through Parameters: As per LUMA/PREPA Regulation 8916

V. Communications with LUMA/PREPA

A. Ethernet to fiber switch. Exact model to be determined at design phase. Will integrate the signals required by LUMA/PREPA from both Meters from the PV plant and BESS.
B. Telecommunication with LUMA/PREPA closest TC Substation or alternative location:
1. Equipment to be determined at design phase.
2. Antenna Proposed Location to be determined at design phase and in conjunction with LUMA/PREPA Telecomm Division, if apply
C. Fiber Optic: Only if the Radio telecommunication option should prove non-viable, then a Fiber Optic Line will be installed from the V. Suárez Facility to LUMA/PREPA closest communication area., to be determined.

VI. Protection Relay:

A. New Relay at 480 V Bus bar.
B. New CTs, Relay Grade Accuracy Class C100 as per Regulation 8916. Additional windings may be installed for other purposes within the same CTs.
C. NEW VTs, Relay Grade, Accuracy Class 0.3 as per Regulation 8916. Additional windings may be installed for other purposes within the same VTs.

VII. Power Plant Controller:

A. Fortress Microgrid controller is a PC-based controller with a dedicated floor mounted control cabinet. Ethernet comm cables will connect the storage inverter from Fortress and solar inverters to an ethernet switch inside the cabinet which is connected to the controller PC. Also, there is communication with the SEL-751 protective relay to the PCC.

B. The FMC will be installed stand alone in a NEMA 3R enclosure to:
    a. Communicate with the SEL 751 located at the Point of Interconnection in the Switchgear with the electronic operable breaker.

    b. Communicate via battery management system and meters for energy storage system control.

    c. Communicate with each inverter in the site for control purposes.

C. The FMC will continuously monitor POCC in the SEL-751 for unity power factor and also will be monitoring and communicate with the solar and storage inverters to pull readings and specify active and reactive power setpoints for maintaining unity power factor at the point of interconnection.

Figure 2:Proposed Project Aerial Photo

Subrecipient: V. Suárez & Co., Inc.
Project Number(s): IPGM-00161
Project Name: Solar Photovoltaic System
Location/Address: 300 Luchetti Industrial Park, PR-5, Bayamón
Coordinates: 18.42110570056404, -66.14498448035124 TPID (Cadaster): 061-047-175-02-998

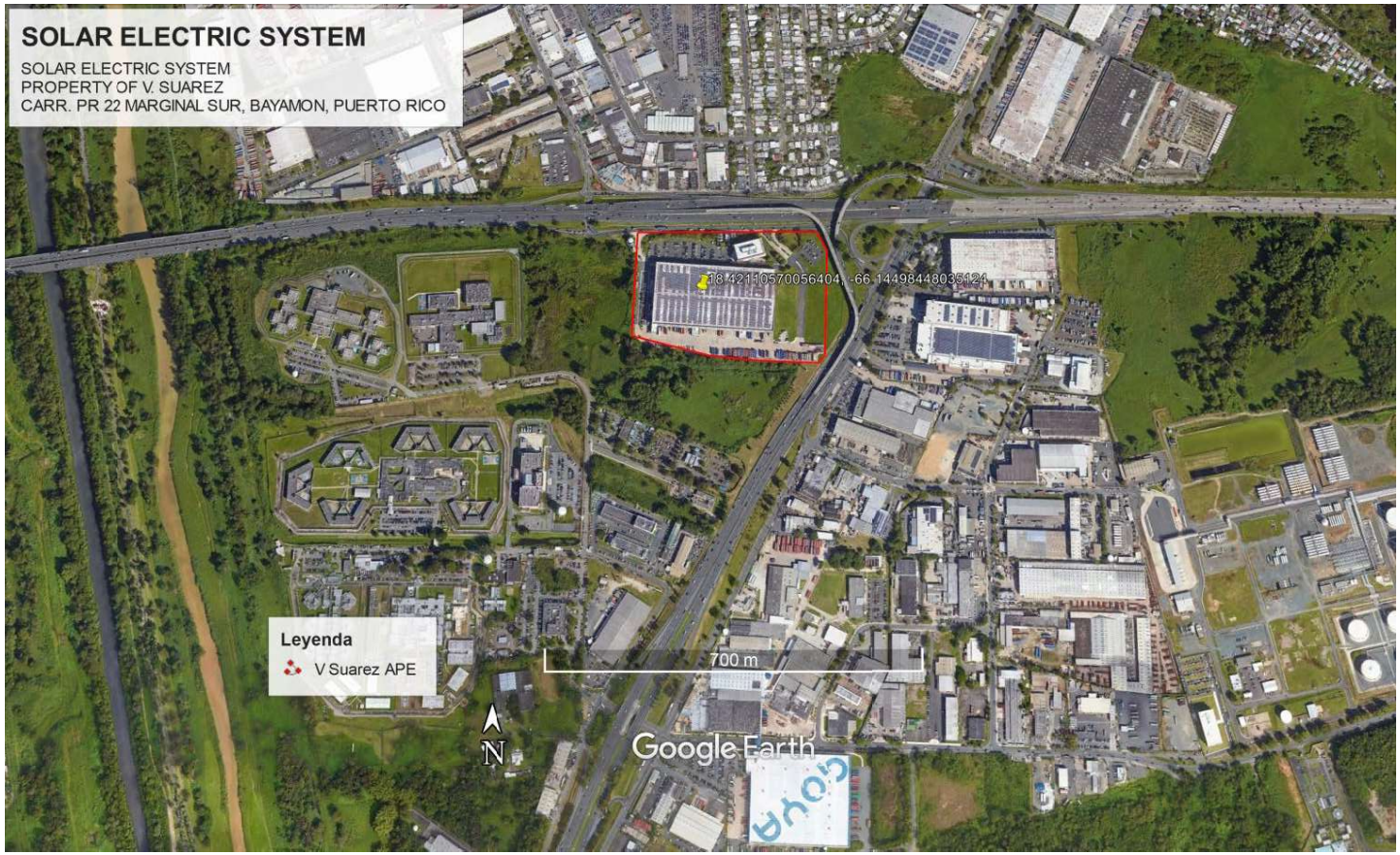


Figure 3: Site Location Map USGS

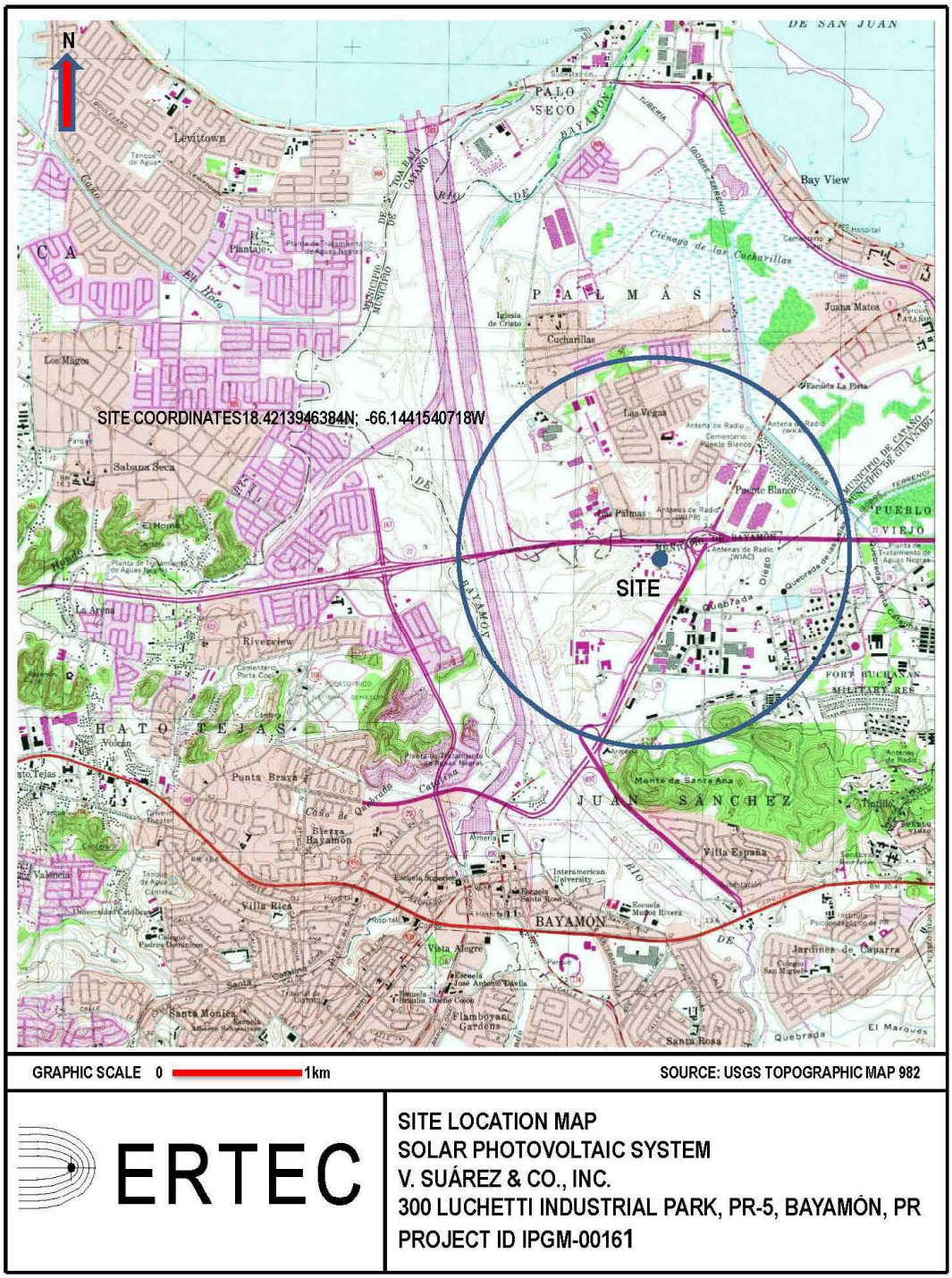


Figure 4:Site Layout

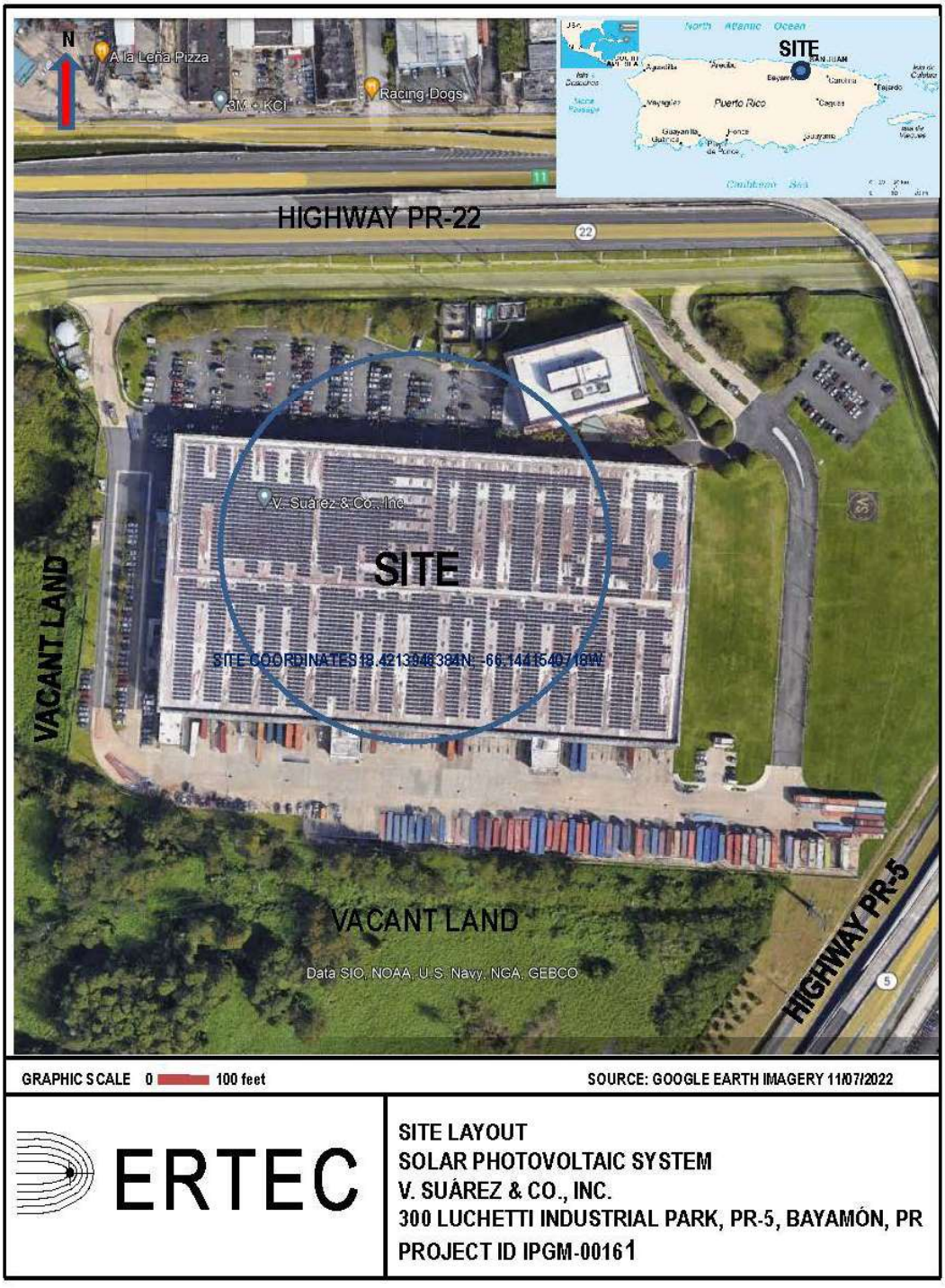


Figure 5: Aerial Photo Prior Construction, 2007

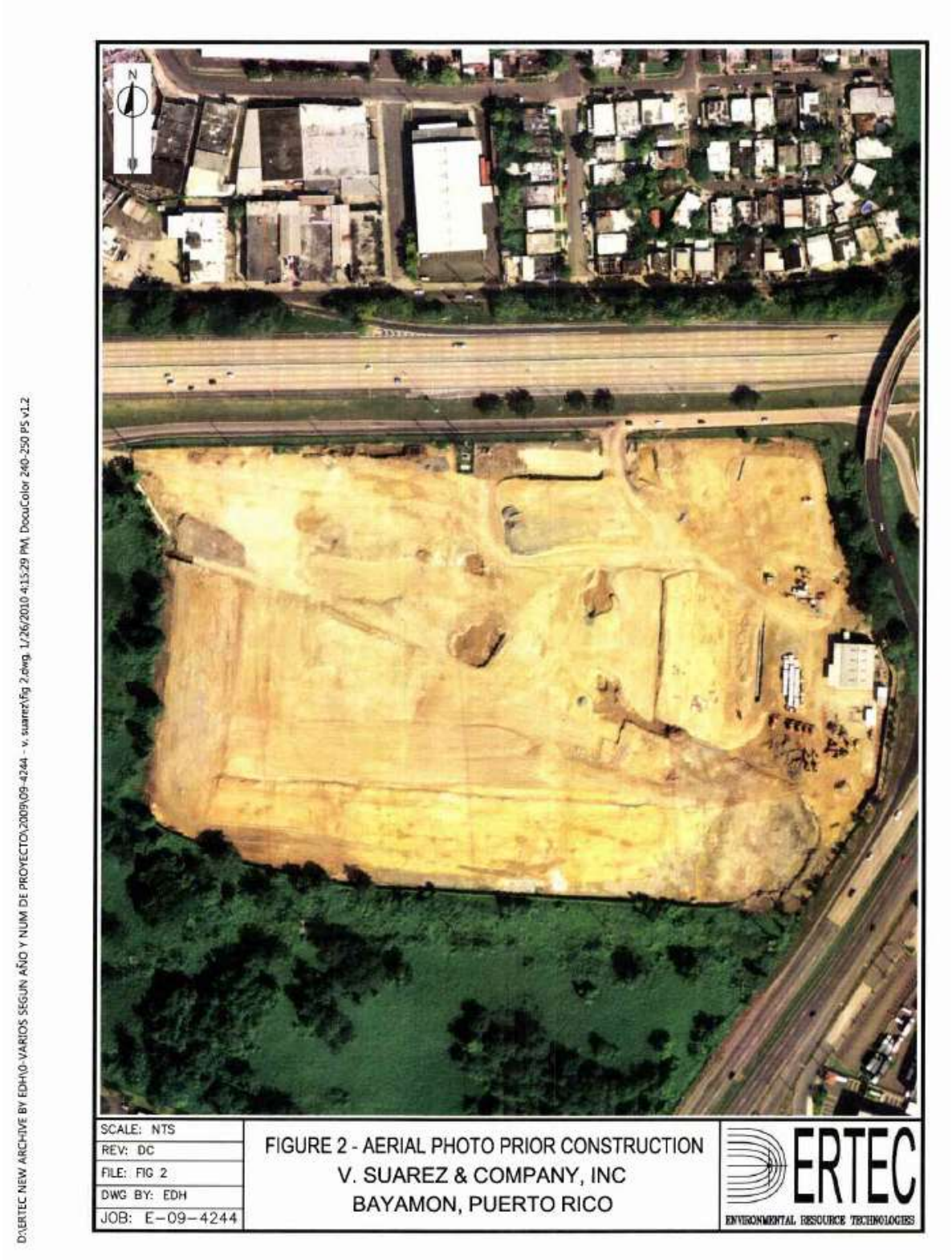


Figure 6: Aerial Photo After Consruction, 2009

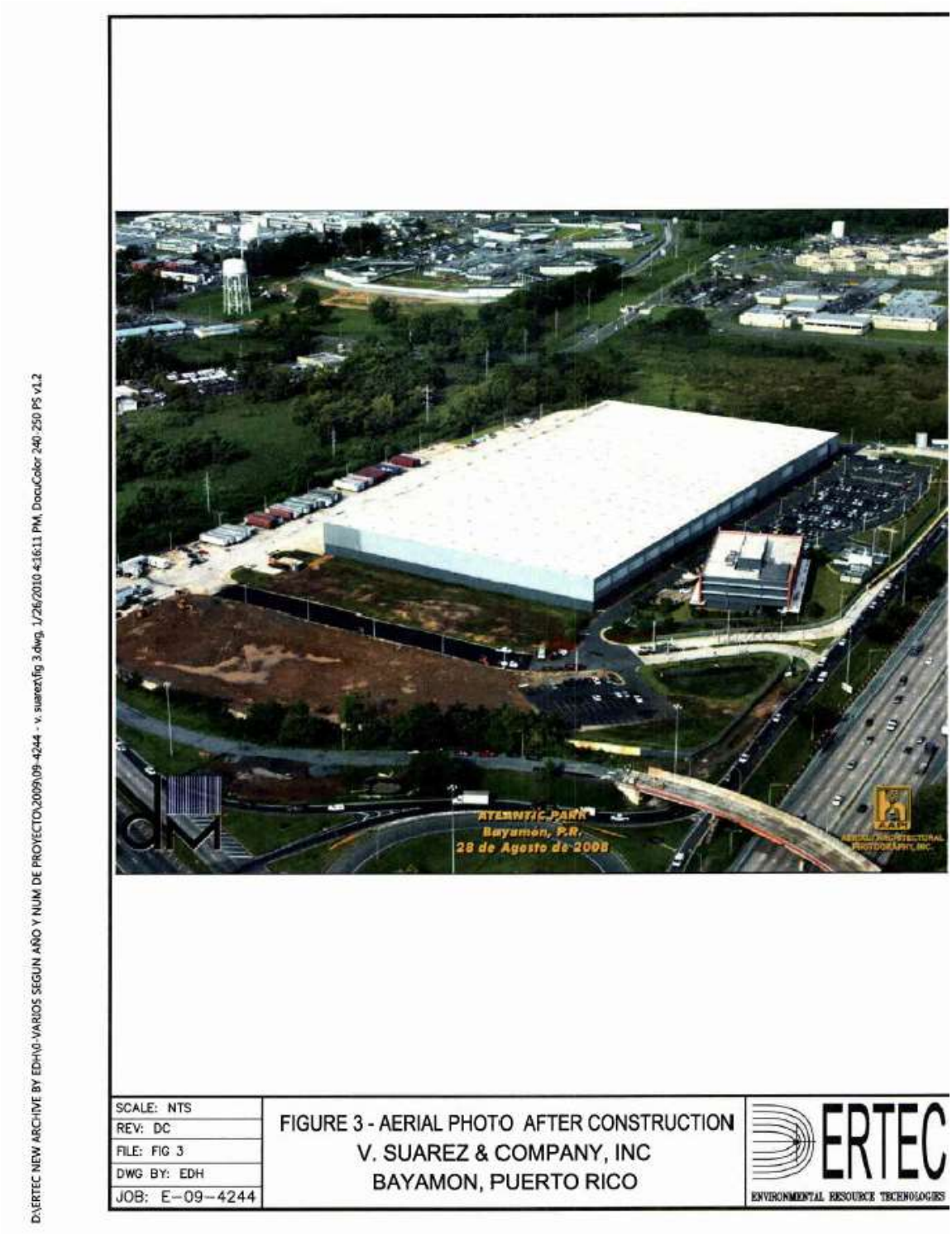
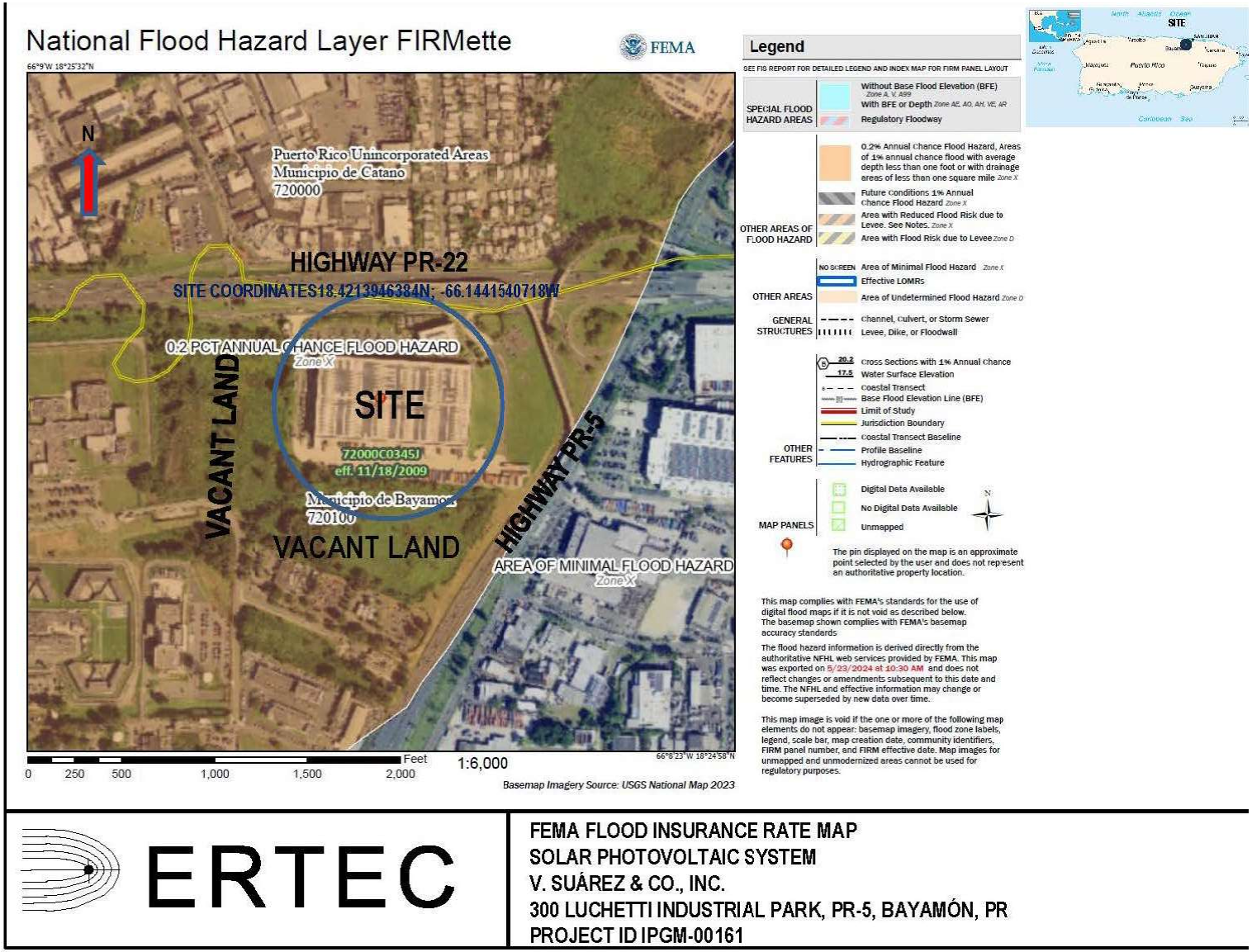


Figure 7: Nationl Flood Hazard Layer FIRMete



ERTEC

FEMA FLOOD INSURANCE RATE MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

SOLAR ELECTRIC SYSTEM

PROPERTY OF V. SUAREZ

CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

GENERAL NOTES

ALL ELECTRICAL WORK TO BE INSTALLED BY A QUALIFIED LICENSED ELECTRICIAN AND APPRENTICES WORKING UNDER THE DIRECT SUPERVISION OF THE LICENSED CONTRACTOR.

ALL SOLAR MODULES SHALL BE UL LISTED 1703 CEC APPROVED & APPROVED BY ADMINISTRACION DE ASUNTOS ENERGETICOS (AAE) OR OFICINA GENERAL DE PERMISOS (OGPe). ALL INVERTERS SHALL BE UL LISTED 1741 CERTIFIED & CEC APPROVED. ALL ELECTRICAL COMPONENTS AND MATERIALS SHALL BE LISTED FOR IT'S PURPOSE AND AND INSTALLED IN A WORKMAN LIKE MANNER. ALL OUTDOOR EQUIPMENT SHALL MEET APPROPRIATE NEMA STANDARDS.

ALL FABRICATION AND MANUFACTURING SHALL BE PERFORMED BY CERTIFIED INDIVIDUALS IN APPROVED ASSEMBLY AND FABRICATION SHOPS.

PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED AMONG SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER IN THE FORM OF A "RFI", REQUEST FOR INFORMATION, PRIOR TO MAKING ANY CHANGES. APPROVED CHANGES SHALL REQUIRE A DRAWING REVISION TO MAINTAIN CONTROL OVER THE ENGINEER APPROVED DESIGN.

THE ELECTRICAL CONTRACTOR IS ADVISED THAT ALL DRAWINGS AND COMPONENT MANUALS ARE TO BE UNDERSTOOD PRIOR TO INSTALLATION. THE CONTRACTOR IS ADVISED TO HAVE ALL SWITCHES IN THE "OFF" POSITION AND FUSES REMOVED PRIOR TO INSTALLATION OF FUSE-BEARING COMPONENTS.

THIS SYSTEM IS INTENDED TO BE OPERATED IN PARALLEL WITH THE UTILITY SERVICE PROVIDER. ANTI-ISLANDING PROTECTION IS A REQUIREMENT OF UL 1741 AND IS INTENDED TO PREVENT THE OPERATION OF THE PV SYSTEM WHEN THE UTILITY GRID IS NOT OPERATIONAL. INVERTERS SHALL BE APPROVED BY PUERTO RICO ELECTRICAL POWER AUTHORITY.

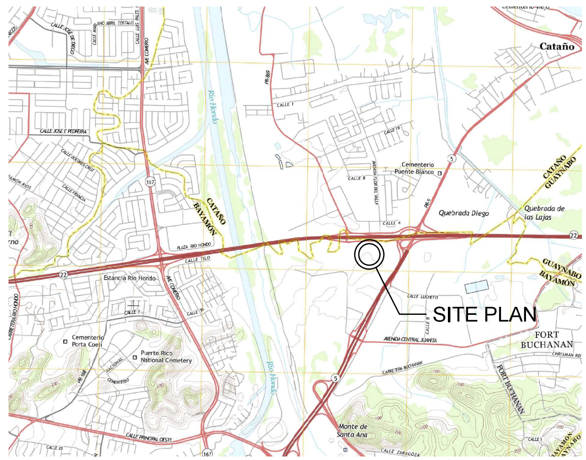
PERMISSION TO OPERATE THE SYSTEM IS NOT AUTHORIZED UNTIL FINAL INSPECTIONS AND APPROVALS ARE OBTAINED FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND THE LOCAL UTILIT Y SERVICE PROVIDER.

THE METHOD OF ATTACHMENT CREATES A UNIFIED STRUCTURE TO MEET DEAD LOAD, WIND LOAD, AND SEISMIC REQUIREMENTS..

ALL FASTENERS SHALL BE CORROSION RESISTANT APPROPRIATE FOR SITE CONDITIONS, CONNECTORS SHALL BE TORQUED PER DEVICE LISTING OR ENGINEERING RECOMMENDATIONS.

LOCATION MAP

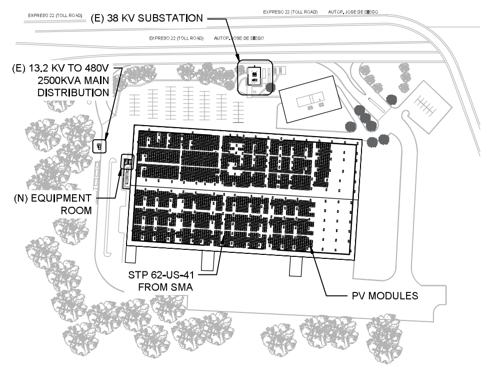
SCALE: 1:20000



X: 801740,307 Y: 2039357,878
LAT: 18.421067393079454 LONG: -66.14498247237022

SITE PLAN

SCALE: 1"=200'



SCOPE OF WORK

THE PROJECT SCOPE INCLUDES THE INSTALLATION OF 1.65MW (AC) SUMMARY RATED GRID-TIED SOLAR PHOTOVOLTAIC SYSTEM AT V. SUAREZ BUILDING.

THE INSTALLATION CONSISTS OF A GROUND MOUNT SOLAR ARRAY, MULTIPLE INVERTERS AND SAFETY EQUIPMENT. ALL EQUIPMENT WILL BE INSTALLED AS REQUIRED BY APPLICABLE CODES AND THE LOCAL UTILITY COMPANY.

DURING DAYLIGHT HOURS THIS PHOTOVOLTAIC SYSTEM (SOLAR ELECTRIC) WILL PROVIDE ELECTRICITY IN PARALLEL WITH THE LOCAL UTILITY SERVICE PROVIDER.

SYSTEM DESCRIPTION	
SOLAR MODULE	(5,400) MAXEON 6 450W FROM SUNPOWER
INVERTERS	(25) STP 62-US-41
BATTERY	(2) ESPIRE 280 FROM FORTRESS
SYSTEM SIZE	2.4MW (DC) / 1.65MW (AC)
TILT ANGLE	3° TO 10° AS REQUIRED

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2018 / PR BUILDING CODE 2018.
NATIONAL ELECTRIC CODE, 2017 EDITION

ELECTRICAL ENGINEER

AZ ENGINEERING
PO BOX 9037
CAROLINA, PR 00988-9037
CONTACT: ANGEL R. ZAYAS
PE LIC.13160 TEL: (787) 768 3851

Sheet List Table	
Sheet Number	Sheet Title
G-001	TITLE SHEET
E-101	PHOTOVOLTAIC SITE PLAN
E-102.1	STRING WIRING PLAN VIEW A-A
E-102.2	STRING WIRING PLAN VIEW B-B
E-601	DEMOLITION PLAN- ONE LINE DIAGRAM
E-602	NEW ONE LINE DIAGRAM
E-602.1	NEW ONE LINE DIAGRAM A-A
E-602.2	NEW ONE LINE DIAGRAM B-B
E-701	EQUIPMENT DATA SPECIFICATIONS

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante Luma Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to luma energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric Power Authority.
2. En armonía con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que prepare el diseño eléctrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, Luma Energy y el Manual de Practica Profesional del CIAPR. / In compliance with Act no. 135 of June 15,1967, as amended known as the "Construction Plans or Projects Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by Luma, Puerto Rico Planning Board and Permits Management Office and the CIAPR Professional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA **ENDOSO / ENDORSEMENT**

NOMBRE DE PROYECTO / PROYECT NAME: V. SUAREZ
NÚMERO DE PROYECTO / PROYECT NUMBER:
CARGA / LOAD: (KVA): 2.4MW (DC) / 1.65MW (AC) REVISION / REVISION:

ENDOSADO POR / ENDORSED BY

1. Luma endosa el diseño eléctrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley núm.135 del 15 de julio de 1967, según enmendada./ Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with act 135 of july 15, 1967, as amended.
2. Luma no asume responsabilidad sobre el diseño certificado. Este Endoso por parte de Luma no releva al diseñador de la responsabilidad profesional que asume al certificar estos planos, este endoso no releva al constructor ni al inspector de obra privado de cumplir con las disposiciones del Código Eléctrico Nacional, Código Eléctrico de seguridad, códigos, patrones, normas y reglamentos vigentes de Luma y de otras agencias de gobierno, asi como leyes federales y estatales, vigentes al inicio de las obras./ Luma does not assume responsability over the certified design. Luma's endorsement does not relieve the designer from the professional responsability assumed with the certification of these project's plans. This endorsement relieves neither the builder nor private inspector from compliance with standing dispositions from: National Electric Code, National Electric Safety Code; constructions standards, norms, and regulations from Luma and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras eléctricas dentro de este término, mediando notificación previa a Luma, el endoso mantendrá su vigencia hasta la terminacion de las mismas. En caso de que no se certifique obra eléctrica en ese periodo, este endoso perderá su vigencia. este endoso no es para construir servidumbre ni para completar proceso de cesión, Traspaso y Garantía de equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbre para las Autoridad de Energía Eléctrica (7282 de 2007)/ This endorsement is valid for one (1) year. If electric works have begun during this year, with prior notification to Luma, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute an easement or to complete the Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Power Authority (7282 of 2007).

STAMP:

YO ANGEL R. ZAYAS DUCHESNE, LIC. 13160, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑÓ LOS PLANOS DE ENERGÍA RENOVABLE PARA ESTE PROYECTO. TAMBIÉN CERTIFICO QUE DICHOS PLANOS CUMPLENCON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO PARA OBRAS DE CONSTRUCCION Y USOS DE TERRENOS Y LAS LEYES Y REGLAMENTOS APLICABLES.

CONSULTANTS:

AZ ENGINEERING
PO BOX 9037
CAROLINA, PR 00988-9037
TEL: 787-768-3851 FAX: 787-752-5192
URL:WWW.AZENG.NET
MAIL:INFO@AZENG.NET

ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT NAME AND ADDRESS:
V. SUAREZ
CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

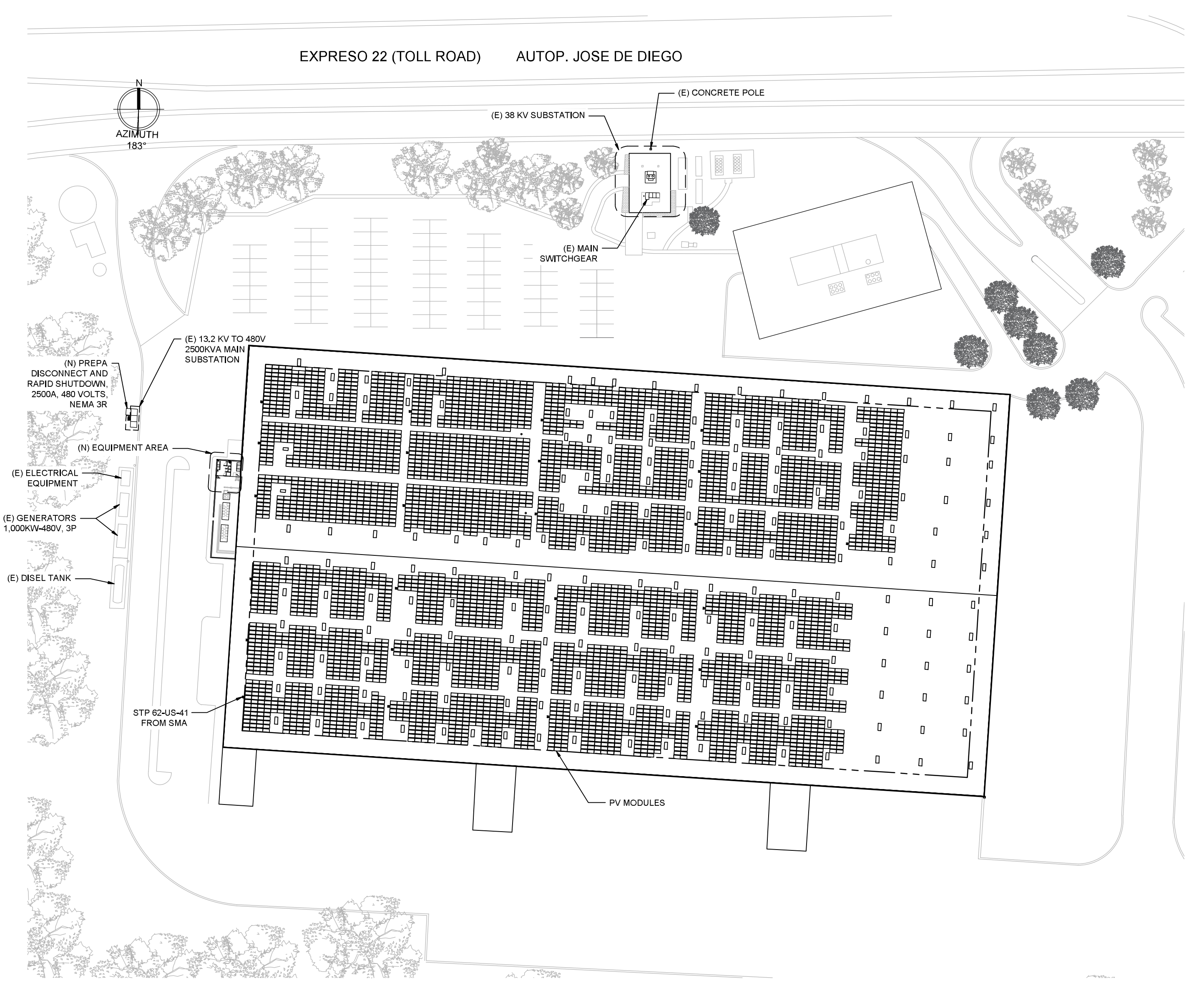
FILE NUMBER: 2023-23-96

SHEET TITLE: TITLE SHEET

FILE NAME:	2396C-G001.dwg
STATUS:	DESIGN
SCALE:	AS SHOWN
DRAWN BY:	
DRAFTER LIC.:	
DESIGNED BY:	ENG. ANGEL ZAYAS, PE
PLOT SCALE:	1=1 ON: 24X36

DRAWING NUMBER: G-001

SHEET NO. : 1 OF 9

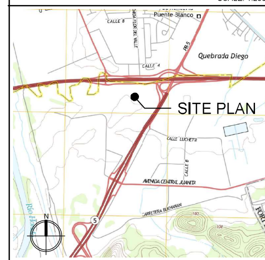


PHOTOVOLTAIC SITE PLAN

SCALE:1"=50'

LOCATION MAP

SCALE: 1:20000



COORDINATES

X: 801740.307 Y: 2039357.878
LAT: 18.421067393079454 LONG: -66.14498247237022

SYSTEM DESCRIPTION

SOLAR MODULE	(5,400) MAXEON 6 450W FROM SUNPOWER
INVERTERS	(25) STP 62-US-41 FROM SMA
BATTERY	(2) ESPIRE 280 FROM FORTRESS
SYSTEM SIZE	2.4MW (DC) / 1.65MW (AC)
TILT ANGLE	3° TO 10° AS REQUIRED

LEGEND

- PV MODULE MAXEON 6 450W FROM SUNPOWER
- STP 62-US-41 FROM SMA
- EXISTING CONCRETE POLE

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante Luma Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to luma energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric Power Authority.
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FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA

ENDOSO / ENDORSEMENT

NOMBRE DE PROYECTO / PROYECT NAME: V. SUAREZ
NÚMERO DE PROYECTO / PROYECT NUMBER:
CARGA / LOAD: (KVA): 2.4MW (DC) / 1.65MW (AC) REVISION / REVISION:

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ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT NAME AND ADDRESS:

V. SUAREZ

CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

FILE NUMBER: 2023-23-96

SHEET TITLE:

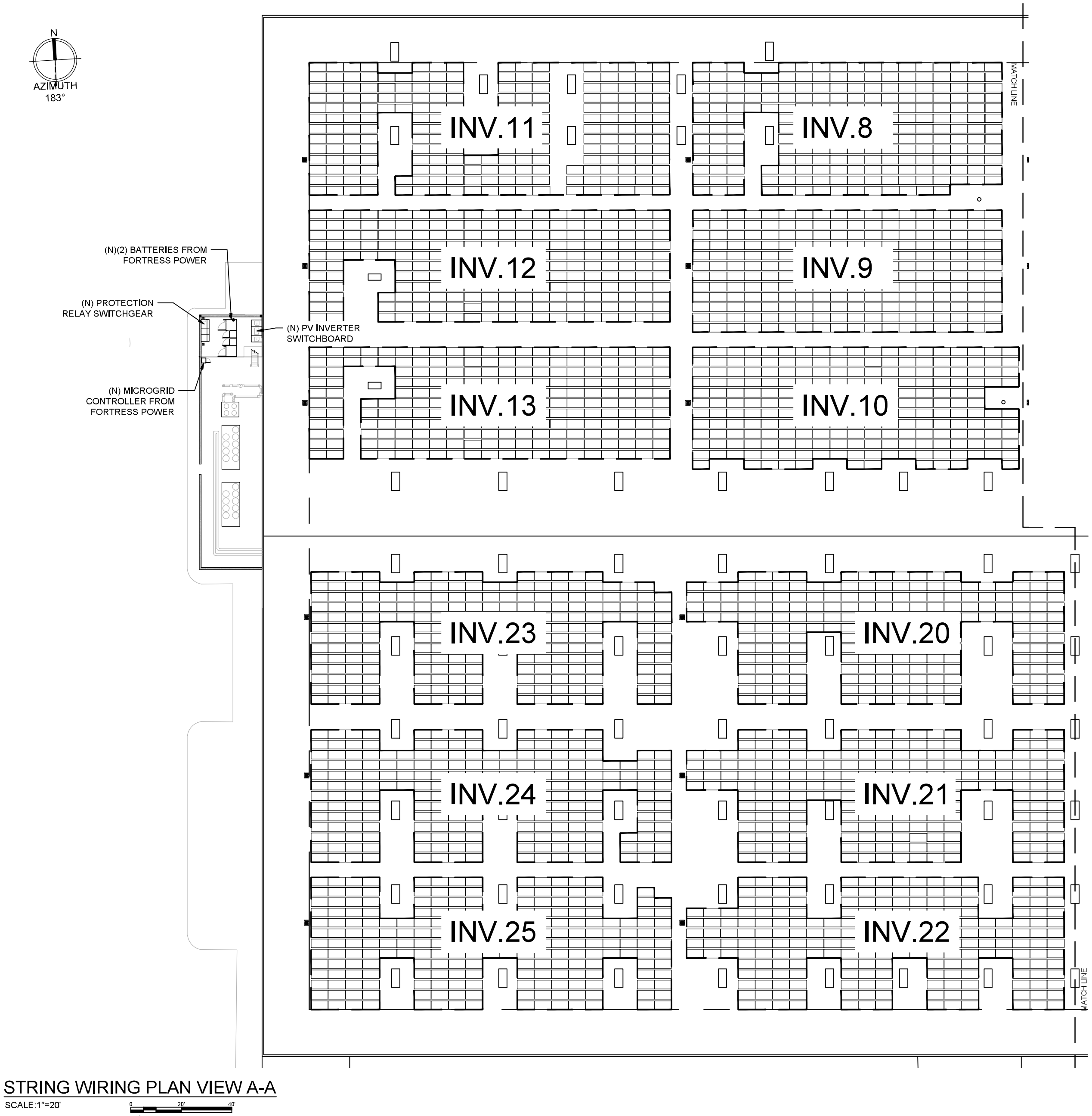
PHOTOVOLTAIC SITE PLAN

FILE NAME:	2396C-E101.dwg
STATUS:	DESIGN
SCALE:	1"=50'
DRAWN BY:	
DRAFTER LIC.:	
DESIGNED BY:	ENG. ANGEL ZAYAS, PE
PLOT SCALE:	1=1 ON: 24X36

DRAWING NUMBER:

E-101

SHEET NO. : 2 OF 9

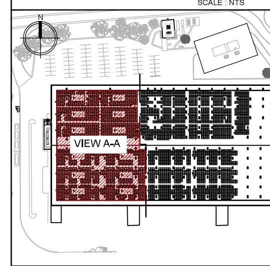


STRING WIRING PLAN VIEW A-A

SCALE:1"=20'

KEY PLAN

SCALE : NTS



LEGEND

- PV MODULES. SEE ONE LINE FOR DETAILS.
- INVERTER'S FOOT PRINT.
- MODULES ARE CONNECTED AS SIGNALED BY LINE TO FORM A SERIES STRING. ANY PORTION NOT BELOW THE PV ARRAY SHALL BE INSTALLED IN A CONDUIT FOR PROTECTION.
- INV1.A — STRING INPUT NUMBER; INVERTER NUMBER
- STP 62-US-41 FROM SMA

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

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LUMA — ENDOSO / ENDORSEMENT

NOMBRE DE PROYECTO / PROYECT NAME: V. SUAREZ
NÚMERO DE PROYECTO / PROYECT NUMBER:
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ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

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MARK	DATE	DESCRIPTION

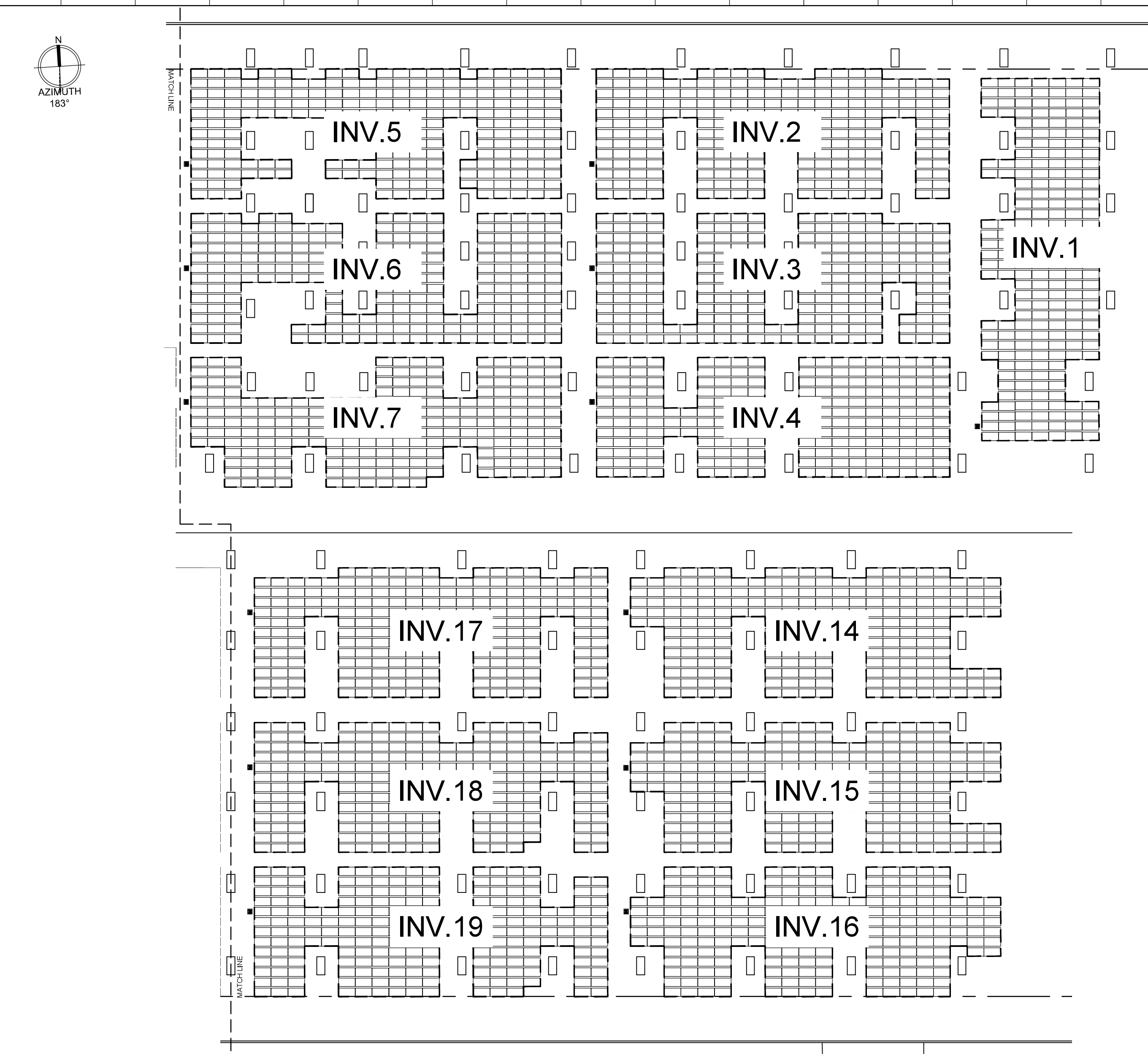
PROJECT NAME AND ADDRESS:
V. SUAREZ
CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

FILE NUMBER: 2023-23-96

SHEET TITLE:
STRING WIRING PLAN VIEW A-A

FILE NAME:	2396C-E102.1.dwg
STATUS:	DESIGN
SCALE:	1"=20'
DRAWN BY:	
DRAFTER LIC.:	
DESIGNED BY:	ENG. ANGEL ZAYAS, PE
PLOT SCALE:	1=1 ON: 24X36

DRAWING NUMBER:
E-102.1

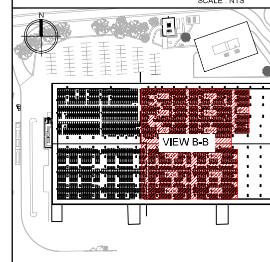


STRING WIRING PLAN VIEW B-B

SCALE:1"=20'

KEY PLAN

SCALE : NTS



LEGEND

- PV MODULES. SEE ONE LINE FOR DETAILS.
- INVERTER'S FOOT PRINT.
- MODULES ARE CONNECTED AS SIGNALED BY LINE TO FORM A SERIES STRING. ANY PORTION NOT BELOW THE PV ARRAY SHALL BE INSTALLED IN A CONDUIT FOR PROTECTION.
- INV1.A — STRING INPUT NUMBER — INVERTER NUMBER
- STP 62-US-41 FROM SMA

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante Luma Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to luma energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric Power Authority.
2. En armonía con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que prepare el diseño eléctrico de este proyecto en conformidad con los códigos, patrones, nomas y reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, Luma Energy y el Manual de Practica Profesional del CIAPR. / In compliance with Act no. 135 of June 15,1967, as amended known as the "Construction Plans or Projects Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by Luma, Puerto Rico Planning Board and Permits Management Office and the CIAPR Professional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA — **ENDOSO / ENDORSEMENT**

NOMBRE DE PROYECTO / PROYECT NAME: V. SUAREZ

NÚMERO DE PROYECTO / PROYECT NUMBER:

CARGA / LOAD: (KVA): 2.4MW (DC) / 1.65MW (AC) REVISION / REVISION:

ENDOSADO POR / ENDORSED BY

1. Luma endosa el diseño eléctrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley núm.135 del 15 de julio de 1967, según enmendada./ Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with act 135 of july 15, 1967, as amended.
2. Luma no asume responsabilidad sobre el diseño certificado. Este Endoso por parte de Luma no releva al diseñador de la responsabilidad profesional que asume al certificar estos planos, este endoso no releva al constructor ni al inspector de obra privado de cumplir con las disposiciones del Código Eléctrico Nacional, Código Eléctrico de seguridad, códigos, patrones, normas y reglamentos vigentes de Luma y de otras agencias de gobierno, asi como leyes federales y estatales, vigentes al inicio de las obras./ Luma does not assume responsability over the certified design. Luma's endorsement does not relieve the designer from the professional responsability assumed with the certification of these project's plans. This endorsement relieves neither the builder nor private inspector from compliance with standing dispositions from: National Electric Code, National Electric Safety Code; constructions standards, norms, and regulations from Luma and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras eléctricas dentro de este término, mediando notificación previa a Luma, el endoso mantendrá su vigencia hasta la terminacion de las mismas. En caso de que no se certifique obra eléctrica en ese periodo, este endoso perderá su vigencia. este endoso no es para construir servidumbre ni para completar proceso de cesión, Traspaso y Garantía de equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbre para las Autoridad de Energía Eléctrica (7282 de 2007)/ This endorsement is valid for one (1) year. If electric works have begun during this year, with prior notification to Luma, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute an easement or to complete the Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Power Authority (7282 of 2007).

STAMP:

YO ANGEL R. ZAYAS DUCHESNE, LIC. 13160, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑÓ LOS PLANOS DE ENERGÍA RENOVABLE PARA ESTE PROYECTO. TAMBIÉN CERTIFICO QUE DICHOS PLANOS CUMPLENCON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO PARA OBRAS DE CONSTRUCCION Y USOS DE TERRENOS Y LAS LEYES Y REGLAMENTOS APLICABLES.

CONSULTANTS:

AZ ENGINEERING
PO BOX 9037
CAROLINA, PR 00988-9037
TEL: 787-769-3851 FAX: 787-752-5192
URL:WWW.AZENG.NET
MAIL:INFO@AZENG.NET

ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT NAME AND ADDRESS:
V. SUAREZ
CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

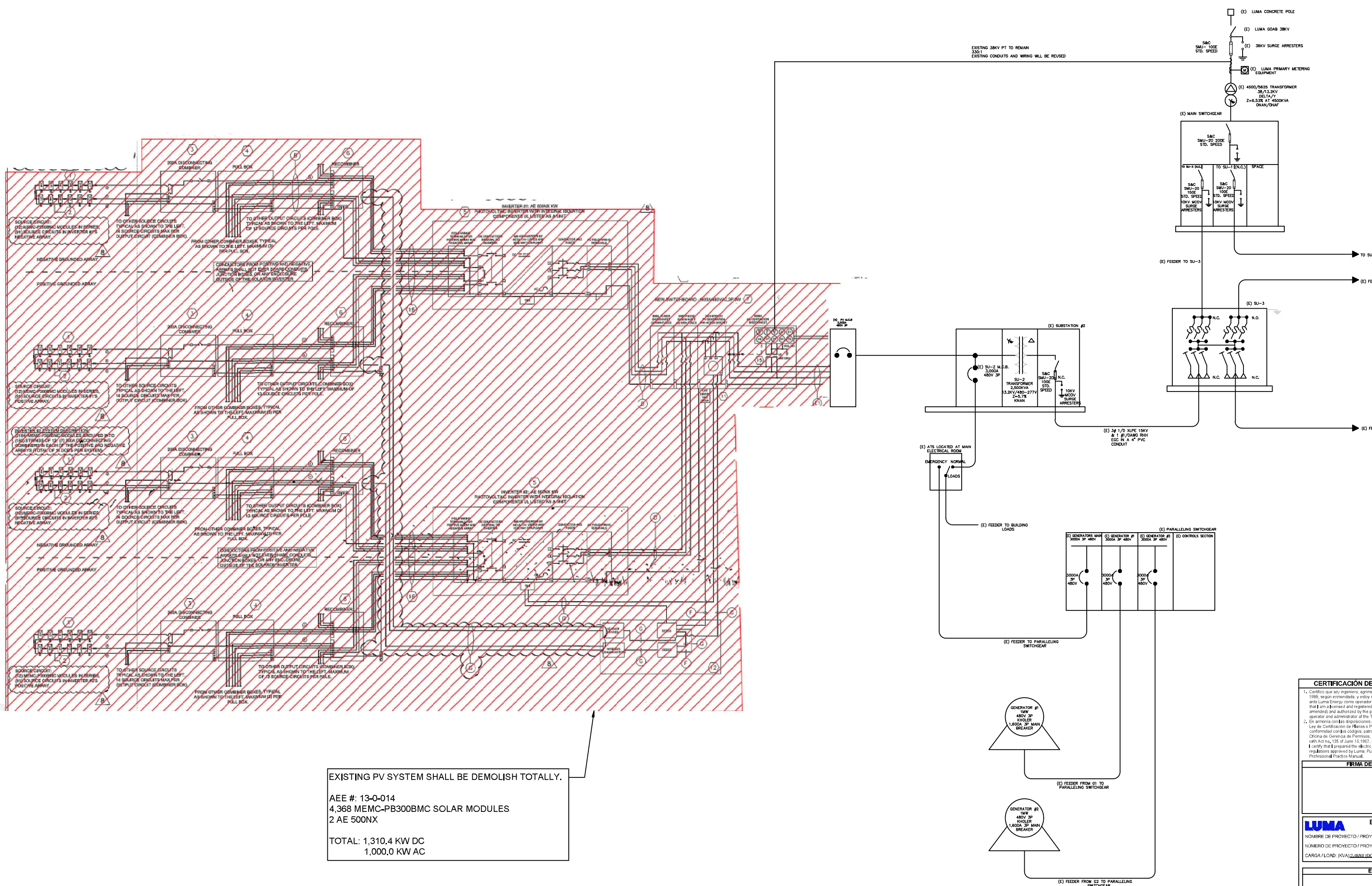
FILE NUMBER: 2023-23-96

SHEET TITLE:
STRING WIRING PLAN VIEW B-B

FILE NAME:	2396C-E102.2.dwg
STATUS:	DESIGN
SCALE:	1"=20'
DRAWN BY:	
DRAFTER LIC.:	
DESIGNED BY:	ENG. ANGEL ZAYAS, PE
PLOT SCALE:	1=1 ON: 24X36

DRAWING NUMBER:
E-102.2

SHEET NO. : 4 OF 9



DEMOLITION PLAN-ONE LINE DIAGRAM

SCALE: NTS

STAMP:

YO ANGEL R. ZAYAS DUCHESNE, LIC. 13160, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑÓ LOS PLANOS DE ENERGÍA RENOVABLE PARA ESTE PROYECTO. TAMBIÉN CERTIFICO QUE DICHOS PLANOS CUMPLENCON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO PARA OBRAS DE CONSTRUCCION Y USOS DE TERRENOS Y LAS LEYES Y REGLAMENTOS APLICABLES.

CONSULTANTS:

AZ ENGINEERING GROUP
AZ ENGINEERING
PO BOX 9037
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ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT NAME AND ADDRESS:

V. SUAREZ

CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

FILE NUMBER: 2023-23-96

SHEET TITLE:

DEMOLITION PLAN-ONE LINE DIAGRAM

FILE NAME: 2396C-E601.dwg
STATUS: DESIGN
SCALE:
DRAWN BY:
DRAFTER LIC.:
DESIGNED BY: ENG. ANGEL ZAYAS, PE
PLOT SCALE: 1=1 ON: 24X36

DRAWING NUMBER:

E-601

SHEET NO.: 5 OF 9

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante Luma Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to luma energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric Power Authority.
2. En armonía con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que prepare el diseño eléctrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, Luma Energy y el Manual de Practica Profesional del CIAPR. / In compliance with Act no. 135 of June 15,1967, as amended known as the "Construction Plans or Projects Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by Luma, Puerto Rico Planning Board and Permits Management Office and the CIAPR Professional Practice Manual.

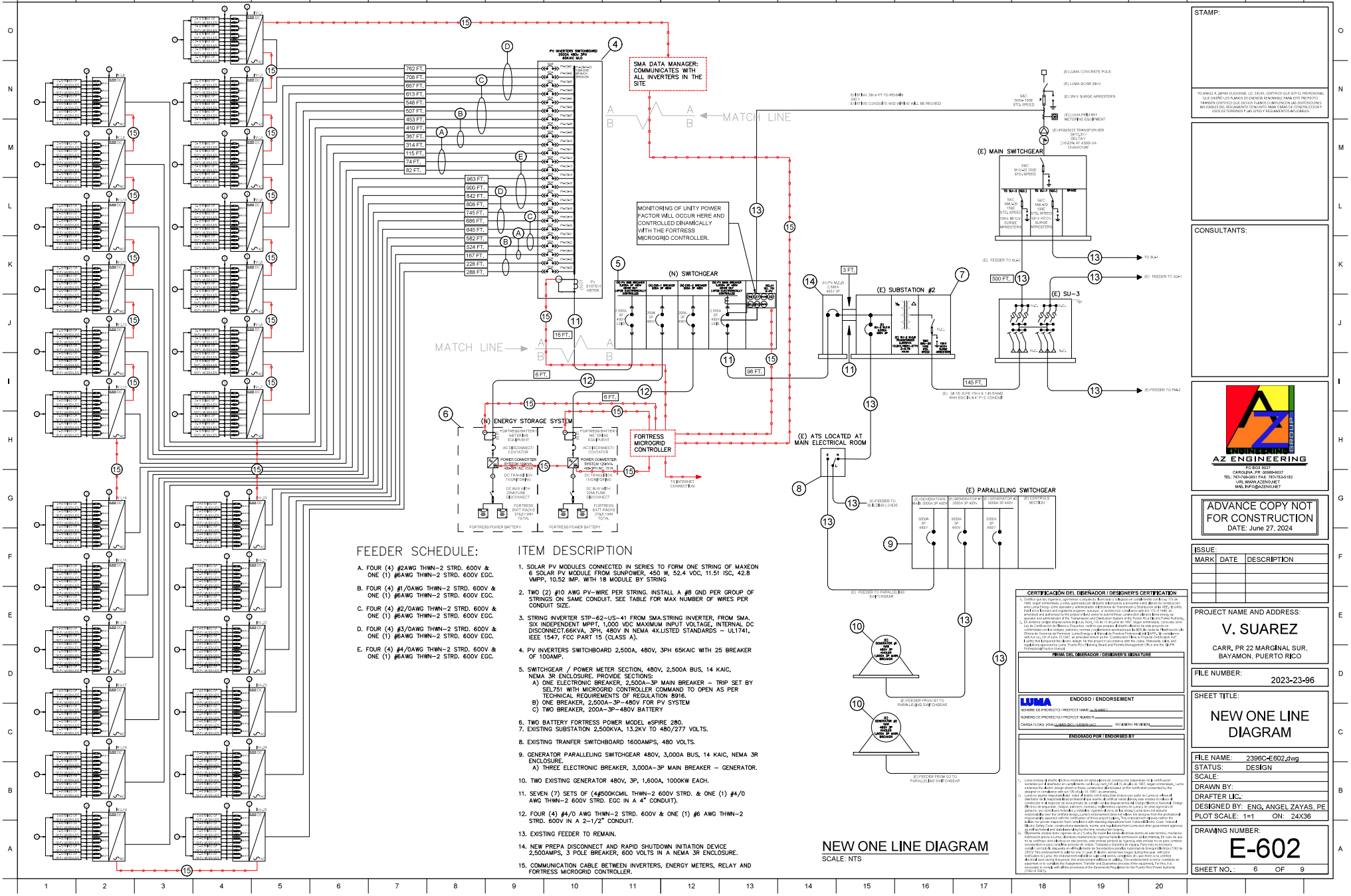
FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA ENDOSO / ENDORSEMENT

NOMBRE DE PROYECTO / PROYECT NAME: V. SUAREZ
NÚMERO DE PROYECTO / PROYECT NUMBER:
CARGA / LOAD: (KVA): 2.4MW (DC) / 1.65MW (AC) REVISION / REVISION:

ENDOSADO POR / ENDORSED BY

1. Luma endosa el diseño eléctrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley núm.135 del 15 de julio de 1967, según enmendada./ Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with act 135 of july 15, 1967, as amended.
2. Luma no asume responsabilidad sobre el diseño certificado. Este Endoso por parte de Luma no releva al diseñador de la responsabilidad profesional que asume al certificar estos planos, este endoso no releva al constructor ni al inspector de obra privado de cumplir con las disposiciones del Código Eléctrico Nacional, Código Eléctrico de seguridad, códigos, patrones, normas y reglamentos vigentes de Luma y de otras agencias de gobierno, asi como leyes federales y estatales, vigentes al inicio de las obras./ Luma does not assume responsability over the certified design. Luma's endorsement does not relieve the designer from the professional responsability assumed with the certification of these project's plans. This endorsement relieves neither the builder nor private inspector from compliance with standing dispositions from National Electric Code, National Electric Safety Code; constructions standards, norms, and regulations from Luma and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras eléctricas dentro de este término, mediando notificación previa a Luma, el endoso mantendrá su vigencia hasta la terminacíon de las mismas. En caso de que no se certifique obra eléctrica en ese periodo, este endoso perderá su vigencia. este endoso no es para construir servidumbre ni para completar proceso de cesión, Traspaso y Garantía de equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbre para las Autoridad de Energía Eléctrica (7282 de 2007)/ This endorsement is valid for one (1) year. If electric works have begun during this year, with prior notification to Luma, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute an easement or to complete the Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Power Authority (7282 of 2007).



FEEDER SCHEDULE:

A. FOUR (4) #2AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

B. FOUR (4) #1/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

C. FOUR (4) #2/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

D. FOUR (4) #3/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

E. FOUR (4) #4/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

ITEM DESCRIPTION

1. SOLAR PV MODULES CONNECTED IN SERIES TO FORM ONE STRING OF MAXEON 6 SOLAR PV MODULE FROM SUNPOWER, 450 W, 52.4 VOC, 11.51 ISC, 42.8 VMPP, 10.52 IMP. WITH 18 MODULE BY STRING
2. TWO (2) #10 AWG PV-WIRE PER STRING. INSTALL A #8 GND PER GROUP OF STRINGS ON SAME CONDUIT. SEE TABLE FOR MAX NUMBER OF WIRES PER CONDUIT SIZE.
3. STRING INVERTER STP-62-US-41 FROM SMA.STRING INVERTER, FROM SMA. SIX INDEPENDENT MPPT, 1,000 VDC MAXIMUM INPUT VOLTAGE, INTERNAL DC DISCONNECT,66KVA, 3PH, 480V IN NEMA 4X.LISTED STANDARDS – UL1741, IEEE 1547, FCC PART 15 (CLASS A).
4. PV INVERTERS SWITCHBOARD 2,500A, 480V, 3PH 65KAIC WITH 25 BREAKER OF 100AMP.
5. SWITCHGEAR / POWER METER SECTION, 480V, 2,500A BUS, 14 KAIC, NEMA 3R ENCLOSURE. PROVIDE SECTIONS:
   A) ONE ELECTRONIC BREAKER, 2,500A–3P MAIN BREAKER – TRIP SET BY SEL751 WITH MICROGRID CONTROLLER COMMAND TO OPEN AS PER TECHNICAL REQUIREMENTS OF REGULATION 8916.
   B) ONE BREAKER, 2,500A–3P–480V FOR PV SYSTEM
   C) TWO BREAKER, 200A–3P–480V BATTERY
6. TWO BATTERY FORTRESS POWER MODEL eSPIRE 280.
7. EXISTING SUBSTATION 2,500KVA, 13.2KV TO 480/277 VOLTS.
8. EXISTING TRANFER SWITCHBOARD 1600AMPS, 480 VOLTS.
9. GENERATOR PARALLELING SWITCHGEAR 480V, 3,000A BUS, 14 KAIC, NEMA 3R ENCLOSURE.
   A) THREE ELECTRONIC BREAKER, 3,000A–3P MAIN BREAKER – GENERATOR.
10. TWO EXISTING GENERATOR 480V, 3P, 1,600A, 1000KW EACH.
11. SEVEN (7) SETS OF (4)#500KCMIL THWN-2 600V STRD. & ONE (1) #4/0 AWG THWN-2 600V STRD. EGC IN A 4" CONDUIT).
12. FOUR (4) #4/0 AWG THWN-2 STRD. 600V & ONE (1) #6 AWG THWN-2 STRD. 600V IN A 2-1/2" CONDUIT.
13. EXISTING FEEDER TO REMAIN.
14. NEW PREPA DISCONNECT AND RAPID SHUTDOWN INITIATION DEVICE 2,500AMPS, 3 POLE BREAKER, 600 VOLTS IN A NEMA 3R ENCLOSURE.
15. COMMUNICATION CABLE BETWEEN INVERTERS, ENERGY METERS, RELAY AND FORTRESS MICROGRID CONTROLLER.

NEW ONE LINE DIAGRAM

SCALE: NTS

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

ENDOSO / ENDORSEMENT

ENDOSADO POR / ENDORSED BY

STAMP:

YO ANGEL R. ZAYAS QUEVEDO, LIC. 23145, CERTIFICO QUE SON EL PROFESIONAL QUE DISEÑÓ LOS PLANOS DE ENERGÍA RENOVABLE PARA ESTE PROYECTO. TAMBIÉN CERTIFICO QUE DICHOS PLANOS CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENOS Y LAS LEYES Y REGLAMENTOS APLICABLES.

CONSULTANTS:

AZ ENGINEERING
PO BOX 9037
CAROLINA, PR 00988-9037
TEL. 787-765-3851 FAX: 787-763-5192
URL:WWW.AZENG.NET
MAIL:INFO@AZENG.NET

ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT NAME AND ADDRESS:

V. SUAREZ

CARR. PR 22 MARGINAL SUR,
BAYAMON, PUERTO RICO

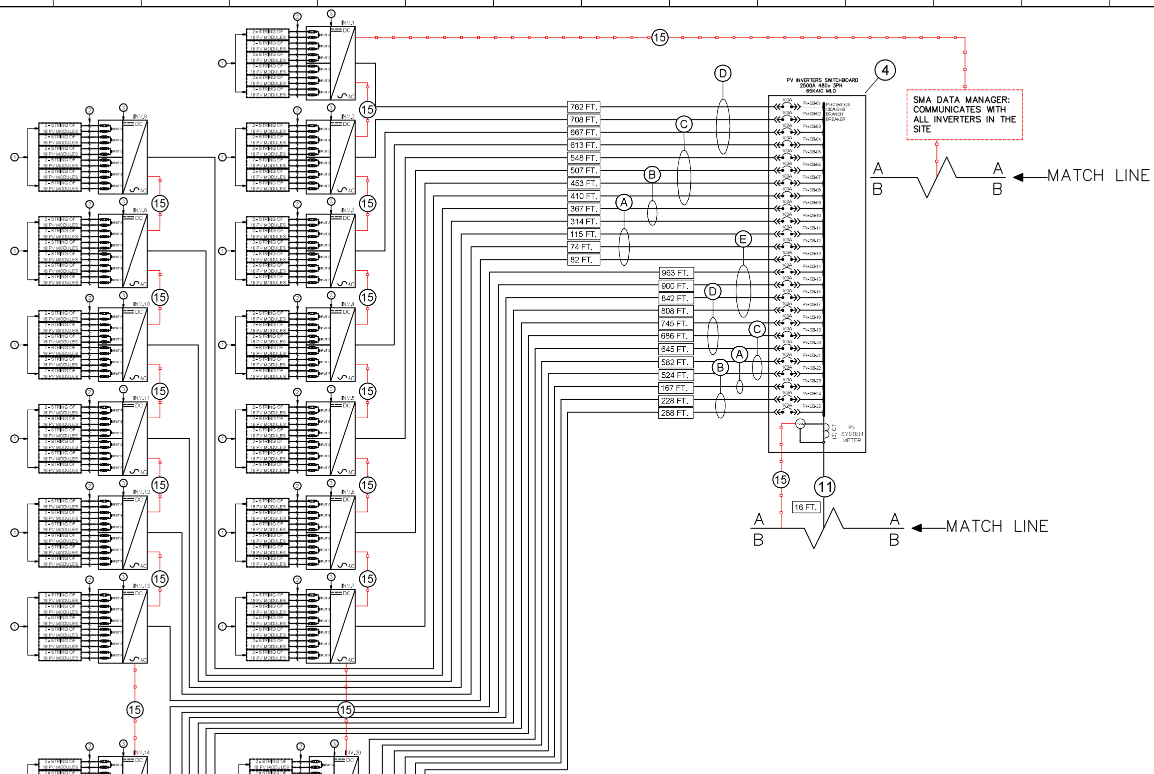
FILE NUMBER: 2023-23-96

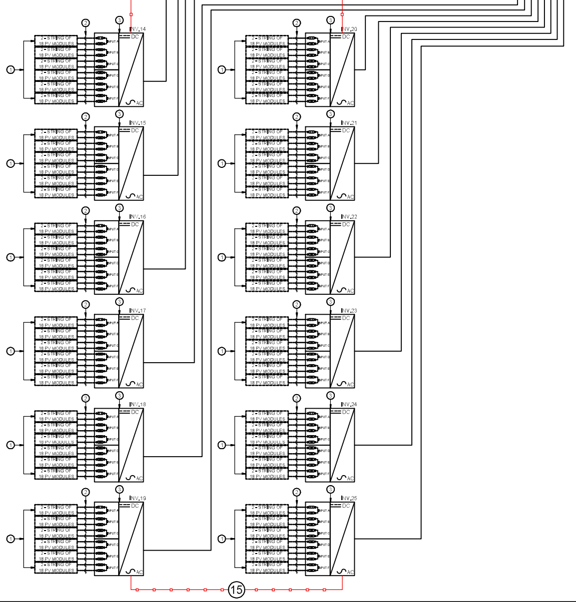
SHEET TITLE: NEW ONE LINE DIAGRAM

FILE NAME:	2396C-E602.dwg
STATUS:	DESIGN
SCALE:	
DRAWN BY:	
DRAFTER LIC.:	
DESIGNED BY:	ENG. ANGEL ZAYAS, PE
PLOT SCALE:	1=1 ON: 24X36

DRAWING NUMBER: E-602

SHEET NO.: 6 OF 9





FEEDER SCHEDULE:

A. FOUR (4) #2AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

B. FOUR (4) #1/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

C. FOUR (4) #2/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

D. FOUR (4) #3/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

E. FOUR (4) #4/0AWG THWN-2 STRD. 600V & ONE (1) #6AWG THWN-2 STRD. 600V EGC.

NEW ONE LINE DIAGRAM A-A

SCALE: NTS

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA ENDOSO / ENDORSEMENT

ENDOSADO POR / ENDORSED BY

STAMP:

YO ANGEL R. ZAYAS DUCHESNE, LIC. 13160, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑÓ LOS PLANOS DE ENERGÍA RENOVABLE PARA ESTE PROYECTO. TAMBIÉN CERTIFICO QUE DICHOS PLANOS CUMPLENCON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO PARA OBRAS DE CONSTRUCCION Y USOS DE TERRENOS Y LAS LEYES Y REGLAMENTOS APLICABLES.

CONSULTANTS:

AZ ENGINEERING
PO BOX 9037
CAROLINA, PR 00988-9037
TEL: 787-768-3851 FAX: 787-752-5192
URL:WWW.AZENG.NET
MAIL:INFO@AZENG.NET

ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

ISSUE:

MARK	DATE	DESCRIPTION

PROJECT NAME AND ADDRESS:
V. SUAREZ
CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

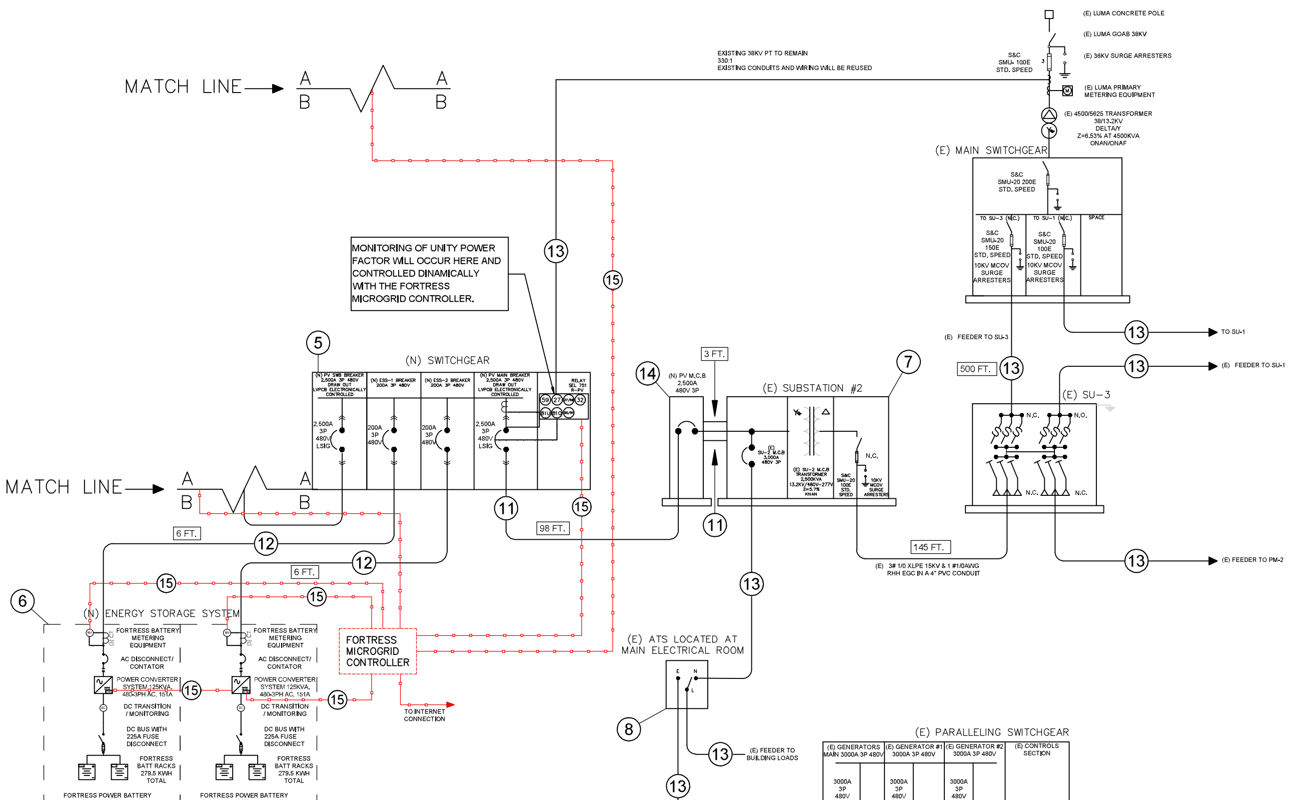
FILE NUMBER: 2023-23-96

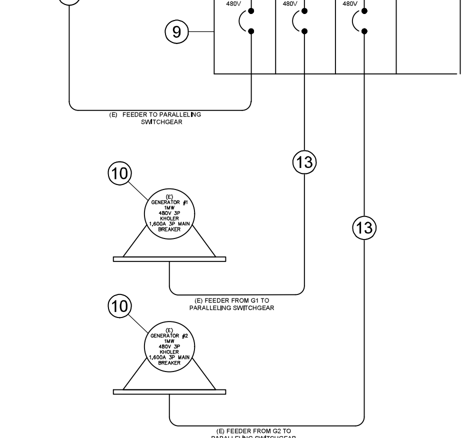
SHEET TITLE: NEW ONE LINE DIAGRAM A-A

FILE NAME: 2396C-E602.1.dwg
STATUS: DESIGN
SCALE:
DRAWN BY:
DRAFTER LIC.:
DESIGNED BY: ENG. ANGEL ZAYAS, PE
PLOT SCALE: 1=1 ON: 24X36

DRAWING NUMBER: E-602.1

SHEET NO.: 7 OF 9





NEW ONE LINE DIAGRAM B-B

SCALE: NTS

ITEM DESCRIPTION

1. SOLAR PV MODULES CONNECTED IN SERIES TO FORM ONE STRING OF MAXEON 6 SOLAR PV MODULE FROM SUNPOWER, 450 W, 52.4 VOC, 11.51 ISC, 42.8 VMPP, 10.52 IMP. WITH 18 MODULE BY STRING
2. TWO (2) #10 AWG PV-WIRE PER STRING. INSTALL A #8 GND PER GROUP OF STRINGS ON SAME CONDUIT. SEE TABLE FOR MAX NUMBER OF WIRES PER CONDUIT SIZE.
3. STRING INVERTER STP-62-US-41 FROM SMA.STRING INVERTER, FROM SMA. SIX INDEPENDENT MPPT, 1,000 VDC MAXIMUM INPUT VOLTAGE, INTERNAL DC DISCONNECT.66KVA, 3PH, 480V IN NEMA 4X.LISTED STANDARDS – UL1741, IEEE 1547, FCC PART 15 (CLASS A).
4. PV INVERTERS SWITCHBOARD 2,500A, 480V, 3PH 65KAIC WITH 25 BREAKER OF 100AMP.
5. SWITCHGEAR / POWER METER SECTION, 480V, 2,500A BUS, 14 KAIC, NEMA 3R ENCLOSURE. PROVIDE SECTIONS:
   A) ONE ELECTRONIC BREAKER, 2,500A–3P MAIN BREAKER – TRIP SET BY SEL751 WITH MICROGRID CONTROLLER COMMAND TO OPEN AS PER TECHNICAL REQUIREMENTS OF REGULATION 8916.
   B) ONE BREAKER, 2,500A–3P–480V FOR PV SYSTEM
   C) TWO BREAKER, 200A–3P–480V BATTERY
6. TWO BATTERY FORTRESS POWER MODEL eSPIRE 280.
7. EXISTING SUBSTATION 2,500KVA, 13.2KV TO 480/277 VOLTS.
8. EXISTING TRANFER SWITCHBOARD 1600AMPS, 480 VOLTS.
9. GENERATOR PARALLELING SWITCHGEAR 480V, 3,000A BUS, 14 KAIC, NEMA 3R ENCLOSURE.
   A) THREE ELECTRONIC BREAKER, 3,000A–3P MAIN BREAKER – GENERATOR.
10. TWO EXISTING GENERATOR 480V, 3P, 1,600A, 1000KW EACH.
11. SEVEN (7) SETS OF (4#500KCMIL THWN–2 600V STRD. & ONE (1) #4/0 AWG THWN–2 600V STRD. EGC IN A 4" CONDUIT).
12. FOUR (4) #4/0 AWG THWN–2 STRD. 600V & ONE (1) #6 AWG THWN–2 STRD. 600V IN A 2–1/2" CONDUIT.
13. EXISTING FEEDER TO REMAIN.
14. NEW PREPA DISCONNECT AND RAPID SHUTDOWN INITIATION DEVICE 2,500AMPS, 3 POLE BREAKER, 600 VOLTS IN A NEMA 3R ENCLOSURE.
15. COMMUNICATION CABLE BETWEEN INVERTERS, ENERGY METERS, RELAY AND FORTRESS MICROGRID CONTROLLER.

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA ENDOSO / ENDORSEMENT

ENDOSADO POR / ENDORSED BY

STAMP:

CONSULTANTS:

AZ ENGINEERING
PO BOX 9037
CAROLINA, PR 00988-9037
TEL: 787-768-3851 FAX: 787-753-5192
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DATE: June 27, 2024

ISSUE:		
MARK	DATE	DESCRIPTION

PROJECT NAME AND ADDRESS:
V. SUAREZ
CARR. PR 22 MARGINAL SUR, BAYAMON, PUERTO RICO

FILE NUMBER: 2023-23-96

SHEET TITLE:
NEW ONE LINE DIAGRAM B-B

FILE NAME:	2396C-E602.2.dwg
STATUS:	DESIGN
SCALE:	
DRAWN BY:	
DRAFTER LIC.:	
DESIGNED BY:	ENG. ANGEL ZAYAS, PE
PLOT SCALE:	1=1 ON: 24X36

DRAWING NUMBER:
E-602.2

SHEET NO.: 8 OF 9

SUNPOWER | FROM MAXEON SOLAR TECHNOLOGIES

MAXEON 6 SOLAR PANEL

450-475 W | Up to 22.3% Efficient

Ideal for commercial applications

White backsheet silver frame

More Lifetime Energy

Designed to maximise energy generation through leading efficiency, enhanced performance in high temperatures, and higher energy conversion in low-light conditions like mornings, evenings and cloudy days.

Uncompromising Durability

Engineered to power through all types of weather conditions with crack-resistant cells and reinforced connections that protect against fatigue and corrosion, to an electrical architecture that mitigates the impact of shade and prevents hot-spot formation.

HOT-SPOT PROTECTED

Superior Sustainability

Clean ingredients, responsible manufacturing, and lasting energy production for 40 years make SunPower Maxeon panels the most sustainable choice in solar.

SUNPOWER 40 YEAR WARRANTY Power | Product | Service

The Industry's Longest Warranty

SunPower Maxeon panels are covered by a 40-year warranty[1] backed by extensive third-party testing and field data from more than 33 million panels deployed worldwide.

Product and power coverage	40 Years
Year 1 minimum warranted output	98.0%
Maximum annual degradation	0.25%

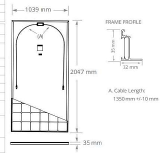
Learn more about the SPR-MAX6-XXX-COM
sunpower.maxeon.com

MAXEON 6 POWER: 450-475 W | EFFICIENCY: Up to 22.3%

Electrical Data	SPR-MAX6-475-COM	SPR-MAX6-460-COM	SPR-MAX6-450-COM
Nominal Power (Pnom)[2]	475 W	460 W	450 W
Power Tolerance	5/0%	5/0%	5/0%
Panel Efficiency	22.3%	21.6%	21.2%
Rated Voltage (Vmpp)	43.9 V	43.2 V	42.8 V
Rated Current (Impp)	10.82 A	10.64 A	10.52 A
Open-Circuit Voltage (Voc) (+/−3%)	52.6 V	52.5 V	52.4 V
Short-Circuit Current (Isc) (+/−3%)	11.57 A	11.54 A	11.51 A
Max. System Voltage	1500 V IEC		
Maximum Series Fuse	20 A		
Power Temp Coef.	−0.29% / °C		
Voltage Temp Coef.	−0.239% / °C		
Current Temp Coef.	0.057% / °C		

Operating Condition And Mechanical Data	
Temperature	−40°C to +85°C
Impact Resistance	25 mm diameter hail at 23 m/s
Solar Cells	72 Maxeon 6 Cells
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-68, EVO2, 3 bypass diodes
Weight	22.7 kg
Max. Load[6]	Wind: 2400 Pa, 244 kg/m² front & back Snow: 5400 Pa, 550 kg/m² front
Frame	Class 2 silver anodised

Warranties, Certifications and Compliance	
Standard Tests[3]	IEC 61215, IEC 61730
Quality Management Certs	ISO 9001:2015, ISO 14001:2015
Ammonia Test	IEC 62716
Desert Test	IEC 60068-2-68, MIL-STD-810G
Salt Spray Test	IEC 61701 (maximum severity)
PID Test	1500 V: IEC 62804
Available Listings	TUV
ILFI Declare Label	First solar panel labeled for ingredient transparency and LBC-compliance.[4]
Cradle to Cradle Certified™ Bronze	First solar panel line certified for material health, water stewardship, material reutilisation, renewable energy & carbon management, and social fairness[5]
Green Building Certification Contribution	Panels can contribute additional points toward LEED and BREEAM certifications.
EHS Compliance	RoHS, OHSAS 18001:2007, lead free, REACH SVHC-163



LEAD FREE RoHS COMPLIANT | Declare. | CERTIFIED cradle to cradle BRONZE

Please read the safety and installation instructions. Visit www.sunpower.maxeon.com/int/PVInstallGuideIEC Paper version can be requested through techsupport.ROW@maxeon.com

1 40-year warranty is not available in all countries or all installations and requires registration, otherwise our 25-year warranty applies. Service availability varies by country and installation provider.
2 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration Standard: SOMS current, LACCS FF and Voltage.
3 Class C fire rating per IEC 61730.
4 Maxeon DC panels first received the International Living Future Institute Declare Label in 2016.
5 Maxeon DC panels are Cradle to Cradle Certified™ Bronze - www.c2ccertified.org/products/scorecard/e-series_xseries_solar_panels_-_sunpower_corporation. Cradle to Cradle Certified™ is a certification mark licensed by the Cradle to Cradle Products Innovation Institute.
6 Safety factor 1.5 included.

Made in Malaysia (Cells)
Assembled in Mexico (Module)
Specifications included in this datasheet are subject to change without notice.

SUNPOWER FROM MAXEON SOLAR TECHNOLOGIES

544409 REV A / A4_EN
Publication Date: January 2022

SMA

SUNNY TRIPOWER CORE1 33-US / 50-US / 62-US

Fully integrated
- Innovative design requires no additional racking for rooftop installation
- Integrated DC and AC disconnects and overvoltage protection
- 12 direct string inputs for reduced labor and material costs

Increased power, flexibility
- Multiple power ratings for small to large scale commercial PV installations
- Six MPP trackers for flexible stringing and maximum power production
- OptiTrac™ Global Peak shade tolerant MPP tracking

Enhanced safety, reliability
- Integrated SunSpec PLC signal for module-level rapid shutdown compliance to 2017 NEC
- Next-gen DC AFCI arc-fault protection certified to new Standard UL 1699B

Smart monitoring, control, service
- Advanced smart inverter grid support capabilities
- Increased ROI with SMA ennexOS cross sector energy management platform
- SMA Smart Connected proactive O&M solution reduces time spent diagnosing and servicing in the field

SUNNY TRIPOWER CORE1 33-US / 50-US / 62-US

It stands on its own

The Sunny Tripower CORE1 is the world's first free-standing PV inverter for commercial rooftops, carports, ground mount and repowering legacy solar projects. Now with expanded features and new power classes, the CORE1 is the most versatile, cost-effective commercial solution available. From distribution to construction to operation, the Sunny Tripower CORE1 enables logistical, material, labor and service cost reductions. Integrated SunSpec PLC for rapid shutdown and enhanced DC AFCI arc-fault protection ensure compliance to the latest safety codes and standards. With Sunny Tripower CORE1 and SMA's ennexOS cross sector energy management platform, system integrators can deliver comprehensive commercial energy solutions for increased ROI.

www.SMA-America.com

Technical data*	Sunny Tripower CORE1 33-US	Sunny Tripower CORE1 50-US	Sunny Tripower CORE1 62-US
Input (DC)			
Maximum array power	50000 Wp STC	75000 Wp STC	93750 Wp STC
Maximum system voltage		1000 V	
Rated MPP voltage range	330 V ... 800 V	500 V ... 800 V	550 V ... 800 V
MPPT operating voltage range		150 V ... 1000 V	
Minimum DC voltage / start voltage		150 V / 188 V	
MPP trackers / strings per MPP input		6 / 2	
Maximum operating input current / per MPP tracker		120 A / 20 A	
Maximum short circuit current per MPPT / per string input		30 A / 30 A	
Output (AC)			
AC nominal power	33300 W	50000 W	62500 W
Maximum apparent power	33300 VA	50000 VA	66000 VA
Output phases / line connections		3 / 3-(N)-PE	
Nominal AC voltage		480 V / 277 V WYE	
AC voltage range		244 V ... 305 V	
Maximum output current	40 A	64 A	79.5 A
Rated grid frequency		60 Hz	
Grid frequency / range		50 Hz, 60 Hz / -6 Hz ... +6Hz	
Power factor at rated power / adjustable displacement		1 / 0.0 leading ... 0.0 lagging	
Harmonics THD		<3%	
Efficiency			
CEC efficiency (preliminary)	97.5%	98%	98%
Protection and safety features			
Load rated DC disconnect		●	
Load rated AC disconnect		●	
Ground fault monitoring: Riso / Differential current		● / ●	
DC AFCI arc-fault protection		●	
SunSpec PLC signal for rapid shutdown		●	
DC reverse polarity protection		●	
AC short circuit protection		●	
DC surge protection: Type 2 / Type 1+2		○ / ○	
AC surge protection: Type 2 / Type 1+2		○ / ○	
Protection class / overvoltage category (as per UL 840)		I / IV	
General data			
Device dimensions (W / H / D)		621 mm / 733 mm / 569 mm (24.4 in x 28.8 in x 22.4 in)	
Device weight		84 kg (185 lbs)	
Operating temperature range		-25 °C ... +60 °C (-13 °F ... +140 °F)	
Storage temperature range		-40 °C ... +70 °C (-40 °F ... +158 °F)	
Audible noise emissions (full power @ 1m and 25 °C)		65 dB(A)	
Internal consumption at night		5 W	
Topology		Transformerless	
Cooling Concept		OptiCool (forced convection, variable speed fans)	
Enclosure protection rating		Type 4X, 3SX (as per UL 50E)	
Maximum permissible relative humidity (non-condensing)		100%	
Additional information			
Mounting		Free-standing with included mounting feet	
DC connection		Amphenol UTX PV connectors	
AC connection		Screw terminals - 4 AWG to 4/0 AWG CU/AL	
LED indicators (Status / Fault / Communication)		●	
Network interfaces: Ethernet / WLAN / RS485		● (2 ports) / ● / ○	
Data protocols: SMA Modbus / SunSpec Modbus / Webconnect		● / ● / ●	
Multifunction relay		●	
OptiTrac Global Peak (shade-tolerant MPP tracking)		●	
Integrated Plant Control / Q on Demand 24/7		● / ●	
Off-Grid capable / SMA Fuel Save Controller compatible		● / ●	
SMA Smart Connected (proactive monitoring and service support)		●	
Certifications (pending as of June 2018)			
Certifications and approvals		UL 1741, UL 1699B, UL 1998, IEEE 1547, CAN/CSA-C22.2 No. 62109	
FCC compliance		FCC Part 15 Class A	
Grid interconnection standards		UL 1741 SA - CA Rule 21, HECO Rule 14H	
Advanced grid support capabilities		L/HFRT, L/HVRT, Volt-VAr, Volt-Watt, Frequency-Watt, Ramp Rate Control, Fixed Power Factor	
Warranty			
Standard		10 years	
Optional extensions		15 / 20 years	
○ Optional features ● Standard features - Not available		* Preliminary data as of June 2018	
Type designation	STP33-US-41	STP50-US-41	STP62-US-41

Accessories

- SMA Data Manager M EDMM-US-10
- SMA Sensor Module MD.SENUS-40
- Universal Mounting System UMS_KIT-10
- AC Surge Protection Module Kit AC_SPD_KIT1-10, AC_SPD_KIT2_T1T2
- DC Surge Protection Module Kit DC_SPD_KIT4-10, DC_SPD_KIT5_T1T2

Toll Free +1 888 4 SMA USA
www.SMA-America.com

SMA America, LLC

eSpire 280

COMMERCIAL AND INDUSTRIAL BATTERY STORAGE

FORTRESS POWER Secure your energy

Supported Applications
- Peak shaving for demand charge management
- Load shifting for time-of-use savings
- Real and reactive power compensation to improve power quality
- Standalone operation in off-grid mode for power backup
- Store excess solar energy during the day and use at another time

Multi-family Homes | Grocery Stores & Convenience Stores | Charging Stations & Service Areas | Schools, Banks, & Hospitals

Product Features

Safe Technology & Multi-level Protection
The solution uses the best-in-class Tier 1 Lithium Iron Phosphate (LFP) chemistry for the highest level of safety, thermal stability, and reliability; An integrated, multi-level Battery Management System (BMS) monitors, optimizes, and balances the system.

Advanced Liquid Cooling for the Extended Battery Lifespan
The unique liquid cooling system optimizes the battery thermal performance by 3 times, which extends the battery lifespan and increases your investment.

Built-in Microgrid Controls with Adaptive EMS / Fleet Management
Ability to integrate with solar, genset, wind, micro-turbines, utility, or other distributed energy resources. Intelligent software to reduce electricity cost, prepare for resiliency, and maximize return on investment. Remote operation & maintenance.

Easy & Flexible to scale (Easy scalability)
This outdoor rated, modular solution can be expanded up to 4.2 MWH capacity easily (Max. 12 units in parallel).

Turnkey System for Fast Install
Fully integrated, pre-configured package system reduces on-site installation time; includes inverter(s), battery trays, racks, BMS, Keystone Micro-Grid, Controller, HVAC, fire suppression, and outdoor rated enclosure. Off-grid and Back-up package available.

Excellent Local Support
Our US based technical support team can help you from project design to completion.

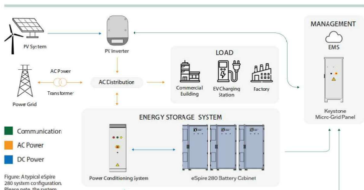


Figure: A typical eSpire 280 system configuration. Please note, the system configuration may vary based on application.

ESS includes: 125 kVA Inverter, battery, battery racks, EMS, HVAC, fire suppression, extraposition transformer, and outdoor rated enclosure

eSpire280_022224

eSpire 280

COMMERCIAL AND INDUSTRIAL BATTERY STORAGE

FORTRESS POWER

Battery Specification	
Fortress Power Battery Module	eSpire 280
Chemistry	Lithium Iron Phosphate
Cell Type	Prismatic
Configuration	1P6S
Number of Modules	6
Nominal Capacity	280 Ah
Nominal Energy	273.5 kWh
Nominal Voltage	998.4 Vdc
Operating Voltage Range	873.7 - 1123.2 Vdc
Maximum Continuous Charging/Discharging Current	140 Amps
Communication	Modbus TCP, CAN, Modbus RTU
Cycle Life @ 25C @ 70% Retention	8000 Cycles
DC DC Round Trip Efficiency	92% @ 0.5C, 25°C, 1 Cycle Per Day
Operating Temperature Range	Charging: 0-55°C & Discharging -20-55°C
Thermal Management System	Integrated Liquid Cooling System (HVAC)
Fire Suppression System	Fire Detector, Smoke Detector & Fire Extinguisher
IP Class	Type IP56, NEMA 3R
Battery Bank Scalability	Up to 15 (4.2 MWH)

PCS Specification	
PCS Model	FP-PCS125HV
Rated AC Power	125 KVA/KW
Rated Grid Voltage	3Ph 480Vac + PE
Grid Voltage Range	422 to 528Vac (-12%, +10%) / (3Ph 208Vac) * + PE *
Rated Grid Frequency	60 Hz
Grid Frequency Range	59.3 to 60.5Hz, Adjustable
Rated AC Current	151 Amps
DC Voltage Range	750-1350Vdc
Rated Discharge / Charge Power	128KW/122KW
Max. Discharge/Charge Current	157Amps/151Amps
Current THD	<3%
Power Factor	-1 to 1, continuously adjustable
Peak Efficiency	98%
Standby Loss	<25W @ Cool Mode
Grid Power Factor	-1 (leading) to (Lagging), Continuously Adjustable
Wiring Configuration	3 Phase 4 Wire or 3 Phase 3 Wire (3P4W/3P3W Configuration)
Protection	DC Reverse Protection/OVP/UVP/OCP/DC Insulation Detection

* For 3Ph 208Vac + PE application, a step-down transformer is required.

Energy Management Software	
Functional Operation	Real time Monitoring, Adaptive Peak Shaving, Demand Response, Net Metering, VPP
Operation Mode	Back-up, Microgrid, Off-grid, Peak Shaving, Demand Response, Time of Use, Net Metering, Zero Export, VPP
Communication Interface	Modbus (TCP and RTU), TCP/IP, CANbus, BACnet, Dry Contactor, External APIs

System Specification	PCS Details	Keystone Microgrid Control Panel	Battery Details
Operating Temperature	-22 to 140°F, De-Rating >113°F (-30 to 60°C, De-Rating >45°C)	-13 to 104°F (-25 to 40°C)	-22 to 113°F (-30 to 45°C)
Storage Temperature Range	-22 to 131°F (-25 to 55°C)	5 to 113°F (-15 to 45°C)	-20 to 140°F (-40 to 60°C)
Dimensions (H*W*D)	78.74 x 23.62 x 19.685 in (2000 x 600 x 500 mm)	77.56 x 35.43 x 33.85 in (1970 x 900 x 860 mm)	89.76 x 51.18 x 51.18 in (2280 x 1300 x 1300 mm)
Enclosure Rating	NEMA 3R / IP55	NEMA 3R / IP54	NEMA 4X / IP66
Relative Humidity	<95% No Condensing	<95% No Condensing	<95% No Condensing
Max Altitude	3000m, De-Rating > 2000m	3000m, De-Rating > 2000m	3000m, De-Rating > 2000m
Acoustic Noise	<70 dBA, Max 75dB	<70dB	<70dB, Max 80dB
Cooling System	Forced Air via Speed Control	Air Cool	Liquid Cooling Via HVAC
Net Weight	286.6lbs (130 kg)	690 lbs (313 kg)	6625 lbs (3005 kg)
Operation Status Indicators	Warning, Low Voltage & High Voltage		
Lockage Enclosure	Padlockable Swing Handle		
User Interface	LED EPO, Ethernet & HMI via Web Access / EMS Web Portal		
Communication Protocol	Ethernet/Modbus TCP		
Certifications	UL1973, UL9540(A), UL1741-SB, IEEE-1547-2018, IEEE-519, FCC Part 15 Class A, UL9540 CEC, SGIP, OGPe		

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eSpire280_022224

STAMP:

YO ANGEL R. ZAYAS DUCHESNE, LIC. 13160, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑÓ LOS PLANOS DE ENERGÍA RENOVABLE PARA ESTE PROYECTO. TAMBIÉN CERTIFICO QUE DICHOS PLANOS CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO PARA OBRAS DE CONSTRUCCION Y USOS DE TERRENOS Y LAS LEYES Y REGLAMENTOS APLICABLES.

CONSULTANTS:

AZ ENGINEERING
PO BOX 9037
CAROLINA, PR 00988-9037
TEL: 787-768-3851 FAX: 787-752-5192
URL:WWW.AZENG.NET
MAIL:INFO@AZENG.NET

ADVANCE COPY NOT FOR CONSTRUCTION
DATE: June 27, 2024

ISSUE:		
MARK	DATE	DESCRIPTION

CERTIFICACIÓN DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante Luma Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to luma energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric Power Authority.
2. En armonía con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que prepare el diseño eléctrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, Luma Energy y el Manual de Practica Profesional del CIAPR. / In compliance with Act no. 135 of June 15,1967, as amended known as the "Construction Plans or Projects Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by Luma, Puerto Rico Planning Board and Permits Management Office and the CIAPR Professional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA **ENDOSO / ENDORSEMENT**

NOMBRE DE PROYECTO / PROYECT NAME: V. SUAREZ
NÚMERO DE PROYECTO / PROYECT NUMBER:
CARGA / LOAD: (KVA): 2.4MW (DC) / 1.65MW (AC) REVISION / REVISION:

ENDOSADO POR / ENDORSED BY

1. Luma endosa el diseño eléctrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley núm.135 del 15 de julio de 1967, según enmendada. Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with act 135 of july 15, 1967, as amended.
2. Luma no asume responsabilidad sobre el diseño certificado. Este Endoso por parte de Luma no releva al diseñador de la responsabilidad profesional que asume al certificar estos planos, este endoso no releva al constructor ni al inspector de obra privado de cumplir con las disposiciones del Código Eléctrico Nacional, Código Eléctrico de seguridad, códigos, patrones, normas y reglamentos vigentes de Luma y de otras agencias de gobierno, asi como leyes federales y estatales, vigentes al inicio de las obras./ Luma does not assume responsability over the certified design. Luma's endorsement does not releve the designer from the professional responsability assumed with the certification of these project's plans. This endorsement relieves neither the builder nor private inspector from compliance with standing dispositions from: National Electric Code, National Electric Safety Code; constructions standards, norms, and regulations from Luma and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras eléctricas dentro de este término, mediando notificación previa a Luma, el endoso mantendrá su vigencia hasta la terminacion de las mismas. En caso de que no se certifique obra eléctrica en ese periodo, este endoso perderá su vigencia, este endoso no es para construir servidumbre ni para completar proceso de cesión, Traspaso y Garantía de equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbre para las Autoridad de Energía Eléctrica (7282 de 2007)/ This endorsement is valid for one (1) year. If electric works have begun during this year, with prior notification to Luma, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute an easement or to complete the Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Power Authority (7282 of 2007).

PROJECT NAME AND ADDRESS:
V. SUAREZ
CARR. PR 22 MARGINAL SUR,
BAYAMON, PUERTO RICO

FILE NUMBER: 2023-23-96

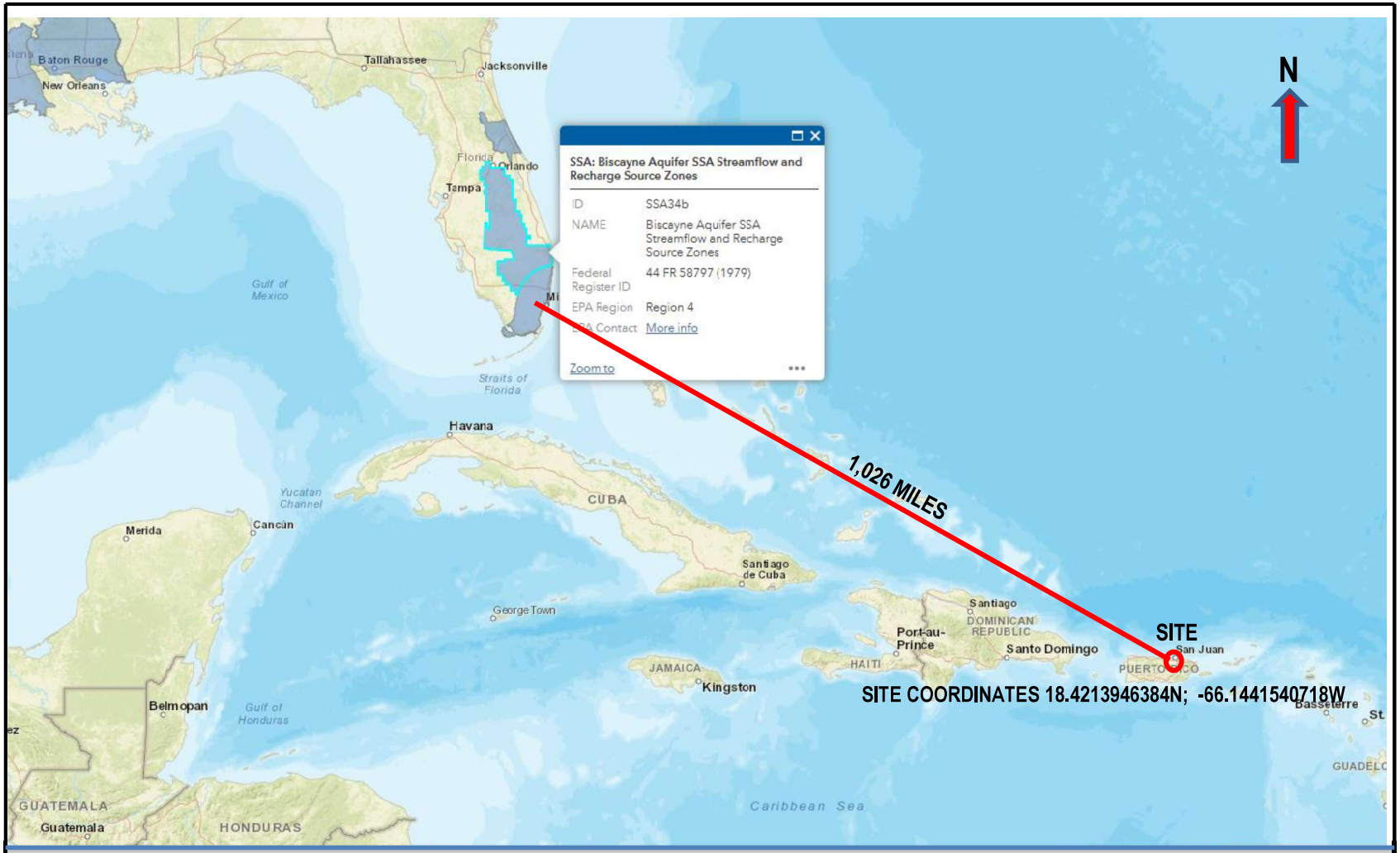
SHEET TITLE:
EQUIPMENT DATA SPECIFICATIONS

FILE NAME:	2396C-E701.dwg
STATUS:	DESIGN
SCALE:	NTS
DRAWN BY:	
DRAFTER LIC.:	
DESIGNED BY:	ENG. ANGEL ZAYAS, PE
PLOT SCALE:	1=1 ON: 24X36

DRAWING NUMBER:
E-701

SHEET NO.: 9 OF 9

ATTACHMENT 19



SCALE : 0 ——— 1,000 MILES SOURCE: EPA MAP OF SOLE SOURCE AQUIFER LOCATIONS

ERTEC

SOLE SOURCE AQUIFER MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161

U.S. Fish and Wildlife Service
National Wetlands Inventory

WETLANDS MAP

May 23, 2024

Wetlands

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

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

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

ERTEC

WETLANDS INVENTORY MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161
SITE COORDINATES18.4213946384N; -66.1441540718W

ATTACHMENT 21

SCALE : 0 ——— 10 mi.

SOURCE:NWSRS RIVERS MAP

ERTEC

NATIONAL WILD SCENIC RIVERS MAP
SOLAR PHOTOVOLTAIC SYSTEM
V. SUÁREZ & CO., INC.
300 LUCHETTI INDUSTRIAL PARK, PR-5, BAYAMÓN, PR
PROJECT ID IPGM-00161