

Environmental Assessment for HUD-funded Proposals

*Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].*



Project Identification: **EGIDA 837**

Preparer: **Eng. Fernando de León Iturriaga**

Responsible Entity: **PUERTO RICO DEPARTMENT OF HOUSING-CDBG-DR
(PRDOH) / PUERTO RICO HOUSING FINANCE AUTHORITY
(PRHFA)**

Month/Year: **MAY / 2022**

Environmental Assessment

Responsible Entity: PUERTO RICO DEPARTMENT OF HOUSING (PRDOH)
[24 CFR 58.2(a)(7)]

Certifying Officer: SALLY Z. ACEVEDO COSME
[24 CFR 58.2(a)(2)]
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ÁNGEL LÓPEZ GUZMÁN
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Project Name: EGIDA 837

Project Location: STATE ROAD PR-837, SANTA ROSA WARD, GUAYNABO,
PUERTO RICO 00969

Estimated Total Project Cost: \$79,505,407.00 (CDBG: \$44,340,924.00 & LIHTC:
21,325,096.00)

Grant Recipient: PUERTO RICO HOUSING FINANCE AUTHORITY (PRHFA)
[24 CFR 58.2(a)(5)]

Recipient Address: URB. ALTAMIRA 638 CALLE ALDEBARÁN. SAN JUAN,
PUERTO RICO 00920

Project Representative: MR. ALEJANDRO BRITO

Telephone Number: (787) 790-5080

Conditions for Approval: (Included is a List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

The following mitigation measures must be adopted throughout the construction:

1. Permits

a. Non-expired permits prior to construction commencement. These include:

- i. Construction Permit
- ii. Urbanization Permit (2020-312159-PCOC-007030)
- iii. General Consolidated Permit (Permiso General Consolidado)
- iv. Incidental Permit
- v. General Permit – National Pollutant Discharge Elimination System (NPDES) in compliance with EPA
- vi. AAA Endorsement & Endorsed Plan Set
- vii. AAA Point of Connection & Project Evaluation Letter (AAA-RM-20-32-0017)
- viii. AEE/Luma Agency Endorsed Plan Set, Endorsement Letter & Project Evaluation and Point of Connection Approval (2021-414166-SRI-050705)
- ix. DTOP Endorsement
- x. Firemen Department Endorsement (2022-417801-SRS-051409)
- xi. ICP Endorsements (IA & IB)
- xii. Environmental Recommendation (O-CO-OTR11-SJ-00130-11022005)
- xiii. Environmental Compliance Determination
- xiv. Determination of No Hazard to Air Navigation

b. EPA must be consulted for management of storm water to confirm if a National Pollutant Discharge Elimination System (NPDES) permit is necessary.

c. Must submit the General Permit that establishes the Regulation for the Processing of General Permits that includes an Emission Source Permit (PFE) in the case of electricity generators with a capacity greater than ten (10) horsepower and an operation no greater than five hundred hours a year. If the generator has an operation greater than five hundred hours a year, they will have to obtain the corresponding emission permits from the JCA/DRNA.

d. If the cutting of trees is necessary, a tree cutting, pruning, transplanting, and planting authorization (ACP) in accordance with chapter 47 cutting, pruning and afforestation of the joint regulation of permits for construction works and land use must be applied for and obtained.

- e. The trucks transporting the waste during construction must possess the Permit to Operate Services of Recollection or Transportation of Non-Dangerous Solid Waste (DS-1 Permit, JCA/DRNA).
- f. A Permit Number of Generation of Biomedical Waste must be obtained if the Elderly home will provide medical services.
- g. If a Laundry is installed, corresponding permits for compliance with Rules 108 (Installation of Equipment Control) and 4040 (Fugitive Emissions) of the Regulation Number 5300 of August 28, 1995 must be obtained.

2. Compliance Measures

- a. An Emergency Plan must be prepared and filed to the Department of Natural and Environmental Resources in compliance with the Regulations of Water Quality Standards to prevent and/or control diesel spills.
- b. The Storage, management and disposition of waste materials must be executed in compliance with the Regulation for the Management of Non-hazardous Solid Waste of the Environmental Quality Board/DRNA.
- c. Full compliance with noise ordinance as established in the “Reglamento para el Control de la Contaminación por Ruido de la Junta de Calidad Ambiental/DRNA”.
- d. Must implement and comply with a:
 - i. CES Plan
 - ii. Storm Water Pollution Prevention Plan (SWPPP)
 - iii. Recycling Plan & Quarterly Recycling Report of the Generated Materials during the Construction Work Phase (if the Municipality is responsible for this work, Compromise Evidence from the Municipality must be submitted).
 - iv. Drawings with the localization of the recycling area inside the Project must be submitted.
- e. Compliance with Green Permit pre-qualification requirements as a measure to obtain Green Certification.
- f. The project must comply with ADS/DRNA rules and regulations.
- g. Prior to any extraction of the terrestrial crust, Developer and Contractor must comply with Chapter 46 of the Conjoined Regulations of Permits for Construction Work and Terrain Usage for Extraction, Excavation, Removal & Dredging (also known as Incidental Permit).

h. The project must comply with the Requirements of the concerning Agencies and with their recommendations (2020-310139-REA-004300 and 2020-310139-DEA-004311) emitted for the Project.

i. The Project must follow the recommendations of the realized Soil Study for the Project.

j. A reforestation program using native species, which, in addition to helping to minimize erosion, benefits wildlife must be established. This measure is consistent with the Law to Encourage the Planting of Trees Whose Fruits and / or Seeds Provide Food for Wild Bird Species of Puerto Rico (Law No. 97 of June 24, 1998).

k. Take the necessary measures to prevent residues of organic and inorganic substances such as: oils, fuels, or other chemical substances, from being washed away by runoff and gaining access to any body of water or the rainwater system.

l. Project must comply with the Regulations for the Control and Prevention of Light Pollution.

m. Adequate measures must be taken to control the area during construction to avoid exposing the vehicles picking up any mud, dust, sticky or viscous substances in their tires or other parts of the vehicle which could then be deposited on the streets or any other public place. Construction debris and waste must not be accumulated in the Project's site surroundings.

n. Maintain dump trucks used to transport demolition materials and debris and construction covered with awnings while they are in motion, to avoid particulate emissions into the air.

o. If a body of surface or underground water is discovered on the property object of development, be it perennial or intermittent, you must report it immediately to the DNER and other agencies concerned. No report findings of this type, as well as the mitigation measures that will be implemented to protect these natural resources will lead to an automatic revocation of this communication of no objection and may be the basis for legal action by the Planning Board (JP) in the corresponding forums.

3. Demolition and Construction

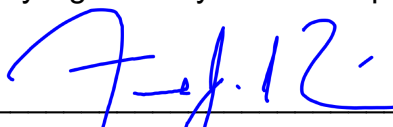
a. Contractor must detain all construction work if archaeological deposits and/or elements of historical value are encountered during any phase of the construction. Contractor must inform the ICPR and Contracting Officer within 24 hours of the finding.

- b. If a superficial or subterranean body of water is discovered while construction work is taking place, it must be informed to the Department of Natural and Environmental Resources.
- c. All pertaining permits must be obtained prior to construction commencement.
- d. Ensure Lead and Asbestos Certifications of Non-Presence are current and valid previous to demolition of the existing structure.

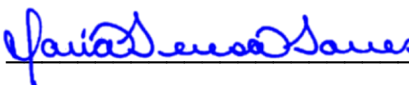
FINDING: [58.40(g)]

X **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)

— **Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature:  **Date:** 5/19/2022

Name/Title/Agency: **ENG. FERNANDO DE LEÓN, PE**
D|C ENGINEERS SERVICES, P.S.C.

RE Approving Official Signature:  **Date:** 06/16/2022

Name/Title/Agency: Permits and Environmental Compliance Specialist

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

Description of the Proposal: Must include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The proposed project 'Egida 837' is for the new construction of a eight (8) story multi-family residential housing building with one hundred ninety two (192) one (1) bedroom units. The project site is located at State Road PR-837 of the Santa Rosa Ward, in the municipality of Guaynabo, Puerto Rico. The project will be developed in a six thousand nine hundred and forty-three point eight three (6,943.83) square meter lot (Catastral# 114-062-032-02) with an identified zoning of C-I. Egida 837 is located more than half a mile from the PR199 Guaynabo Road but inside the .5-mile radius from the urban center (Plaza) with many services in proximity. The property is primarily accessed directly from 837 after passing the fourth roundabout (rotondas), on a 1.6 cuerdas vacant lot, surrounded by residential single-family home urbanizations and one condominium. The character of the area is residential with minimal commercial activity.

Existing Conditions and Trends: Must include a description of the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The construction square footage is approx. 229,000 sf of interior space and parking garage area. The building includes one hundred ninety-two (192) one-bedroom apartments, administrative offices, gymnasium, common laundry, community room with kitchen, reading room, courtyard and parking facilities at ground and basement level.

The access to the main plaza of the building will be kept open to the public use area that frames the vehicular and pedestrian access. The new development will have open spaces, community gardens, green areas and a public courtyard for community use and interactions with other residents of the area. Visitors parking are to be located at ground level while the residential parking area is located at the basement level taking advantage of the natural slope of the terrain.

The traffic is expected to be minimal as the intended use is for a low-income rental elderly project and at various times outside the typical rush hour timing. The new project is not expected to produce significant noise due to the residential almost rural character and low density of the area.

Statutory Checklist

[24CFR §58.5]

A record of the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
<p>Historic Preservation [36 CFR 800]</p>	<p>The letter from SHPO dated December 9, 2020, for this project determines that no historic property will be affected for this undertaking.</p> <p>The letter dated March 16, 2022 from the 'Instituto de Cultura Puertorriqueña' ('ICP') concluded that the probability of the Project's construction impacting archaeological resources are minimal.</p> <p>The Environmental Recommendation dated August 7, 2020 states that the Letters from 'ICP' titled 'Carta del Programa de Patrimonio Histórico Edificado' dated June 8, 2020 and 'Carta del Programa de Arqueología y Etnohistoria' dated August 3, 2020 state a no objection determination for the proposed project.</p> <p>See Annex Q – SHPO Determination See Annex X.10 – ICPR Recommendations & Endorsement Annex X.18 – Environmental Recommendation</p>
<p>Floodplain Management [24 CFR 55, Executive Order 11988]</p>	<p>The project site is located on Zone X, according to FEMA Maps and on Zone X and Zone X (Shaded) in the 500-year floodplain. This means that there is only a 0.2% probability of flooding in the perimeter of the structure or borders of the property. The Puerto Rico Planning Board determined that the Project's site is outside of the ABFE map.</p> <p>Floodplan Number: 72000C0730H Date: 4/19/2005</p> <p>See Annex P.2 – HH Study See Annex D – FEMA Map</p>
<p>Wetlands Protection [Executive Order 11990]</p>	<p>The project site is not located on any riparian nor wetlands. A permit won't be required as per Section 404 of the Clean Water Act for the project as the discharge of dredger or fill material into wetlands is not expected.</p> <p>See Annex C – Wetlands Map</p>
<p>Coastal Zone Management Act [Sections 307(c), (d)]</p>	<p>The Project location is outside of the Coastal Zone limit; therefore, the Puerto Rico Planning Board will not need to be consulted with to obtain a Federal Consistency Certificate. The project location is outside the coastal zone limits and/or is not expected to affect natural resources, land uses, or water uses in the Puerto Rico coastal zone. The Project is not located in a CBRS unit.</p>

	<p>See Annex D – FEMA Map See Annex E – USFWS CBRS Map See Annex P.2 – HH Study See Annex P.1 – Non-Flood Certification See Annex V.6 - 837 Site to Coast Distance (Source: Google Earth)</p>
<p>Sole Source Aquifers [40 CFR 149]</p>	<p>Puerto Rico is included in a sole-source aquifer region designated as Region II of the USA EPA.</p> <p>The project is not connected to a direct potable water line which provides water from a designated sole-source aquifer nor is it located within a sole source aquifer watershed. This was confirmed with the EPA Sole Source Aquifers Map.</p> <p>See Annex O.1 - Environmental Assessment Phase I Study See Annex V.3 - EPA Sole Source Aquifers Map</p>
<p>Endangered Species Act [50 CFR 402]</p>	<p>The Department of Natural and Environmental Resources ('DRNA' / 'DNER') did not identify the project site location as a Wildlife Refuge. The letter from the DRNA dated February 8, 2022, for this project states that they did not find a critical habitat or elements for endangered wildlife in the Project's Site nor is it in an Area of Conservation priority.</p> <p>If a Puerto Rican Boa is encountered, all work will cease until the Boa moves off by itself or, in the event that it does not, the Department of Natural and Environmental Resources will need to be informed to relocate the Boa.</p> <p>See Annex X.15 –DRNA Letter See Annex O.1 - Environmental Assessment Phase I Study</p>
<p>Wild and Scenic Rivers Act [Sections 7(b), (c)]</p>	<p>Puerto Rico has approximately 5,385 river miles. Only 8.9 miles of three rivers are designated as wild & scenic. The portions of these rivers that qualify under the Wild & Scenic Rivers Act are located more than 20 miles east of the project site. These Wild & Scenic Rivers are not in harm's way from this project.</p> <p>See Annex O.1 - Environmental Assessment Phase I Study See Annex V.4 - Distance From El Yunque Rivers to Egida 837 (Source: Google Earth)</p>
<p>Air Quality [Clean Air Act, Sections 176(c) and (d), and 40 CFR 6, 51, 93]</p>	<p>While the EPA Green Book indicates Santa Rosa Ward in Guaynabo as being in Nonattainment for SO₂; the Status of Puerto Rico Designated Areas, lists the Area as currently in maintenance for 1987 PM-10.</p> <p>The General Consolidated Permit from the "Junta de Calidad Ambiental/ Departamento de Recursos Naturales y Ambientales" is required. This permit is to be expected post-closing prior to construction start.</p>

	<p>See Annex O.1 - Environmental Assessment Phase I Study See Annex X.6 – Environmental Determination See References 16 & 17 - EPA Green Book & EPA Air Quality</p>
<p>Farmland Protection Policy Act [7 CFR 658]</p>	<p>The proposed use will be in harmony with the surrounding developed areas and will not impact agricultural projects. The project land lies within a mixed use, but mostly residential and populated suburban area in the Santa Rosa Ward in Guaynabo.</p> <p>The Department of Agriculture’s Endorsement Letter dated February 24, 2022 has no objection for the project development based on the fact that there are no ongoing agricultural activities or agricultural unit that could be harmed by the approval of the proposed residential project Egida 837. The Department of Agriculture considered that the land possesses a structure, that is surrounded by an urban area and that the housing development will be destined for the Elderly.</p> <p>See Annex A – Project Narrative See Annex O.1 – Environmental Assessment Phase I Study See Annex V.5 - USDA-NRCS Farmland Classification – Caribbean Region (Source - USDA-NRCS) See Annex V.7 – Egida 837 Farmlands Soil Map See Annex X.20 – Department of Agriculture Endorsement</p>
<p>Environmental Justice [Executive Order 12898]</p>	<p>The proposed elderly housing development is meant to serve the pressing need for affordable housing in Guaynabo’s low-income population. The Municipality of Guaynabo expressed complete support in the Municipality’s Endorsement Letter.</p> <p>The Phase I Environmental Study determined that the probability of the Site being contaminated is very low, that no substantial environmental issues were found and that no potential environmental impact issues to the Project Site were determined.</p> <p>See Annex O.1 – Phase I Environmental Site Assessment Report See Annex A – Project Narrative See Annex X.8 – Guaynabo Municipality Endorsement Letter</p>

HUD Environmental Standards Determination and Compliance Documentation

<p>Noise Abatement and Control [24 CFR 51 B]</p>	<p>The Noise Study requirement for Egida 837 is not applicable since the project is located more than half a mile from the PR-199 Guaynabo Road but inside the 0.5-mile radius from the urban center (Plaza). With an average daily traffic of about 30,000 trips, the noise charts indicate Acceptable for noise level. The property is primarily accessed directly from PR-837 after passing the fourth roundabout. The property to be developed consists of an approx.. 1.6 cuerdas vacant lot, surrounded by residential single-family home developments and one condominium. The characteristics of the context in the area are mainly residential. The property is not in the vicinity of airports or railways.</p> <p>See Annex V.8 – Noise Sources Map See Annex O.3 – Noise Study Non-Applicability See Reference 18 – HUD Noise Assessment Guidelines</p>
<p>Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]</p>	<p>The Phase I Environmental Study determined that the Project will not generate significant environmental impact, the probability of the site being contaminated is very low. The study's opinion was based on the historical and environmental review of records, visits to the site, interviews, and electronic data from local and federal agencies. No further investigation of the site was recommended.</p> <p>The existing structure at the site was tested for asbestos and lead based paint. The findings revealed No Presence of Asbestos or Lead on the Project's site Existing Structure. The Asbestos Non-Presence Certification was obtained on January 18, 2022 & The Lead-based Paint Non-Presence Certification was obtained on March 5, 2021.</p> <p>See Annex O.1 - Environmental Assessment Phase I Study See Annex O.2 - Asbestos Containing Building Materials Inspection Report</p>
<p>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</p>	<p>The proposed project is located in a high density, mixed-use (but mostly residential) suburban area within Guaynabo's suburban district. Project is surrounded by commercial, residential (mostly), and institutional buildings that do not use above ground storage of explosive or flammable materials. No aboveground storage tanks (ASTs), which could contain explosive or flammable materials are evident within a 1-mile radius of the project site.</p> <p>See Annex A – Project Narrative See Annex X.8 –Municipality Endorsement Letter See Annex X.4 – Fire Department Endorsement See Annex O.5 – Undesirable Activities Buffer Zone Map</p>

<p>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</p>	<p>The project site is 7.0 miles (36,960 feet) away from Isla Grande Airport and 8.6 miles (45,408 feet) away from Luis Munoz Marin International airport which happens to be a joint civil-military airport. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport.</p> <p>The Determination of No Hazard to Air Navigation states that the Structure will not exceed obstruction standards and would not be a hazard to air navigation.</p> <p>See Annex X.10 –Determination of No Hazard to Air Navigation See Annex V.2 – Distance from Egida 837 to Isla Grande Airport (Source: Google Earth) See Annex V.1 – Distance from Egida 837 to SJU Airport (Source: Google Earth)</p>
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Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

An evaluation of the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation will be entered to support the finding. The appropriate impact code will be entered from the following list to make a determination of impact. **Impact Codes: (1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	2	The Site's zoning code is C-2. There is no need for any changes or variances to the aforementioned. In addition, the Municipality of Guaynabo has eagerly endorsed the multi-family housing development.
Compatibility and Urban Impact	2	<p>The project lies within a densely populated suburban area of mixed occupancies. Single and multi-family homes, commercial and institutional facilities are found throughout the immediate vicinity. The project also conforms to the best interests of a population that are in dire need of affordable housing and with the Municipality's plans to establish land uses.</p> <p>See Annex X.8 – Municipality Endorsement Letter</p>
Slope	2	The lot is 6,944 sm in a rectangular area. The ground slopes down towards the rear part of the lot from elevation 42 meters at the southwest corner of the lot to 33.5 m at the northeast corner of the lot. The property in development has a steep topography, therefore, water ponding is not likely to occur. Visitors' parking is located at ground level, but residential parking area is located at the basement level taking advantage of the natural slope of the terrain and at the same time hidden from the user's sight.
Erosion	2	The contractor must provide erosion control by strictly adhering to the procedures and methods established in a CES plan. There is no anticipated adverse effect on erosion expected as a result of the development of this new project.

Soil Suitability	2	<p>The subsurface conditions observed throughout the project site area are generally favorable for the proposed development. The single most important geotechnical aspect that requires attention in project design and construction is the presence of the variable fills encountered at the site and potential weaker clayey soils found in boring B-2 at the northeast end (rear) of the lot. These soils shall be excavated replaced with engineering fill to the necessary grades. Additional foundation recommendations can be found in the Soil Study.</p> <p>The contractor must work in compliance with all recommendations presented in the geotechnical report.</p> <p>See Annex N - Soil Study</p>
Hazards and Nuisances including Site Safety	1	<p>The project site does not present any construction logistic difficulties to the contractor. Hence, the contractor should not be facing any safety, hazard, or nuisances other than those typical to construction projects. Nevertheless, the contractor must endeavor to provide a safe environment, on and off-site, throughout the construction. This includes compliance with all safety and environmental measures established by, but not limited to, OSHA, EPA and DRNA.</p> <p>The existing structure in the site was tested for asbestos and lead based paint. The findings revealed No Presence of Asbestos or Lead on the Project's site Existing Structure. Contaminated materials were removed and disposed from the site by a certified and licensed contractor in full compliance with OSHA, EPA and JCA/DRNA rules and regulations. The Asbestos Non-Presence Certification was obtained on January 18, 2022 & The Lead-based Paint Non-Presence Certification was obtained on March 5, 2021.</p>
Energy Consumption	1	<p>The design has been pre-qualified by the local permits office as a Green Building, which pursues the ICC-700 National Green Building Standard. Improvements to reduce energy consumption were considered as part of the scope of the project.</p> <p>The AEE Endorsed Plans are current and valid.</p>
Noise - Contribution to Community Noise Levels	1	<p>The proposed project does not differ from the vernacular of the area within which it will stand. Given that the neighborhood is mixed use with commercial, institutional, mostly multi-family residential projects and single-family homes within walking distance. The noise contribution to the community will be no different to that which already exists.</p> <p>The construction noise must be mitigated utilizing the standard procedures and measures as requested by Puerto Rico's environmental quality board / DRNA and required in their 'Reglamento para el Control de la Contaminación por Ruido'.</p>
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The proposed project won't have a significant impact on existing community air pollution levels. Furthermore, the project considers numerous energy savings measures that translate into less pollutants being emitted into the air.</p> <p>With respect to the construction, the contractor must endeavor to minimize construction dust from becoming a nuisance to the neighborhood and environment through mitigation measures that include, but are not limited to, a CES plan to be developed and maintained throughout the duration of the construction.</p>

<p>Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale</p>	2	<p>The environment surrounding the proposed project site serves the residential, commercial, and institutional needs of Guaynabo. Its architecture is of modern aesthetics.</p> <p>The height and scale of the proposed building will slightly stand out within the area as it is to become an 8-story building as the Project is surrounded mainly by low-height residential developments and a residential building. The proposed building is in full compliance with the zoning requirements and interest of the Municipality's plans for this particular area. This new building will help to improve the urban fabric of the area. For specifics on design considerations that improve the urban fabric of San Juan please see the Project Plans and Municipality Letter.</p>
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Socioeconomic Code Source or Documentation

Demographic Character Changes	1	The project will be built within a mixed-use, populated sector of Guaynabo. Additional housing will contribute to the Municipalities ongoing effort to attend the demand for affordable housing as well as to attract and maintain a steady population in this district.
Displacement	1	There will not be displacement of existing tenants nor adverse socioeconomic effects.
Employment and Income Patterns	2	<p>The new building expansion will require additional maintenance and upkeep. Hence, in order to operate efficiently, the project's administrative staff and maintenance personnel will require additional staff. This translates into the creation of new jobs.</p> <p>In addition, the new tenants will add to the market for the neighboring commercial facilities. Hence, potentially improving regional commerce.</p>

Community Facilities and Services

Code Source or Documentation

Educational Facilities	1	The Project is surrounded by various public and private schools such as Academia San Pedro Martir & Colegio Adianez. Some universities are relatively close such as Atlantic University College, and many more Universities in relatively close commute distance.
Commercial Facilities	2	There are numerous small and mid-scale and large-scale mixed-use Commercial and industrial facilities throughout the suburban and urban district of Guaynabo, which will benefit from the new potential client base.
Health Care	2	Two hospitals (including Professional Hospital & Guaynabo Medical Mall), various medical offices and CDTs are found within a 5-mile radius of the site.
Social Services	2	The project intends to appease the current excess demand for affordable housing for the Elderly in Guaynabo. Qualified participants will receive the financial support for suitable housing within a planned community. The effort conforms to the best interest of the Municipality and its population.

Solid Waste	1	Existing solid waste removal services are available to the existing surrounding commerce, neighborhood and residential complexes. The proposed project calls for the adaptive reuse of the existing structure. Recycling and Waste Management during construction will be implemented and enforced as per standards set by the Department of Natural and Environmental Resources. A recycling plan must be submitted by the contractor to the ADS for approval. The Project must follow the Recommendations emitted by ADS.
Waste Water	1	The project will be serviced by the existing aqueduct infrastructure provided from the local water and sewer service company known as 'La Autoridad de Acueductos y Alcantarillados' (aka AAA). A favorable Recommendation Letter from AAA indicating the approved capacities and service connection points was received for the Project. The AAA Endorsement Letter and Endorsed Plans are in process.
Storm Water	1	The project site is located on Zone X, according to FEMA Maps and on Zone X and Zone ACF according to FEMA Advisory Maps. This means that there is only a 0.2% probability of flooding in the perimeter of the structure or borders of the property. The Puerto Rico Planning Board determined that the Project's site is outside of the ABFE map. The 8-step decision-making process is not required for this Project as it is in Zone X. As the Project is in a Zone X of the effective FIRM, the building does not require flood insurance. Floodplan Number: 72000C0730H Date: 4/19/2005
Water Supply	1	The project will be serviced by the existing aqueduct infrastructure provided from the local water and sewer service company known as 'La Autoridad de Acueductos y Alcantarillados' (aka AAA). A favorable Recommendation Letter from AAA indicating the approved capacities and service connection points was received for the Project. The AAA Endorsement Letter and Endorsed Plans are in process
Public Safety - Police	1	Two Police Stations are located within a 2.6-mile radius from the Project Site. These Police Stations are the Guaynabo Police Station of Santa Rosa and the Guaynabo City Police Department in Ave. Las Cumbres.
- Fire	1	The project has been endorsed by the local Fire Department. The nearest fire station is located is located a mere 1.4 miles from the project entrance at 837 Road in Guaynabo.
- Emergency Medical	2	Two hospitals (including Professional Hospital & Guaynabo Medical Mall), various medical offices and CDTs are found within a 5-mile radius of the site.

Open Space and Recreational & Cultural Facilities	2	Egida 837 will be built in a populated, mixed-use, suburban landscape area of the Guaynabo Municipality. It is located 1.8 miles away from Guaynabo's Recreational Plaza and around the same distance from Guaynabo City Center. The Municipality holds numerous sporting events and has various entertainment venues throughout its various sports complexes and arenas including Coliseo Mario Morales and Guaynabo Municipal Baseball Stadium. San Juan provides commercial centers (such as San Patricio Plaza & Plaza Guaynabo), movie theaters, and performing arts facilities abound such as the fine Arts Centre of Guaynabo. Guaynabo also boasts a close proximity to Puerto Rico's Capital of San Juan which possesses beautiful beaches, various shopping malls (including the biggest mall in the Caribbean, Plaza Las Américas) and public parks such as Parque del Tercer Milenio, Parque Central and Luis Muñoz Marín Park.
Transportation	2	The Guaynabo Municipality is served by the AMA (local bus transit), which its nearest bus stop is in Coliseo Mario Morales and the Municipal Trolley of Guaynabo (1.37 miles), and the Guaynabo Municipal Trolley which has a bus stop in Santa Rosa Ward. The nearest subway station (Martínez Nadal) is 4.5 miles from the Project's Site.

Natural Features

Source or Documentation

Water Resources	1	No natural water supplies will be used. All potable water supply services will be provided by 'La Autoridad de Acueductos y Alcantarillados' (aka AAA), the local water and sewer service company. A favorable Recommendation Letter from AAA indicating the approved capacities and service connection points was received for the Project. The AAA Endorsement Letter and Endorsed Plans are in process
Surface Water	1	The project site is located on Zone X, according to FEMA Maps and on Zone X and Zone X (shaded) according to FEMA Advisory Maps. No impact to surface water is anticipated. Any surface drainage will be collected in storm sewers.
Unique Natural Features and Agricultural Lands	1	The site is within a densely populated mixed use suburban landscape. There will be no impact on Natural Features and Agricultural Lands.
Vegetation and Wildlife	1	The proposed site contains one residential structure which is to be demolished. The site is within a populated mixed use suburban landscape. There will be no impact on Vegetation and Wildlife.

Other Factors

Source or Documentation

<p>Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]</p>	<p>1</p>	<p>The project site is located on Zone X, according to FEMA Maps and on Zone X and Zone X (shaded) according to FEMA Advisory Maps. This means that there is only a 0.2% probability of flooding in the perimeter of the structure or borders of the property. The Puerto Rico Planning Board determined that the Project's site is outside of the ABFE map.</p> <p>As the site is within a Zone X on the effective FIRM, flood insurance is not required.</p> <p>Floodplan Number: 72000C0730H Date: 4/19/2005</p>
<p>Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]</p>	<p>1</p>	<p>The Puerto Rico Planning Board determined that the project does not require a Federal Consistency Certificate with the Puerto Rico Coastal Management Program. The project location is outside the coastal zone limits and/or is not expected to affect natural resources, land uses, or water uses in the Puerto Rico coastal zone. The Project is not located in a CBRS unit.</p> <p>There are no anticipated adverse effects due to the project's development.</p> <p>See Annex E – USFWS CBRS MAP</p>
<p>Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]</p>	<p>1</p>	<p>The project site is 7.0 miles (36,960 feet) away from Isla Grande Airport and 8.6 miles (45,408 feet) away from Luis Munoz Marin International airport which happens to be a joint civil-military airport. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport.</p>
<p>Other Factors</p>		<p>N/A</p>

Summary of Findings and Conclusions

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

The Municipality is highly interested in residential developments for affordable housing within its urban limits. Given that the site area is densely populated, highly developed, its available infrastructure, its access to principal roads and highways, and its readily accessible location, and its nearby amenities it is perfectly suitable for the intended use.

Alternative:

Building fewer units would mean a reduction in the amount of apartments available for affordable housing. Noise, air pollution, pollution, traffic, demand for water and electricity would be decreased proportionally. However, this is not necessarily attractive given that a reduced density would be inconsistent with the municipality's interest in providing for the high demand for affordable housing.

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

In the absence of the development, current economic trends suggest that the site and existing building would continue to deteriorate without any potential use in the near future (possibly decades). This option would ignore the need for affordable housing for low-income elderly households of one to two persons that the Municipality and local population desperately need.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

The following mitigation measures must be adopted throughout the construction:

1. Permits

a. Non-expired permits prior to construction commencement. These include:

- ix. Construction Permit
- x. Urbanization Permit (2020-312159-PCOC-007030)
- xi. General Consolidated Permit (Permiso General Consolidado)
- xii. Incidental Permit
- xiii. General Permit – National Pollutant Discharge Elimination System (NPDES) in compliance with EPA
- xiv. AAA Endorsement & Endorsed Plan Set
- xv. AAA Point of Connection & Project Evaluation Letter (AAA-RM-20-32-0017)
- vii. AEE/Luma Agency Endorsed Plan Set, Endorsement Letter & Project Evaluation and Point of Connection Approval (2021-414166-SRI-050705)
- xvi. DTOP Endorsement
- ix. Firemen Department Endorsement (2022-417801-SRS-051409)
- x. ICP Endorsements (IA & IB)
- xi. Environmental Recommendation (O-CO-OTR11-SJ-00130-11022005)
- xii. Environmental Compliance Determination
- xiii. Determination of No Hazard to Air Navigation

b. EPA must be consulted for management of storm water to confirm if a National Pollutant Discharge Elimination System (NPDES) permit is necessary.

c. Must submit the General Permit that establishes the Regulation for the Processing of General Permits that includes an Emission Source Permit (PFE) in the case of electricity generators with a capacity greater than ten (10) horsepower and an operation no greater than five hundred hours a year. If the generator has an operation greater than five hundred hours a year, they will have to obtain the corresponding emission permits from the JCA/DRNA.

d. If the cutting of trees is necessary, a tree cutting, pruning, transplanting, and planting authorization (ACP) in accordance with chapter 47 cutting, pruning and afforestation of the joint regulation of permits for construction works and land use must be applied for and obtained.

- e. The trucks transporting the waste during construction must possess the Permit to Operate Services of Recollection or Transportation of Non-Dangerous Solid Waste (DS-1 Permit, JCA/DRNA).
- f. A Permit Number of Generation of Biomedical Waste must be obtained if the Elderly home will provide medical services.
- g. If a Laundry is installed, corresponding permits for compliance with Rules 108 (Installation of Equipment Control) and 4040 (Fugitive Emissions) of the Regulation Number 5300 of August 28, 1995 must be obtained.

2. Compliance Measures

- e. An Emergency Plan must be prepared and filed to the Environmental Quality Board in compliance with the Regulations of Water Quality Standards to prevent and/or control diesel spills.
- f. The Storage, management and disposition of waste materials must be executed in compliance with the Regulation for the Management of Non-hazardous Solid Waste of the Environmental Quality Board/DRNA.
- g. Full compliance with noise ordinance as established in the “Reglamento para el Control de la Contaminación por Ruido de la Junta de Calidad Ambiental/DRNA”.
- d. Must implement and comply with a:
 - i. CES Plan
 - ii. Storm Water Pollution Prevention Plan (SWPPP)
 - iii. Recycling Plan & Quarterly Recycling Report of the Generated Materials during the Construction Work Phase (if the Municipality is responsible for this work, Compromise Evidence from the Municipality must be submitted).
 - iv. Drawings with the localization of the recycling area inside the Project must be submitted.
- e. Compliance with Green Permit pre-qualification requirements as a measure to obtain Green Certification.
- f. The project must comply with ADS/DRNA rules and regulations.
- g. Prior to any extraction of the terrestrial crust, Developer and Contractor must comply with Chapter 46 of the Conjoined Regulations of Permits for Construction Work and Terrain Usage for Extraction, Excavation, Removal & Dredging (also known as Incidental Permit).

- h. The project must comply with the Requirements of the concerning Agencies and with their recommendations (2020-310139-REA-004300 and 2020-310139-DEA-004311) emitted for the Project.
- i. The Project must follow the recommendations of the realized Soil Study for the Project.
- j. A reforestation program using native species, which, in addition to helping to minimize erosion, benefits wildlife must be established. This measure is consistent with the Law to Encourage the Planting of Trees Whose Fruits and / or Seeds Provide Food for Wild Bird Species of Puerto Rico (Law No. 97 of June 24, 1998).
- k. Take the necessary measures to prevent residues of organic and inorganic substances such as: oils, fuels, or other chemical substances, from being washed away by runoff and gaining access to any body of water or the rainwater system.
- l. Project must comply with the Regulations for the Control and Prevention of Light Pollution.
- m. Adequate measures must be taken to control the area during construction to avoid exposing the vehicles picking up any mud, dust, sticky or viscous substances in their tires or other parts of the vehicle which could then be deposited on the streets or any other public place. Construction debris and waste must not be accumulated in the Project's site surroundings.
- n. Maintain dump trucks used to transport demolition materials and debris and construction covered with awnings while they are in motion, to avoid particulate emissions into the air.
- o. If a body of surface or underground water is discovered on the property object of development, be it perennial or intermittent, you must report it immediately to the DNER and other agencies concerned. No report findings of this type, as well as the mitigation measures that will be implemented to protect these natural resources will lead to an automatic revocation of this communication of no objection and may be the basis for legal action by the Planning Board (JP) in the corresponding forums.

Additional Studies Performed

(Attach studies or summaries)

No further investigations or studies of the site are recommended.

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

1. National Parks Services
 - a. <https://www.nps.gov/subjects/nlandmarks/index.htm>
2. FEMA Flood Map Service Center
 - a. <https://msc.fema.gov/portal/home>
3. The National Flood Insurance Program Community Status Book
 - a. <https://www.fema.gov/cis/PR.html>
4. Junta de Planificación de Puerto Rico
5. National Wetlands Inventory
 - a. <https://www.fws.gov/wetlands/data/mapper.html>
6. Puerto Rico Coastal Zone Management Program
 - a. <http://drna.pr.gov/historico/oficinas/arn/recursosvivos/costasreservasrefugios/pmzc/pmzc/pmzc2009/PMZCPR%20ingles%202009%20final.pdf>
7. Office for Coastal Zone Management
 - a. <https://coast.noaa.gov/czm/mystate/#puertorico>
8. United States Environmental Protection Agency
 - a. <https://www.epa.gov/dwssa>
 - b. <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>
 - c. <https://www3.epa.gov/airquality/greenbook/tnc.html>
 - d. <https://www3.epa.gov/airquality/greenbook/anayopr.html>
9. National Wildlife Refuge System
 - a. <https://www.fws.gov/refuges/>
 - b. <https://www.fws.gov/refuges/refugeLocatorMaps/PuertoRico.html>
 - c. https://www.fws.gov/refuges/maps/NWRS_National_Map.pdf
10. USA National Wild and Scenic Rivers
 - a. www.rivers.gov
11. Federal Aviation Administration
 - a. https://www.faa.gov/airports/planning_capacity/npas/reports/media/NPIAS-Report-2019-2023-Appendix-B.pdf
12. Google Earth
 - a. <https://earth.google.com>
13. Google Maps
 - a. <https://maps.google.com>
14. USFWS Coastal Barrier Resources System
 - a. <https://www.fws.gov/cbra>
15. National Pollutant Discharge Elimination System (NPDES)
 - a. <https://www.epa.gov/npdes>
16. EPA, Air Quality – Puerto Rico
 - a. [36_pr_so2_rd3-final.pdf \(epa.gov\)](https://www.epa.gov/air-quality/puerto-rico)
17. EPA Green Book
 - a. <https://www.epa.gov/green-book>
18. HUD Noise Assessment Guidelines
 - a. https://www.hud.gov/sites/documents/DOC_16420.PDF

Annexes:

A. Project Narrative

B. USGS Topographic Quadrangle Map

C. Wetland Inventory Map

D. FEMA Map

E. Fish & Wildlife Services CBRS Map

F. Site Plan

G. Photos

H. As-Built Plans

I. ALTA Survey

J. Designer's Certification Application (Fill-in Form)

K. Zoning Certification

L. Fair Housing Act Checklist

M. Project Timeline

N. Studies

1. Archaeological Study
2. Soil Study

O. Environmental

1. Environmental Site Assessment Phase 1 Study
2. Asbestos Report
3. Noise Study
4. Sole Source Aquifers Map
5. Nearby Hazardous Operations Certification & Map
6. Social Interest Housing Certifications
7. Wild & Scenic Rivers Map
8. DRNA – Habitat Determination

P. HH Study

1. Non-Flood Certification
2. HH Study

Q. SHPO Determination Letter

R. Contracts

1. General Contractor & Owner Contract
2. Project Manager Contract
3. Architect Contract

S. Budget

1. Cash Flow
2. Municipal Taxes

T. Construction Drawings

U. Green Building Standards - Application Checklist

V. Additional Maps

1. Distance from 837 to SJU Airport (Source - Google Earth)
2. Distance from 837 to Isla Grande Airport (Source - Google Earth)
3. Sole Source Aquifers Map
4. Wild & Scenic River System in the U.S. Map – Distance from El Yunque Rivers to 837 (Source: Google Earth)
5. USDA-NRCS Farmland Classification – Caribbean Region (Source - USDA-NRCS)
6. Egida 837 Site to Coast Distance Map (Source: Google Earth)
7. Egida 837 Farmlands Soil map
8. Noise Sources Map

W. Planning Board Flood Determination

X. Permits & Endorsements

1. AAA – Recommendations, Endorsement, Point of Connection & Endorsed Drawings
2. AEE – Recommendations, Endorsement, Point of Connection & Endorsed Drawings
3. ACT Endorsement
4. Fire Department Endorsement
5. Zoning Consultation
6. Environmental Compliance Determination
7. FAA Letter of No Hazard to Air Navigation
8. Municipality of Guaynabo Endorsement Letter
9. Green Building Standards Checklist
10. ICP Endorsement
11. JRT Endorsement & Endorsed Drawings
12. Health Department Endorsement
13. Notification of Approval of Construction Permit
14. ADS Recommendation
15. DRNA Endorsement Letter
16. USFWS Endorsement
17. Notification of Approval of Urbanization Permit
18. Environmental Recommendation
19. ADS Letter (Recycling)
20. Department of Agriculture Endorsement