



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

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

Project Information

Project Name: PR-SBF-09281

HEROS Number: 900000010365132

State / Local Identifier:

Project Location: , San Juan, PR 00918

Additional Location Information:

The project is located at latitude 18.423623, longitude -66.0748 at the address given above. Tax ID Number: 062-000-005-58-000

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

This project entails the award of a small business recovery grant to Jorge Varela Dental Office, PSC, a Dental Office business, at La Torre de Plaza Las Americas Suite 609, San Juan, PR 00918. The specific scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, and the purchase of equipment including an affixed panoramic wall mount X-ray (replacement), two affixed dental chairs (replacements), dental scanner, desktop, monitor, desktop 2, monitor 2, monitor touch, and a stool.

Level of Environment Review Determination:

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

Funding Information

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

Estimated Total HUD Funded Amount: \$150,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$150,000.00

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

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

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

Determination:

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

<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).
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Preparer Signature:  Date: Dec.29.2023

Name / Title/ Organization: Ianmario Heredia / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature:  Date: December 29, 2023

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

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

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

Project Information

Project Name: PR-SBF-09281

HEROS Number: 900000010365132

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

State / Local Identifier:

RE Preparer: Ianmario Heredia

Certifying Office Limary Velez Marrero
r:

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

Point of Contact:

**Consultant (if applicabl HORNE LLP
e):**

Point of Contact: Paige Pilkinton

Project Location: , San Juan, PR 00918

Additional Location Information:

The project is located at latitude 18.423623, longitude -66.0748 at the address given
above. Tax ID Number: 062-000-005-58-000

Direct Comments to: environmentcbg@info.pr.gov

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

This project entails the award of a small business recovery grant to Jorge Varela Dental Office, PSC, a Dental Office business, at La Torre de Plaza Las Americas Suite 609, San Juan, PR 00918. The specific scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, and the purchase of equipment including an affixed panoramic wall mount X-ray (replacement), two affixed dental chairs (replacements), dental scanner, desktop, monitor, desktop 2, monitor 2, monitor touch, and a stool.

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

Level of Environmental Review Determination:

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

Determination:

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

Approval Documents:

[PR-SBF-09281_Sig Page.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

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

Estimated Total HUD Funded, Assisted or Insured Amount: \$150,000.00

Estimated Total Project Cost: \$150,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The nearest airport RPZ/CZ is approximately 12,397.3 feet away. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. It is 31,974.2 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Flood Map Number 72000C0365J, effective on 11/18/2009: The structure or insurable property is located in a

<p>Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is located 1,441.9 feet from the coastal zone. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</p>
<p>Endangered Species Act Endangered Species Act of 1973,</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species based on a letter of</p>

particularly section 7; 50 CFR Part 402		understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a 100-year floodplain. The 5-Step Process is applicable per 55.12(a)(1-4). With the 5-Step Process the project will be in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Tier II Programmatic Allowance applied by Jennifer L. Evans, M.A. (Mall: ca. 1965; Tower ca. 1985) Based on the project description the project is covered by a Programmatic Agreement that includes an applicable exemption that exempts this project from the requirements of Section 106. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. According to EPA, there are no sole source aquifers in Puerto Rico.

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is located 107,732.3 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The	N/A		

	amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.			
Floodplain Management	Mitigation/minimization measures not required as the project activities are not substantial improvement and the building footprint is not being increased. Flood insurance is required.	N/A		

Project Mitigation Plan

Applicant must purchase flood insurance because the grant's equipment purchase exceeds \$5,000 and the site is located in a Special Flood Hazard Area.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

The nearest airport RPZ/CZ is approximately 12,397.3 feet away. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PR-SBF-09281 Airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Screen Summary

Compliance Determination

This project is not located in a CBRS Unit. It is 31,974.2 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[PR-SBF-09281 CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

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

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

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

Yes

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

[PR-SBF-09281 Flood Map.pdf](#)

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

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

No

Yes

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

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

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

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

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

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

Screen Summary

Compliance Determination

Flood Map Number 72000C0365J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Air Quality

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

The project is located 1,441.9 feet from the coastal zone. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan.

The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[PR-SBF-09281 CZM.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

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

- No

Explain:

Based on ECHO reports for the facilities, there is no impact for the intended use of this project. See attached table.

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

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of

project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Toxics Distance Table PR-SBF-09281.xlsx](#)

[PR-SBF-09281 EFOR.docx](#)

[PR-SBF-09281 Toxics.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

Explain your determination:

This project clears via the project criteria 4 of the USFWS Blanket Clearance Letter. See attached Endangered Species Act self-certification form.

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.

Supporting documentation

[PR-SBF-09281_USFWS Self-Certification Form_PRDOH.pdf](#)

[PR-SBF-09281 Site Map.pdf](#)

[PR-SBF-09281 Endangered.pdf](#)

[USFWS Letter UPDATED.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

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

Yes

Screen Summary

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

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

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

Yes

No

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

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

Screen Summary

Compliance Determination

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

Supporting documentation

[PR-SBF-09281 Farmlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

None of the above

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

[PR-SBF-09281 Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

- No
- Yes

Select the applicable floodplain using the FEMA map or the best available information:

Floodway

Coastal High Hazard Area (V Zone)

✓ 100-year floodplain (A Zone)

500-year floodplain (B Zone or shaded X Zone)

8-Step Process

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

8-Step Process applies

✓ **5-Step Process** is applicable per 55.12(a)(1-4). Provide documentation of 5-Step Process.

Document and upload the completed 5-Step Process below.
Select the applicable citation: [only one can be selected]

55.12(a)(1)

55.12(a)(2)

55.12(a)(3)

✓ 55.12(a)(4)

8-Step Process is inapplicable per 55.12(b)(1-5).

Mitigation

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the

environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation/minimization measures not required as the project activities are not substantial improvement and the building footprint is not being increased. Flood insurance is required.

Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

Permeable surfaces

Natural landscape enhancements that maintain or restore natural hydrology
Planting or restoring native plant species

Bioswales

Evapotranspiration

Stormwater capture and reuse

Green or vegetative roofs with drainage provisions

Natural Resources Conservation Service conservation easements or similar easements
Floodproofing of structures

Elevating structures including freeboarding above the required base flood elevations

Other

Screen Summary

Compliance Determination

This project is located in a 100-year floodplain. The 5-Step Process is applicable per 55.12(a)(1-4). With the 5-Step Process the project will be in compliance with Executive Order 11988.

Supporting documentation

[Flood 5-Step Process PR-SBF-09281.docx](#)
[PR-SBF-09281 ABFE.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

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

Threshold (a). Either upload the PA below or provide a link to it here:

<https://www.hudexchange.info/sites/onecpd/assets/File/PR-FEMA-Prototype-2019-PA-Section-106.pdf>

Upload exemption(s) below or copy and paste all applicable text here:

Architecture- Appendix B, Tier II, Allowance B.2.a: B. BUILDINGS AND STRUCTURES 2. Building Contents a. Repair or replacement of building contents including furniture, movable partitions, computers, cabinetry, supplies, and equipment and any other moveable items which are not character defining features of a historic property

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

Screen Summary

Compliance Determination

Tier II Programmatic Allowance applied by Jennifer L. Evans, M.A. (Mall: ca. 1965; Tower ca. 1985) Based on the project description the project is covered by a Programmatic Agreement that includes an applicable exemption that exempts this project from the requirements of Section 106. The project is in compliance with Section 106.

Supporting documentation

[PR-SBF-09281 Historics.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

New construction for residential use

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

None of the above

Screen Summary

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

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

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

Yes

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

No

Screen Summary

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

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

Yes

Screen Summary

Compliance Determination

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.

Supporting documentation

[PR-SBF-09281 Wetlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is located 107,732.3 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[PR-SBF-09281 W S Rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

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

Puerto Rico Department of Housing (PRDOH)
Small Business Financing (SBF) Program Project No. PR-SBF-09281
Jorge Varela Dental Office, PSC

Step 1: Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions).

The proposed project is intended to renovate the building as part of the Economic Development portion of the CDBG-DR grant. The renovation is intended to install an affixed panoramic wall mount X-ray (replacement) and two affixed dental chairs (replacements) for the Small Business. The project is located at La Torre de Plaza Las Américas Suite 609, San Juan, PR 00918. The Tax Parcel ID of the site is 062-000-005-58-000. The Latitude is 18.423623 and the Longitude is -66.0748. The project is located entirely within the 100-year floodplain. The property is shown as being within Zone AE on the Advisory Base Flood Elevation (ABFE) Map.

Executive Order (EO) 11988 within HUD Regulations 24 CFR Part 55 details floodplain management. The purpose of EO 11988 is "to avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative." The project is located within the 100-year floodplain and for this reason, EO 11988 applies. An evaluation of direct and indirect impacts associated with construction, occupancy, and modification of the floodplain is required.

The project is a renovation of a non-residential structure. The renovation is not considered substantial improvement in accordance with 24 CFR 55.2 nor is the footprint increased; therefore, per 24 CFR 55.12(a)(4), public notification of the proposed activity (Step 2), identification and evaluation of practicable alternatives (Step 3) and the determination of no practicable alternative and publication of a final notice (Step 7) do not need to be conducted.

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

The project is a renovation of a non-residential building. The building renovation is not considered substantial improvement and the building footprint is not being increased; therefore, per 24 CFR 55.12(a)(4), public notification of the proposed activity (Step 2 of the 8-Step Process) does not need to be conducted.

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

The project is a renovation of a non-residential building. The structure is not undergoing substantial improvement nor is the footprint increasing, therefore, per 24 CFR 55.12(a)(4), identification and evaluation of practicable alternatives to the proposed activity (Step 3 of the 8-Step Process) does not need to be conducted.

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

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

- Option A (Proposed Action) – This option would involve renovation of the non-residential building. The building is not undergoing substantial improvement and the footprint is not being increased; therefore, elevation is not required. The proposal does include a minor renovation of affixing a panoramic wall mount X-ray (replacement) and two affixed dental chairs (replacements) with no ground disturbance.

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 PRDOH and the Puerto Rico Permits Management Office requires elevation or flood proofing of all "substantially damaged or improved" structures in the floodplain. When followed, these regulations will reduce the threat of flooding damage to properties located in the floodplain and reduce the impact of development on the floodplain. Applicants are required to adhere to the most recent floodplain elevation levels when considering reconstruction of their "substantially damaged or improved" property. It is noted; however, that because the property is not to be substantially improved and the footprint of the structure is not increased, floodplain management options are not required.

Step 6: Reevaluate the Proposed Action.

Option A would involve renovation of the non-residential building. This option would not adversely impact the floodplain and would help the small business benefit as part of the economic recovery needed because of Hurricanes Irma and Maria. This meets the program goals of revitalizing and supporting the economic development and recovery of Puerto Rico.

Step 7: Determination of No Practicable Alternative.

The project is a renovation of a non-residential structure. The structure is not undergoing substantial improvement nor is the footprint of the structure expanding; therefore, per 24 CFR 55.12(a)(4), the determination of no practicable alternative and publication of a final notice (Step 7 of the 8-Step Process) does not need to be conducted.

Step 8: Implement the Proposed Action

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



Self-Certification

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

Endangered Species Act Certification

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

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

The Puerto Rico Department of Housing (PRDOH) certifies that the following project **Jorge Varela Dental Office, PSC (PR-SBF-09281)** consists in the payment of rent/ mortgage, utilities, employee salaries, and the purchase of equipment including an affixed panoramic wall mount X-ray (replacement), two affixed dental chairs (replacements), dental scanner, desktop, monitor, desktop 2, monitor 2, monitor touch, and a stool. Project located at La Torre de Plaza Las Américas Suite 609, San Juan, PR 00918, complies with:

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

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



Ángel G. López-Guzmán
Deputy Director

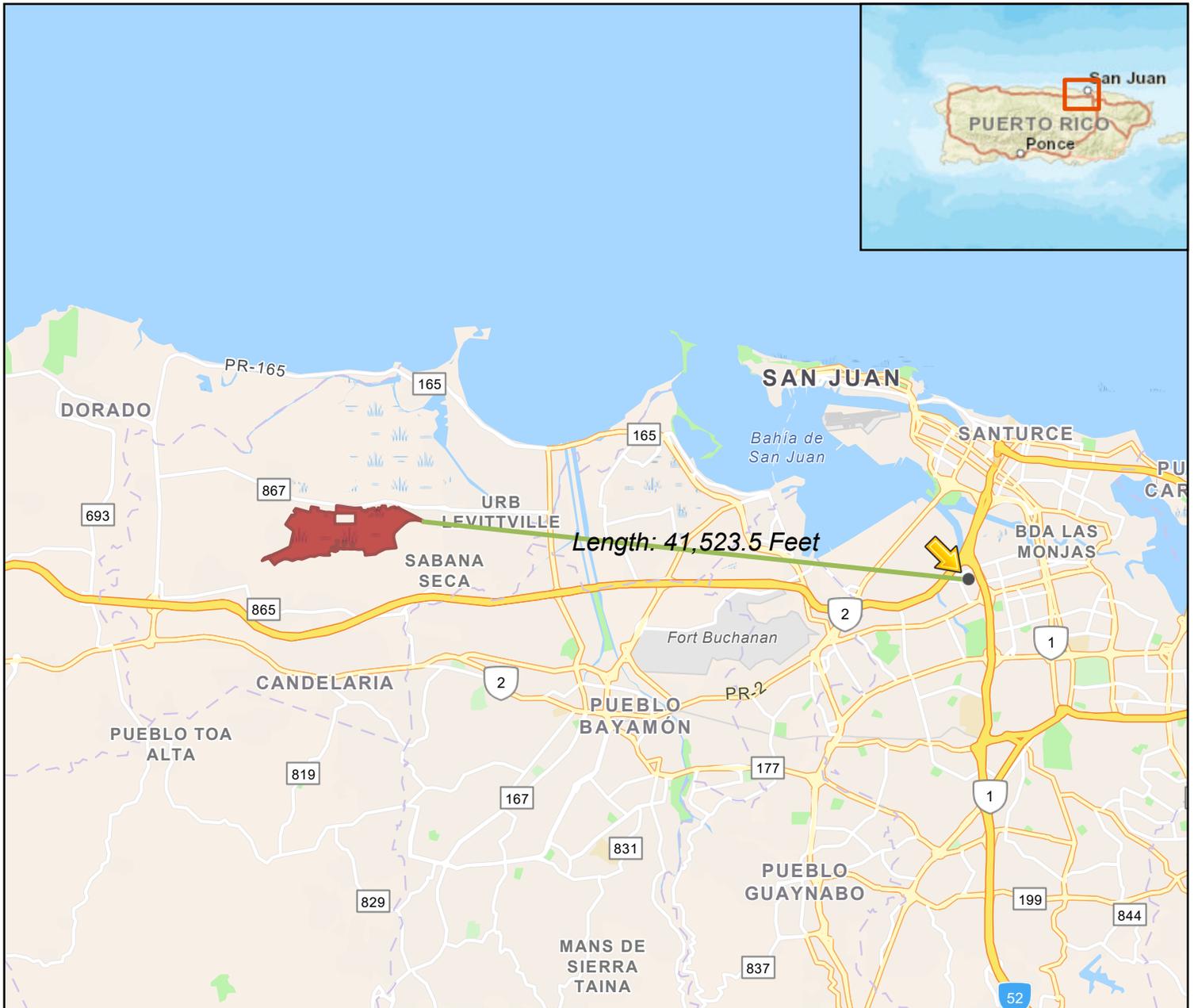
13-12-2023

Date

Permits and Environmental Compliance
Division

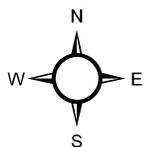
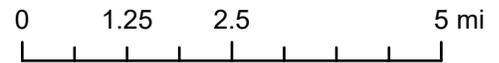
Office of Disaster Recovery
Address: P.O. Box 21365 San Juan, PR 00928
Telephone and Ext: 787-274-2527 ext. 4320 **Email:**
environmentcdbg@vivienda.pr.gov

PR-SBF-09281 Endangered



Legend

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



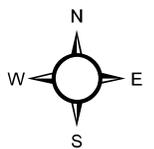
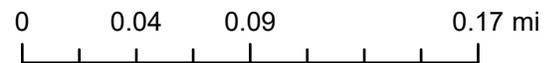
Endangered Species Habitat

U.S. Fish and Wildlife Service

PR-SBF-09281 Site Map



Legend





CDBG-DR PROGRAM

Small Business Financing (SBF) Program

ENVIRONMENTAL FIELD OBSERVATION REPORT

APPLICATION GENERAL INFORMATION

Application No.: PR-SBF-09281 Applicant Name: Jorge Varela Dental Office, PSC

PROPERTY INFORMATION

Property Address:
La Torre de Plaza Las Américas Suite 609, San Juan, PR 00918

Latitude: 18.42362 Longitude: -66.0748

Property Type: Shopping Mall Year Built: 1997

Number of Buildings: 1 Are Utilities Connected? Yes

Property Remarks:
Business is inside a shopping mall, therefore photos of sides and rear unavailable. Photos of main entrance to the mall provided.

Is there evidence of damage from a previous disaster? No

Damage Remarks:
Click or tap here to enter text.

SIGNATURES OF INSPECTION REPORT

Environmental Inspector: Blas Guernica
Printed Name


Signature

11-17-2023
Date

ENVIRONMENTAL OBSERVATIONS

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

REQUIRED PHOTOS



Entrance to Business



Entrance to Business Outward



Business Office Number



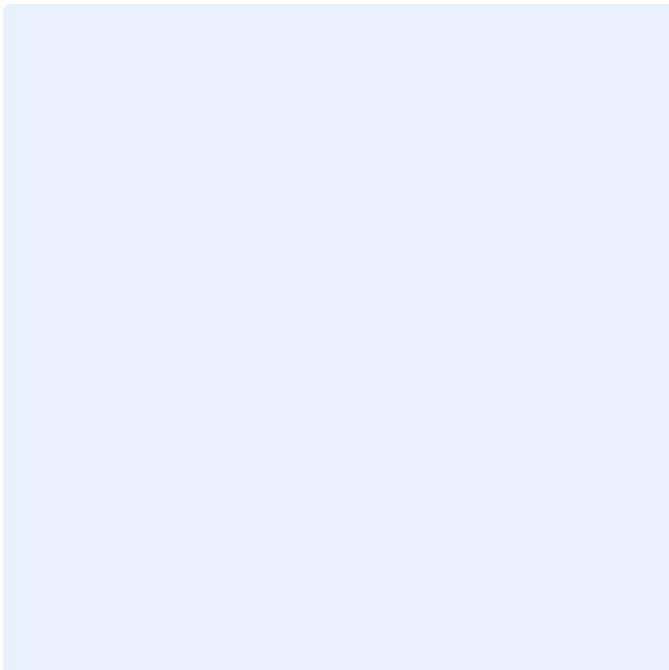
Main Entrance to Mall



Main Entrance to Mall



Main Entrance to Mall





United States Department of the Interior



FISH AND WILDLIFE SERVICE

Caribbean Ecological Services

Field Office

P.O. Box 491

Boqueron, PR 00622

JAN 14 2013

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

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

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

Dear Mr. Maldonado:

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

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

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

Project Criteria

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

Determination:

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

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

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

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

Water Crossing Structures:

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

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

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

Limitations:

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

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

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

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

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

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

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

Sincerely yours,



Edwin E. Muñiz
Field Supervisor

Enclosures (Fact Sheets)

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

Registry_ID	PGM_SYS_ID	Name	Location
110007815935	PRR00000315	SEARS #1905	PLAZA LAS AMERICAS MALL BLDG 1
110007815935	PRR000001974	SEARS TRANSMISSION EXCHANGE	PLAZA LAS AMERICAS
110015588158	PRR000016279	FARMACIA EL AMAL	332 PLAZA LAS AMERICAS
110000819829	PRD987373768	KODAK RAHOLA	PLAZA LAS AMERICAS LOCAL 18
110006434028	PRR000009662	SUPERIOR PAINTS MFG CO INC	56 JUAN CALAF ST
110064201108	00918SPRRPTRESM	SUPERIOR PAINTS MANUFACTURING CO INC	CALAF ST
110055971346	0091WVQRTR215CA	VAQUERIA TRES MONJITAS	215 CALLE FEDERICO COSTA
110055971346	PRD987377512	VAQUERIA TRES MONJITAS	CALLE FEDERICO COSTAS ESQ
110055971346	PRR053011	VAQUERIA TRES MONJITAS, INC.	215 CALLE FEDERICO COSTA
110007820965	PRR000008490	CELEBRITY CRUISES INC	PIERS 1B 2B 3B 4B & 6B PORT OF
110032633452	PRR000020362	WESTERN AUTO	CARR #3 NORTE SHOPPING CENTER
110062917189	PRN008027013	LANTHEUS MEDICAL IMAGING	150 FEDERICO COSTA STE 1
110071140090	PRR000026955	PHARMALOGIC PUERTO RICO INC	150 CALLE FEDERICO COSTA STE 1
110004888710	PR8180000012	USPS - SAN JUAN GPO-VMF	585 F D ROOSVELT AVE
110004888710	PRR053198	USPS SAN JUAN VMF	585 FD ROOSEVELT AVENUE
110070912616	PRR000026823	TESLA SERVICE SAN JUAN	381 CALLE JUAN CALAF

110032966592 PRR000021147	MR MIRACLE	380 CALLE CALAF BUZON 4
110006434108 PRR000011809	COMISION ESTATAL DE ELECCIONES	CALLE FEDERICO COSTA FINAL 1
110012632400 PR0000373258	PUERTO RICO ELECTRIC POWER AUTH	GPO BOX 4267
110031297424 PRR000018374	3M PUERTO RICO INC	350 CHARDON AVE SUITE 1010
110044992176 PRR000023903	FORMER GULF 408 PLAZA LAS AMERICAS	525 FRANKLIN DELANO ROOSEVELT AVE 525 F D ROOSEVELT AVE - LAS AMERICAS EXPWY
110031282083 PRR000019463	MACYS - SAN JUAN	
110067265079 PRN008028292	BATH & BODY WORKS #2303 PLAZA LAS AMERICAS	525 F D ROOSEVELT SPACE #33
110038910006 PRN008020661	PLAZA LAS AMERICAS	525 FRANKLIN DELANO ROOSEVELT AVE
110011934489 PRD000692871	ALMEG EXTRUSION CO	53 FEDERICO COSTA ST
110044992194 PRR000023978	FOOD AND DRUG ADMINISTRATION - OFFICE OF CRIMINAL INVESTIGATIONS	555 FD ROOSEVELT AVE
110009437421 PRR000002022	COMISION ESTATAL DE ELECCIONES	383 ROOSEVELT AVE
110006433467 PRD090095647	TELEMUNDO OF PR	383 FRANKLIN DELANO ROOSEVELT AVE
110043854013 UTD000776625	NORTHWEST PIPELINE MOAB COMPRESSOR ST.	SEC 31, T28S, R23E
110010785971 00985MLNSDAVENI	MOLINOS DE PUERTO RICO	BUCHANAN TO CATANO KM 1.1 AVE. FD ROOSEVELT, ESQUINA CALLE LAMAR GUERRA
110070553561 PRR10007U	PRIDCO PROJECT L-091-0-52 LOTS 1, 2 & 3 CONTRACT 2D WALLS CONSTRUCTION PROJECT - PUERTO NUEVO RIVER FLOOD CONTROL	HIGHWAY PR-22, KM 5.0
110070067224 PRR100014		
110006433476 PRD090139098	FIREYE - ROCKWELL INTL	277 TENIETE CESAR GONZALEZ

110007811751 PRD987375490

COLISEO ROBERTO CLEMENTE

FRANKLIN DELANO ROOSEVELT AVE

110071065686 PRR05J023

INDULAC

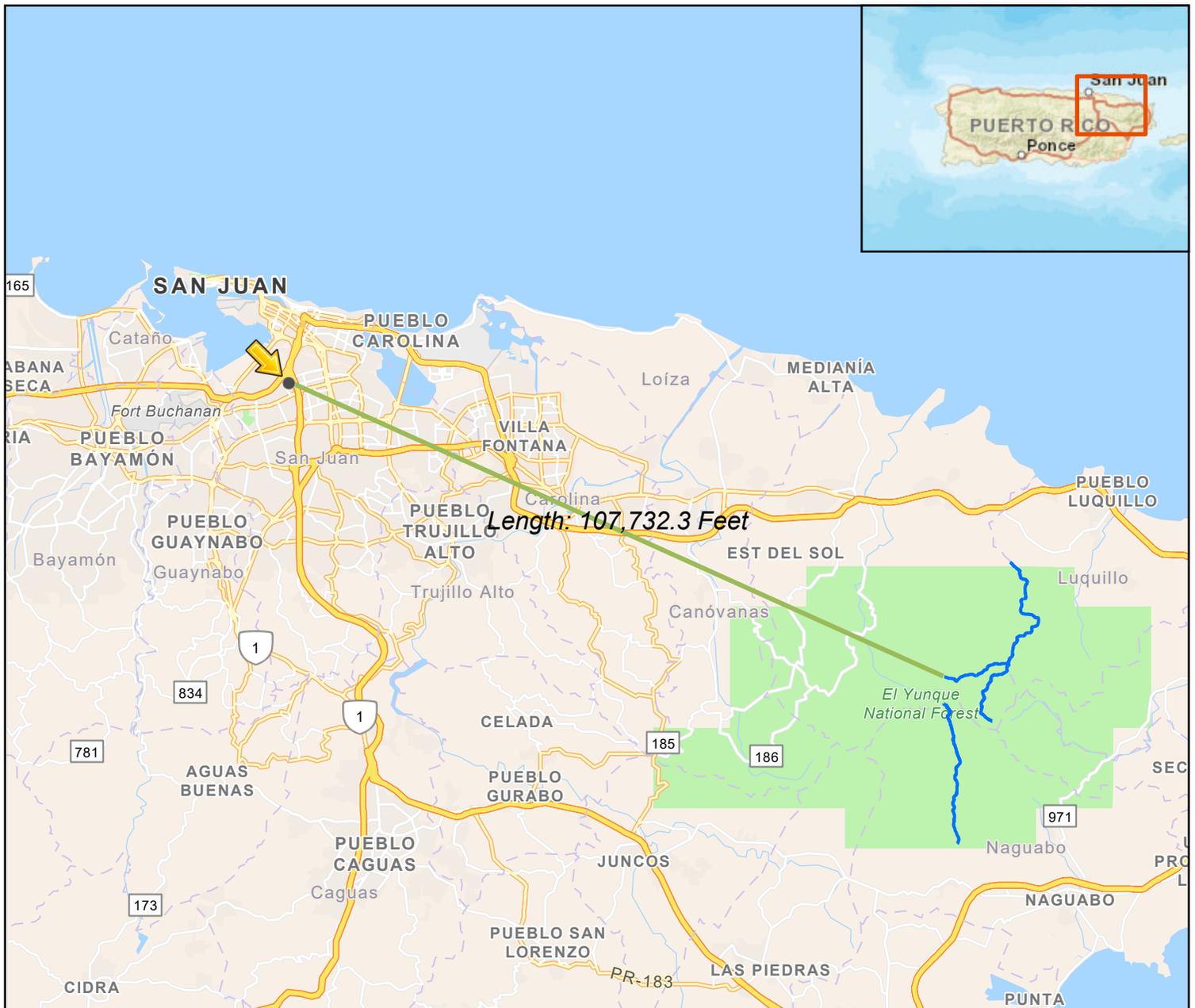
198 CHARDON AVENUE

Municipio	Latitude	Longitude	Type	Report	Distance	Impact
SAN JUAN	18.424362	-66.073059	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110007815935&ej_type=sup&ej_compare=US	662.2852	No
SAN JUAN	18.424362	-66.073059	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110007815935&ej_type=sup&ej_compare=US	662.2852	No
SAN JUAN	18.42266	-66.07272	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110015588158&ej_type=sup&ej_compare=US	801.8162	No
SAN JUAN	18.42266	-66.07272	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110000819829&ej_type=sup&ej_compare=US	801.8162	No
SAN JUAN	18.426028	-66.073045	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110006434028&ej_type=sup&ej_compare=US	1066.169	No
SAN JUAN	18.426006	-66.072278	TRIS	https://echo.epa.gov/detailed-facility-report?fid=110064201108&ej_type=sup&ej_compare=US	1231.886	No
SAN JUAN	18.4255	-66.07112	TRIS	https://echo.epa.gov/detailed-facility-report?fid=110055971346&ej_type=sup&ej_compare=US	1447.936	Cleared via distance
SAN JUAN	18.4255	-66.07112	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110055971346&ej_type=sup&ej_compare=US	1447.936	No
SAN JUAN	18.4255	-66.07112	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110055971346&ej_type=sup&ej_compare=US	1447.936	Cleared via distance
SAN JUAN	18.420497	-66.072063	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110007820965&ej_type=sup&ej_compare=US	1478.854	No
SAN JUAN	18.427289	-66.077539	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110032633452&ej_type=sup&ej_compare=US	1635.044	No
SAN JUAN	18.42743	-66.07186	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110062917189&ej_type=sup&ej_compare=US	1719.154	No
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SAN JUAN	18.41912	-66.076374	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110004888710&ej_type=sup&ej_compare=US	1721.474	No
SAN JUAN	18.41912	-66.076374	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110004888710&ej_type=sup&ej_compare=US	1721.474	No
SAN JUAN	18.426741	-66.071017	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110070912616&ej_type=sup&ej_compare=US	1734.159	No

SAN JUAN	18.426717	-66.070986	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110032966592&ej_type=sup&ej_compare=US	1736.647	No
SAN JUAN	18.42769	-66.07196	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110006434108&ej_type=sup&ej_compare=US	1776.541	No
SAN JUAN	18.418267	-66.074609	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110012632400&ej_type=sup&ej_compare=US	1944.147	No
SAN JUAN	18.423445	-66.069122	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110031297424&ej_type=sup&ej_compare=US	1970.135	No
SAN JUAN	18.418071	-66.074954	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110044992176&ej_type=sup&ej_compare=US	2014.791	No
SAN JUAN	18.417949	-66.075209	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110031282083&ej_type=sup&ej_compare=US	2063.186	No
SAN JUAN	18.417949	-66.075209	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110067265079&ej_type=sup&ej_compare=US	2063.186	No
SAN JUAN	18.417949	-66.075209	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110038910006&ej_type=sup&ej_compare=US	2063.186	No
SAN JUAN	18.42924	-66.07215	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110011934489&ej_type=sup&ej_compare=US	2238.467	No
SAN JUAN	18.417556	-66.076031	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110044992194&ej_type=sup&ej_compare=US	2241.76	No
SAN JUAN	18.42103	-66.068616	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110009437421&ej_type=sup&ej_compare=US	2341.401	No
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SAN JUAN	18.420989	-66.068238	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110043854013&ej_type=sup&ej_compare=US	2467.656	No
CATANO	18.416667	-66.075	TRIS	https://echo.epa.gov/detailed-facility-report?fid=110010785971&ej_type=sup&ej_compare=US	2524.753	No
SAN JUAN	18.4205	-66.0682	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110070553561&ej_type=sup&ej_compare=US	2553.42	No
SAN JUAN	18.4226	-66.0821	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110070067224&ej_type=sup&ej_compare=US	2555.056	No
SAN JUAN	18.422068	-66.067252	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110006433476&ej_type=sup&ej_compare=US	2677.021	No

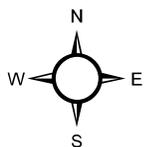
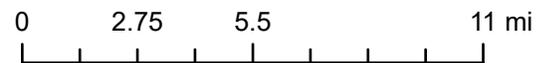
SAN JUAN	18.419	-66.068	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110007811751&ej_type=sup&ej_compare=US	2893.408	No
HATO REY	18.423585	-66.066198	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110071065686&ej_type=sup&ej_compare=US	2982.4	Cleared via distance

PR-SBF-09281 W & S Rivers



Legend

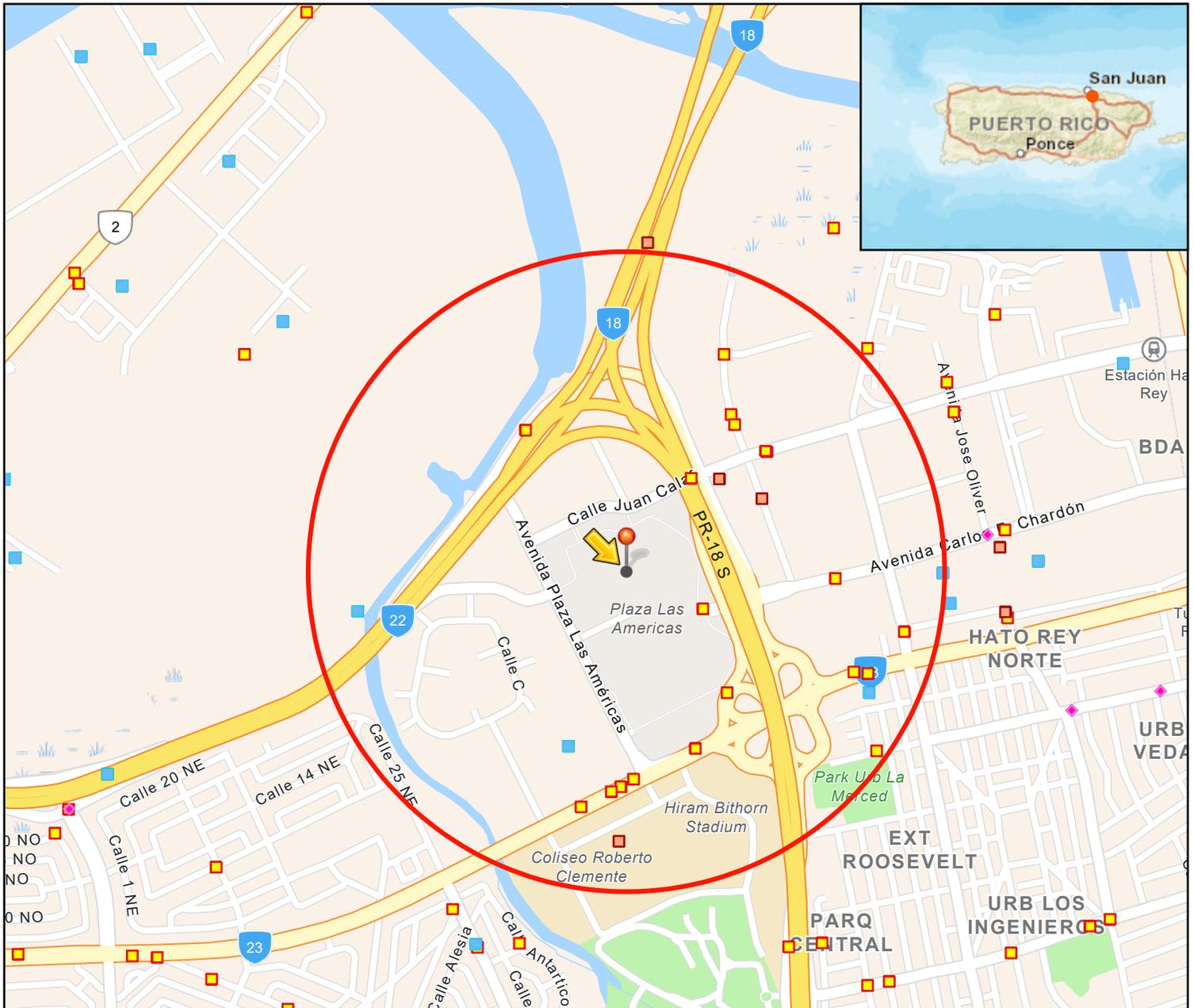
 Wild and Scenic Rivers



National Wild and Scenic River System

National Park Service

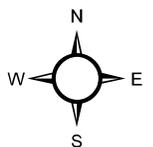
PR-SBF-09281 Toxics



Legend

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

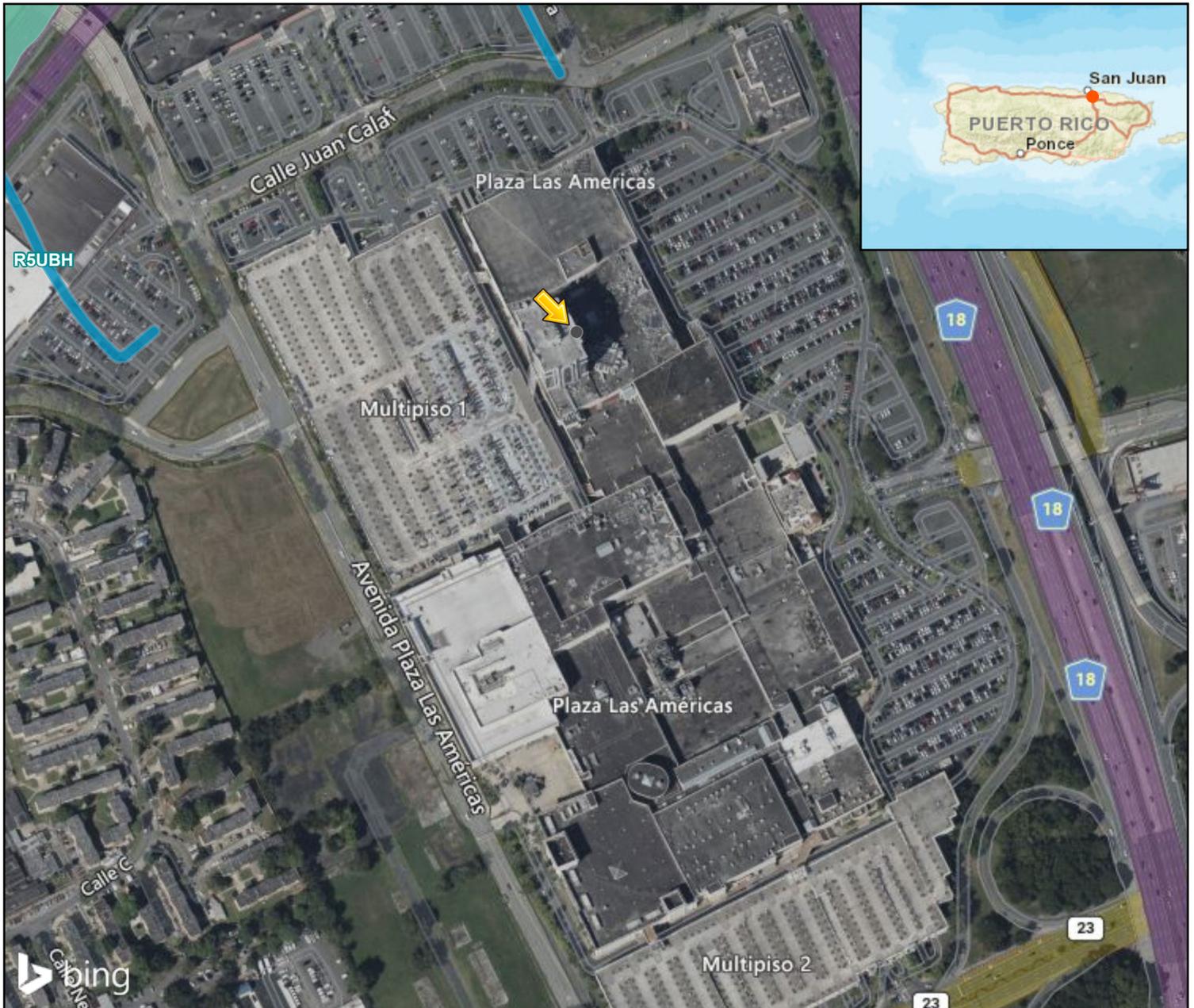
0 0.17 0.35 0.7 mi



Envirofacts Facility Locations

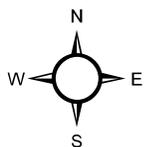
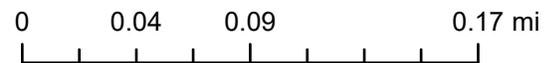
EPA

PR-SBF-09281 Wetlands



Legend

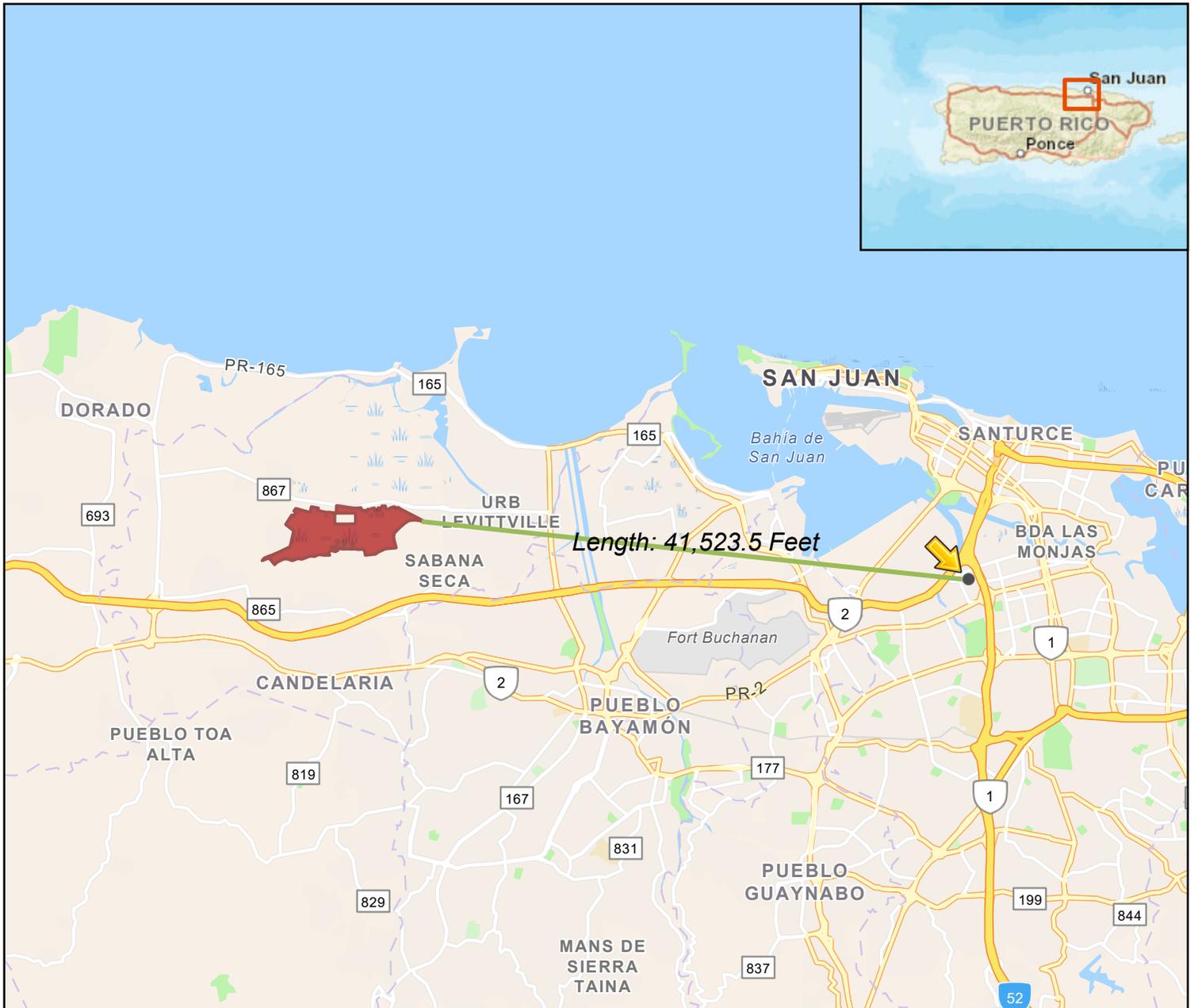
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Riverine



National Wetlands Inventory

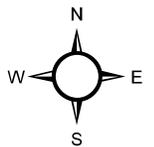
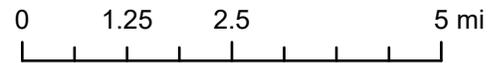
U.S. Fish and Wildlife Service

PR-SBF-09281 Endangered



Legend

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



Endangered Species Habitat

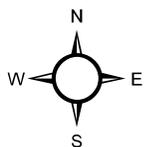
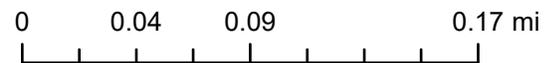
U.S. Fish and Wildlife Service

PR-SBF-09281 Farmlands



Legend

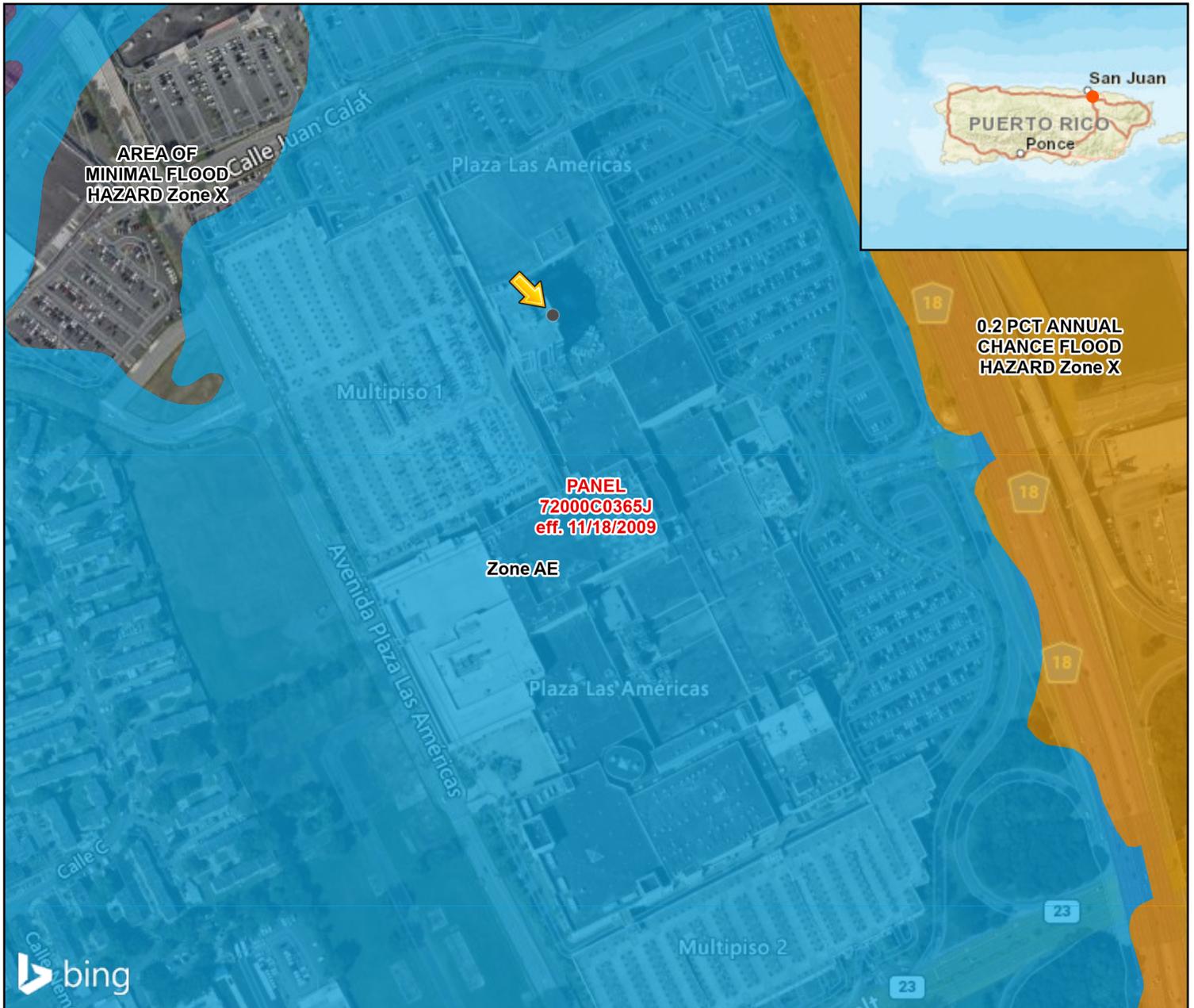
- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland



USGS USA Soils

Farmland dataset

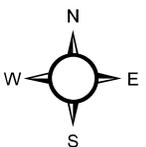
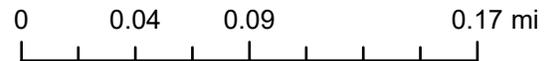
PR-SBF-09281 Flood Map



Legend

FEMA Flood Zones - Effective

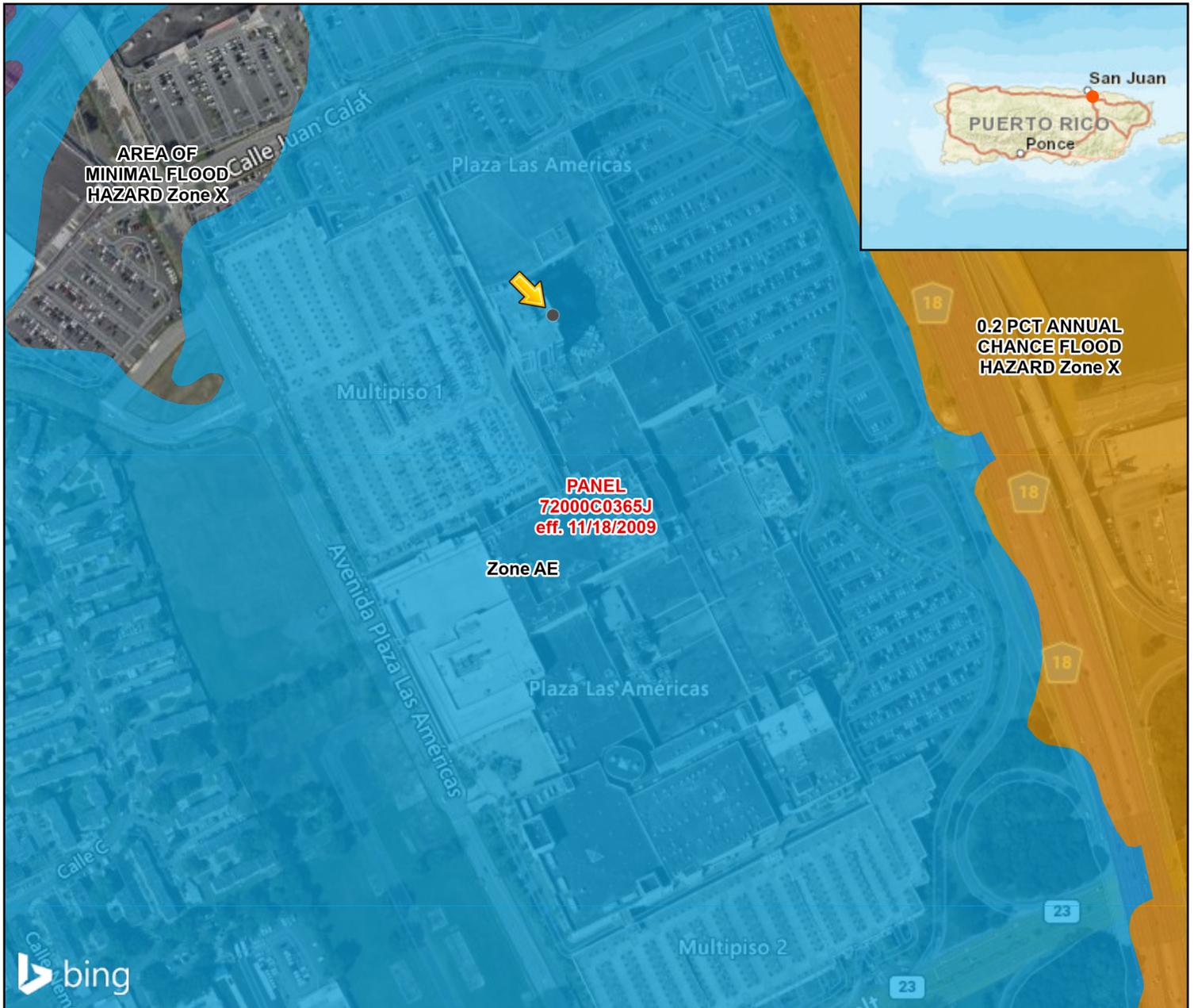
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  X, Area of Minimal Flood Hazard
-  FEMA Flood Zone Panel



FEMA Map Service

Flood Insurance Rate Maps

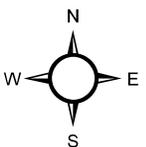
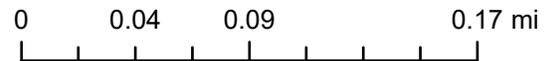
PR-SBF-09281 Flood Map



Legend

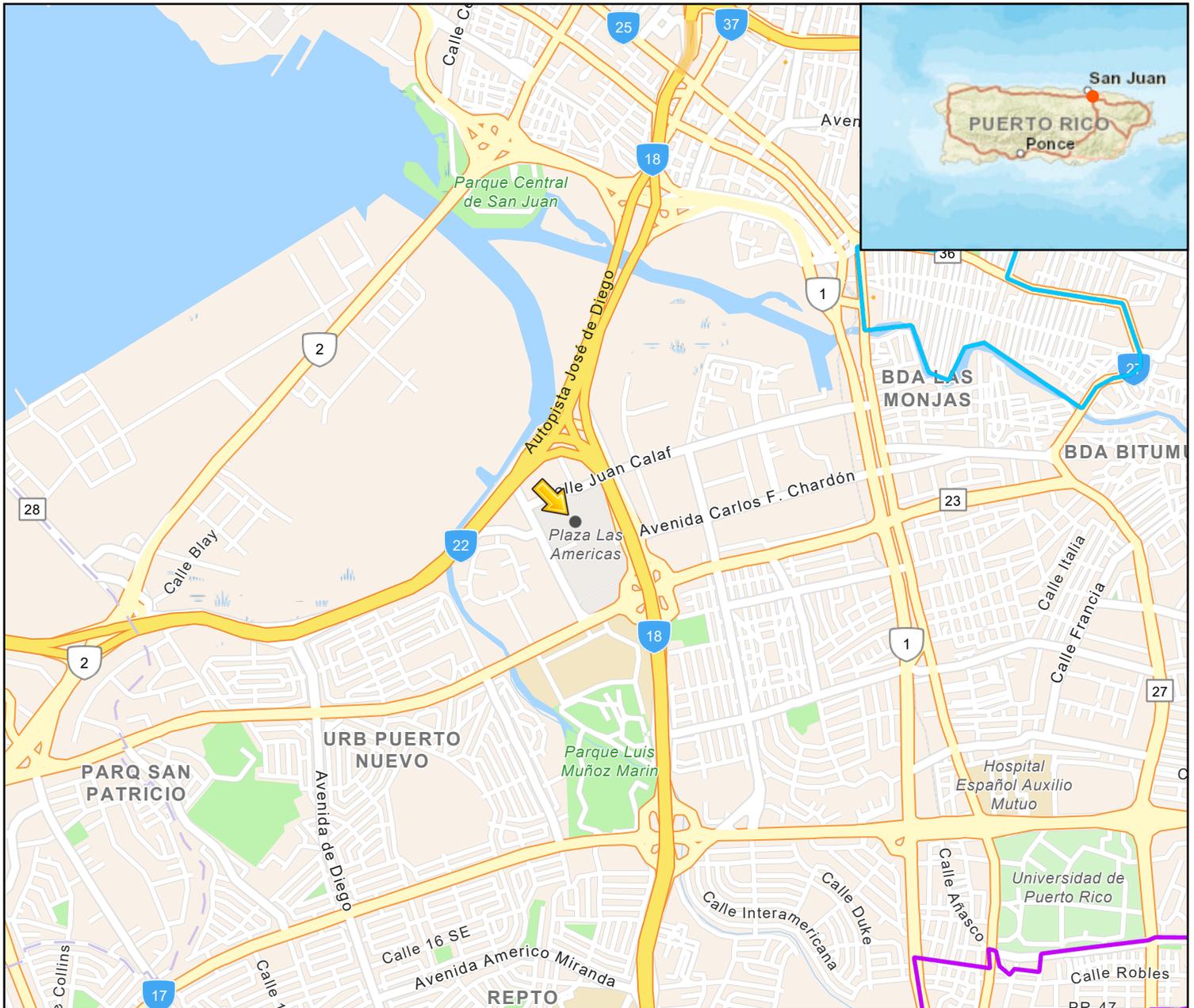
FEMA Flood Zones - Effective

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  X, Area of Minimal Flood Hazard
-  FEMA Flood Zone Panel



FEMA Map Service
 Flood Insurance Rate Maps

PR-SBF-09281 Historic Map

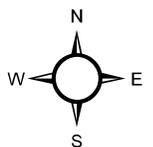
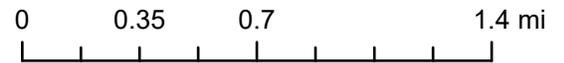


Legend

- National Historic Landmark
- National Register of Historic Places
- Removed from National Register of Historic Places

- Historic Districts
- Historic Communities

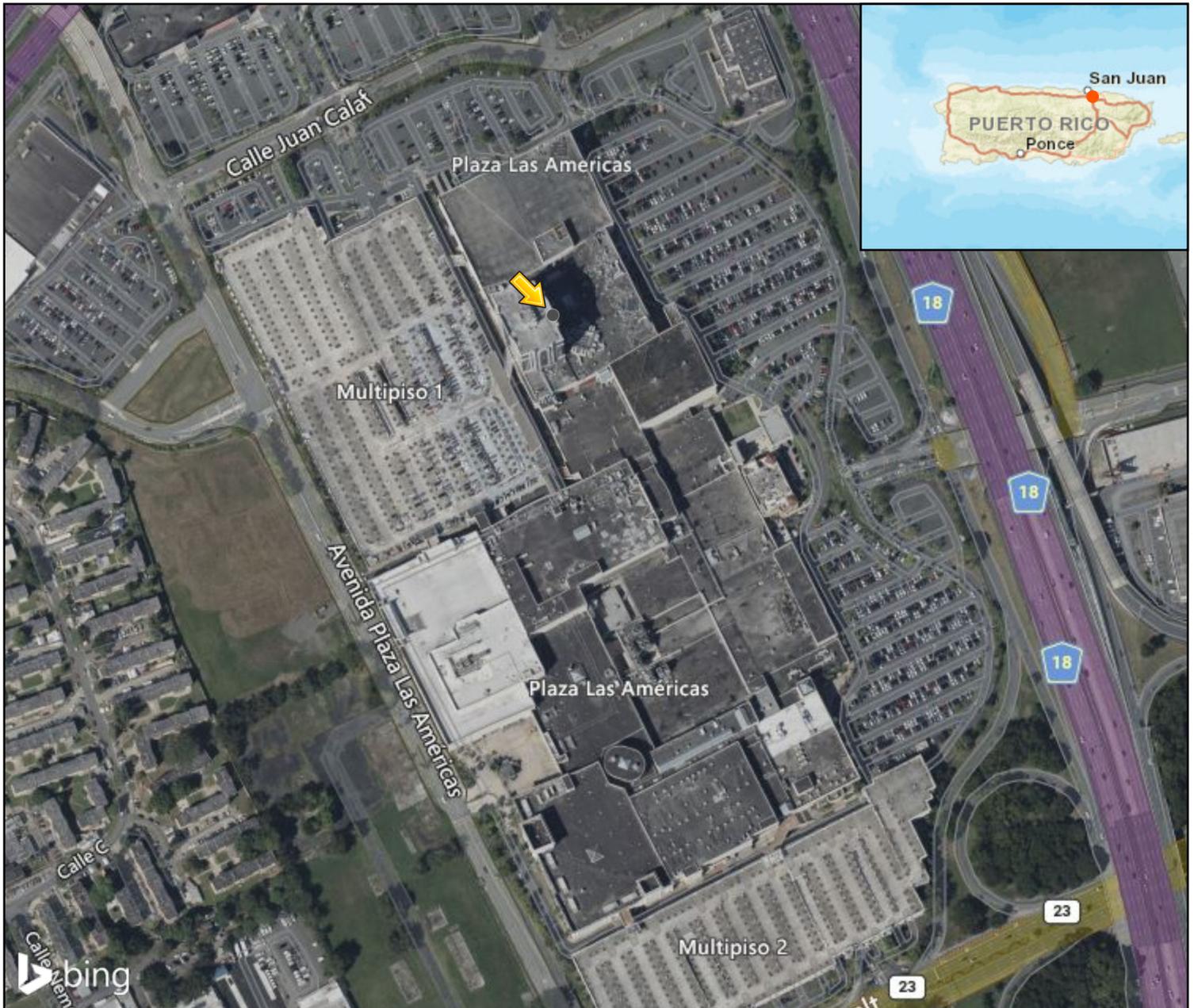
National Register Of Historic Places Points



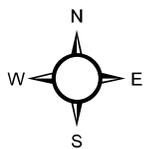
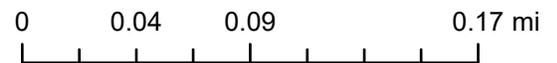
National Register of Historic Places

Local Historic Areas digitized by Horne

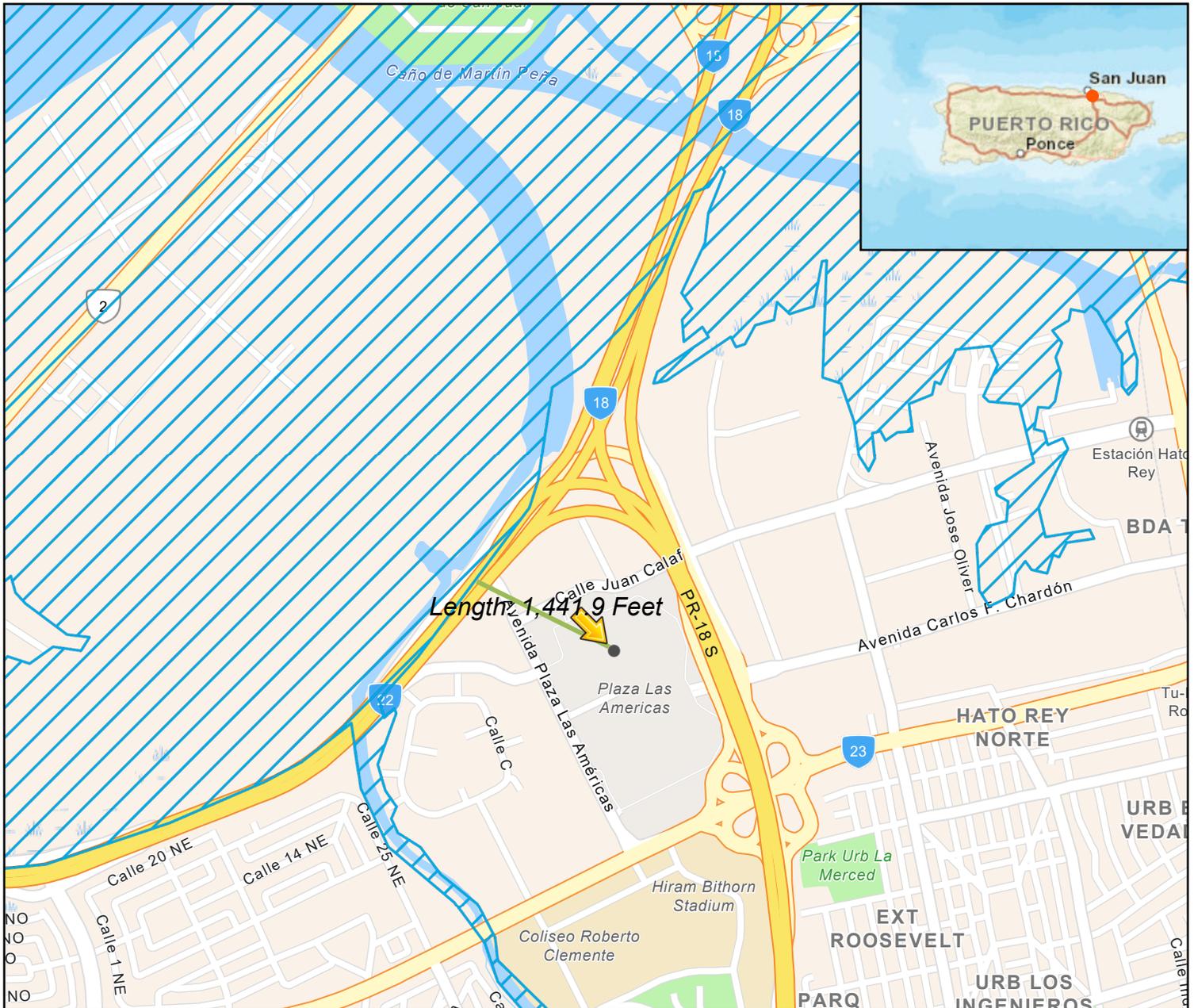
PR-SBF-09281 Site Map



Legend

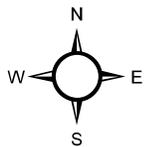
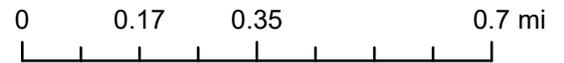


PR-SBF-09281 CZM



Legend

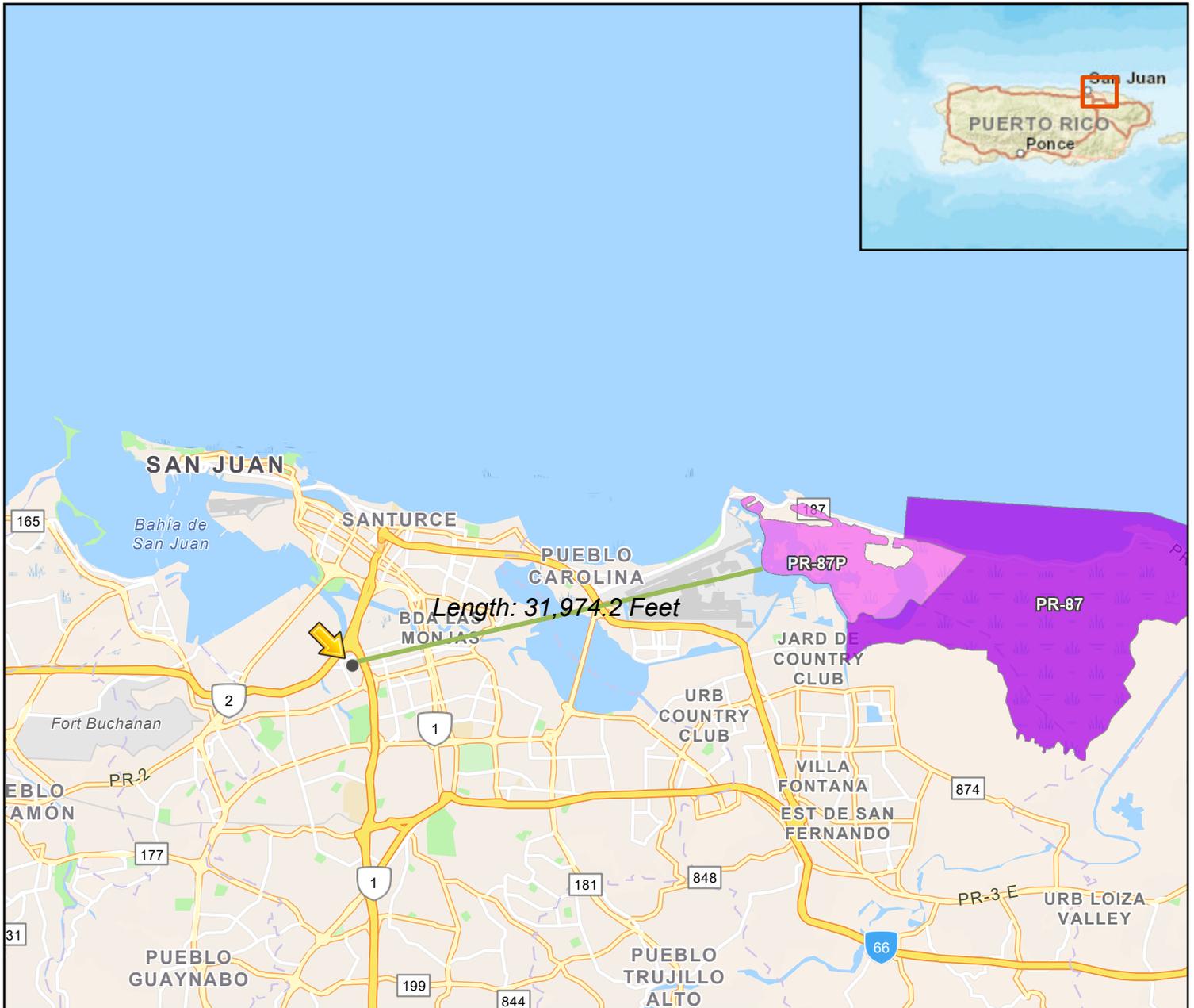
 Coastal Zone Management Act Boundary



NOAA

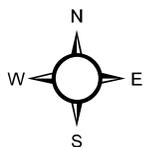
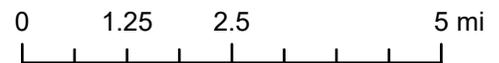
Coastal Zone Management Act

PR-SBF-09281 CBRS



Legend

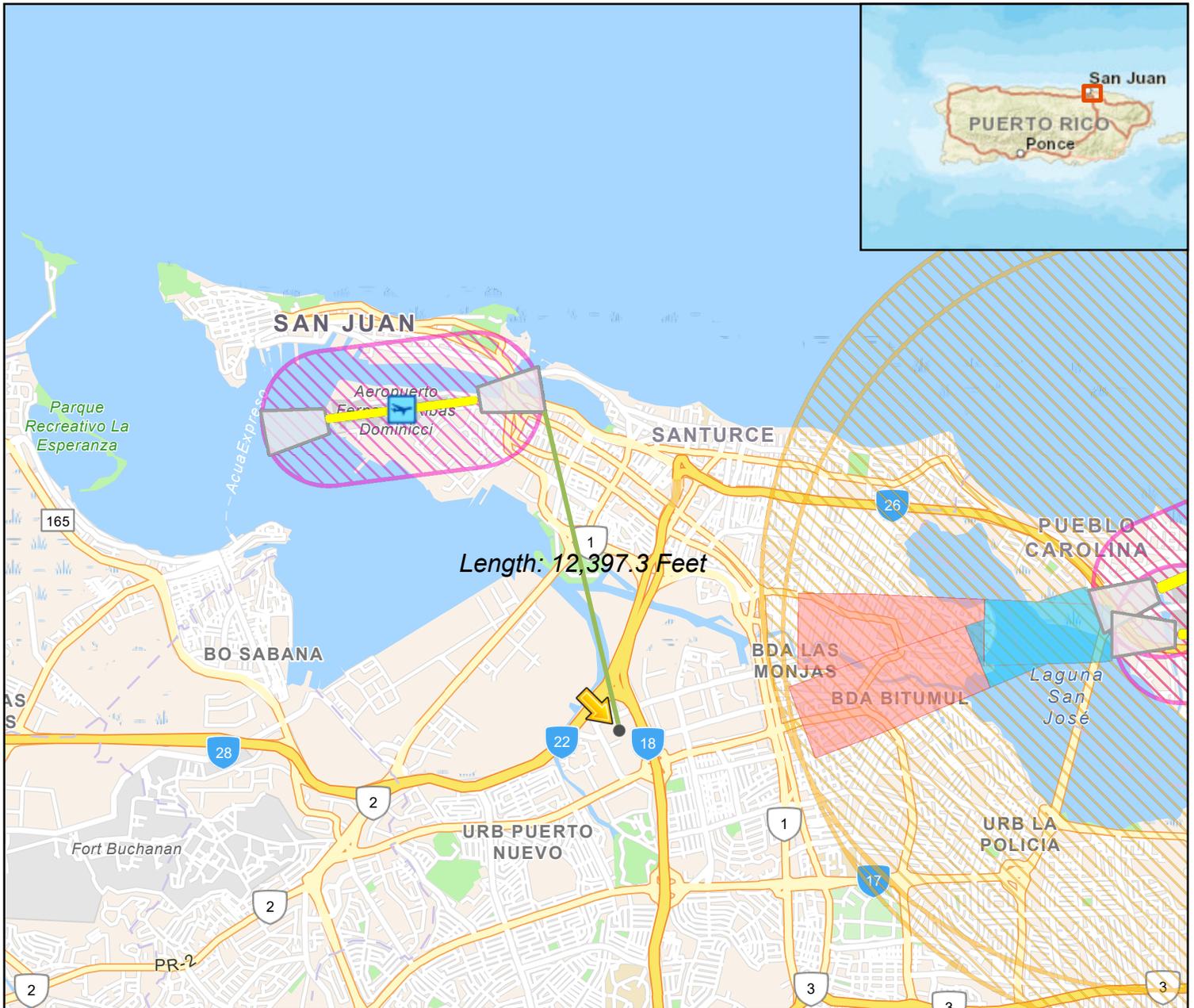
- Otherwise Protected Area
- System Unit



U.S. Fish and Wildlife Service

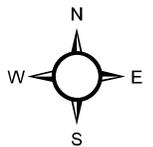
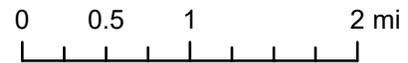
Coastal Barrier Resources Act Program

PR-SBF-09281 Airports



Legend

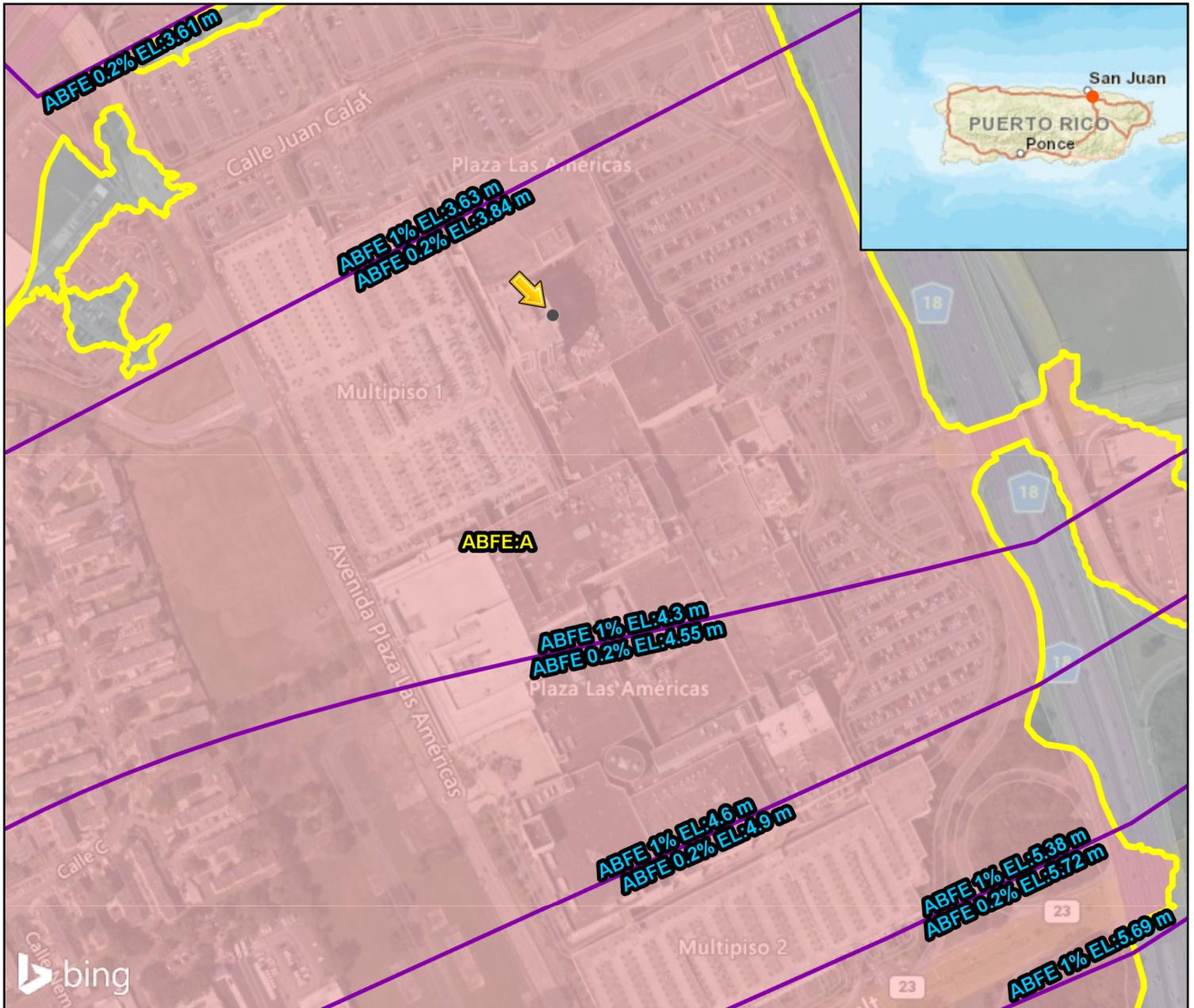
- Military Airports 15,000ft Buffer
- Civilian Airports 2,500ft Buffer
- Military Accident Potential Zones APZ 2
- Military Accident Potential Zones APZ 1
- Runway Protection Zones
- Airport Runways
- Minor Airport



Runway Protection Zones

Major Civil and Military Airports

PR-SBF-09281 ABFE



Legend

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

0 0.04 0.09 0.17 mi

N
W E
S

FEMA Map Service

ABFE 1PCT