



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://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-01313-E-Re-Evaluation

**HEROS Number:** 900000010480069

**Start Date:** 06/27/2025

**State / Local Identifier:**

**Project Location:** 255 Ave Ponce De Leon Ste 111, San Juan, PR 00917

**Additional Location Information:**

The project is located at latitude 18.425776, longitude -66.057345 at the address given above. Tax ID Number: 063-031-074-02-000

**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 LOCAL 111, a restaurant, at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917. The original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated; the structure was built ca. 1965.

**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)	\$1,507,179,000.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$8,220,783,000.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

**Estimated Total HUD Funded Amount:** \$100,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$100,000.00

**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
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**Determination:**

<input type="checkbox"/>	This categorically excluded activity/project converts to <b>EXEMPT</b> 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; <b>Funds may be committed and drawn down after certification of this part</b> 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, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

**Preparer Signature:**  **Date:** July 21, 2025

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

**Responsible Entity Agency Official Signature:**  **Date:** 8/7/2025

**Name/ Title:** Pedro A. de León Rodríguez, MSEM/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-01313-E-Re-Evaluation

**HEROS Number:** 900000010480069

**Start Date:** 06/27/2025

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

**State / Local Identifier:**

**RE Preparer:** Ricardo Espiet Lopez

**Certifying Office**  
**r:**

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

**Point of Contact:**

**Point of Contact:** Blas Guernica  
**Consultant (if applicable):** HORNE LLP

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

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

**Project Location:** 255 Ave Ponce De Leon Ste 111, San Juan, PR 00917

**Additional Location Information:**

The project is located at latitude 18.425776, longitude -66.057345 at the address given above. Tax ID Number: 063-031-074-02-000

**Direct Comments to:** environmentcdbg@vivienda.pr.gov

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

This project entails the award of a small business recovery grant to LOCAL 111, a restaurant, at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917. The original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated; the structure was built ca. 1965.

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

[PR-SBF-01313-E Re-evaluation Form.pdf](#)  
[PR-SBF-01313 ATF CEST Memorandum.pdf](#)  
[PR-SBF-01313-E Site Map.pdf](#)  
[PR-SBF-01313-E IUGF.pdf](#)  
[PR-SBF-01313 IUGF.pdf](#)  
[PR-SBF-01313 EFOR.pdf](#)  
[PR-SBF-01313-E EFOR.pdf](#)

**Level of Environmental Review Determination:**

**Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:**  
58.35(a)(3)(iii)

**Determination:**

	This categorically excluded activity/project converts to <b>EXEMPT</b> 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; <b>Funds may be committed and drawn down after certification of this part</b> 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, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (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:**  
[01313-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)	\$1,507,179,000.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$8,220,783,000.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

**Estimated Total HUD Funded,** \$100,000.00  
**Assisted or Insured Amount:**

**Estimated Total Project Cost:** \$100,000.00

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

<b>Compliance Factors:</b> 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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is within 15,000 feet of a military airport or within 2,500 of a civilian airport. However, it is not within an APZ or RPZ/CZ. The nearest airport RPZ/CZ is approximately 12,437 feet away. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> 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 25,714 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.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number 72000C0370J, effective on 11/18/2009: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 1,553 feet from the coastal zone. The project is in

		compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project clears via the project criteria 14 of the USFWS Blanket Clearance Letter. See attached Endangered Species Act self-certification form. This project is in compliance with the Endangered Species Act.
<b>Explosive and Flammable Hazards</b> 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.
<b>Farmlands Protection</b> 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.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in the floodplain. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of San Juan; However, the proposed project is not within an area where a PFIRM was developed. Therefore, PFIRM was not considered in

		the review. The project is in compliance with Executive Orders 11988.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The original project is in compliance with Section 106. The extended benefits project consists solely of activities listed as exempt in a Programmatic Agreement (PA). The project clears on the following Programmatic Agreement allowances, applied by Jennifer Evans, M.A. - Architecture: Appendix B, Tier II, Allowance B.2.a (Building Contents - Repair or replacement of building contents including furniture, movable partitions, computers, cabinetry, supplies, and equipment and any other movable items which are not character defining features of a historic property) for the replacement vent hood. There is no ground disturbance in this scope of work. The extended benefits project is in compliance with Section 106. Link to list of Programmatic Agreements: <a href="https://www.hudexchange.info/sites/onecpd/assets/File/PR-FEMA-Prototype-PA-Section-106.pdf">https://www.hudexchange.info/sites/onecpd/assets/File/PR-FEMA-Prototype-PA-Section-106.pdf</a>
<b>Noise Abatement and Control</b> 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.
<b>Sole Source Aquifers</b> 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. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

<b>Wetlands Protection</b> 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. This project does not involve new construction, so a visual wetlands survey was not conducted. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> 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 102,635 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	On January 21, 2025, President Donald Trump issued the Executive Order titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

**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
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**Project Mitigation Plan**

No mitigation required.

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

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

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

No

✓ Yes

2. Is your project located within a Runway Protection Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ) ?

Yes, project is in an APZ

Yes, project is an RPZ/CZ

✓ No, project is not within an APZ or RPZ/CZ

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within either zone below.

### Screen Summary

#### Compliance Determination

The project is within 15,000 feet of a military airport or within 2,500 of a civilian airport. However, it is not within an APZ or RPZ/CZ. The nearest airport RPZ/CZ is approximately 12,437 feet away. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[PR-SBF-01313-E 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 25,714 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-01313-E 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-01313-E FIRM.pdf](#)

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

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

✓ No

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

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance**

**Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

**Screen Summary**

**Compliance Determination**

Flood Map Number 72000C0370J, effective on 11/18/2009: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). 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**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 1,553 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

#### **Supporting documentation**

[PR-SBF-01313-E CZM.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

**Contamination and Toxic Substances**

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

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

☒ None of the above

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

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

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

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

✓ No

Explain:

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

Yes

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

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

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

Yes

Explain:

✓ No

\* Notes:

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

- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

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

Yes

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

✓ No

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

Yes

✓ No

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

Explain:

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

File Upload:

[Radon Attachments.pdf](#)  
[PR-SBF-01313-E Radon Memorandum.docx](#)

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



Non-radon contamination was found in a previous question.

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

[PR-SBF-01313-E Toxic Sites Table.xlsx](#)

[PR-SBF-01313 EFOR\(1\).pdf](#)

[PR-SBF-01313-E EFOR\(1\).pdf](#)

[PR-SBF-01313-E Toxic Sites.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Endangered Species

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

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

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

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

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

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

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

### Screen Summary

#### Compliance Determination

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project clears via the project criteria 14 of the USFWS Blanket Clearance Letter. See attached Endangered Species Act self-certification form. This project is in compliance with the Endangered Species Act.

**Supporting documentation**

[PR-SBF-01313-E\\_USFWS Self-Certification Form\\_PRDOH.pdf](#)  
[USFWS End Species Blanket Clearance Letter\\_2025.pdf](#)  
[PR-SBF-01313-E Wetlands.pdf](#)  
[PR-SBF-01313-E USFWS iPaC.pdf](#)  
[PR-SBF-01313-E Site Photos.pdf](#)  
[PR-SBF-01313-E Site Map\(1\).pdf](#)  
[PR-SBF-01313-E ESA.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.)	<a href="#">7 CFR Part 658</a>

**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-01313-E Farmland.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Floodplain Management

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

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

Yes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Describe:

✓ No

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

Yes

Describe:

✓ No

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

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

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

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

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

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

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

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



5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

**Screen Summary**

**Compliance Determination**

This project does not occur in the floodplain. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of San Juan; However, the proposed project is not within an area where a PFIRM was developed. Therefore, PFIRM was not considered in the review. The project is in compliance with Executive Orders 11988.

**Supporting documentation**

[PR-SBF-01313-E 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" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### ***Threshold***

#### **Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

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

### ***Step 1 – Initiate Consultation***

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

- ✓ State Historic Preservation Offer (SHPO) Completed

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

Other Consulting Parties

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

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

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

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

Yes

No

***Step 2 – Identify and Evaluate Historic Properties***

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

MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917

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

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

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

**Additional Notes:**

No historic properties within the APE.

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

Yes

✓ No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive

further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

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

✓ No Historic Properties Affected

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

**Document reason for finding:**

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The original project is in compliance with Section 106. The extended benefits project consists solely of activities listed as exempt in a Programmatic Agreement (PA). The project clears on the following Programmatic Agreement allowances, applied by Jennifer Evans, M.A. - Architecture: Appendix B, Tier II, Allowance B.2.a (Building Contents - Repair or replacement of building contents including furniture, movable partitions, computers, cabinetry, supplies, and equipment and any other movable items which are not character defining features of a historic property) for the replacement vent hood. There is no ground disturbance in this scope of work. The extended benefits project is in compliance with Section 106. Link to list of Programmatic Agreements: <https://www.hudexchange.info/sites/onecpd/assets/File/PR-FEMA-Prototype-PA-Section-106.pdf>

**Supporting documentation**

[PR-SBF-01313 SHPO Consultation Package.pdf](#)  
[PR-SBF-01313-E Historic Properties.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
<b>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.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

☒ Yes

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

No

#### Screen Summary

##### **Compliance Determination**

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

##### **Supporting documentation**

[PR-SBF-01313-E SSA.pdf](#)

##### **Are formal compliance steps or mitigation required?**

Yes

☒ No



## Wetlands Protection

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

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

✓ No

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

Yes

### Screen Summary

#### **Compliance Determination**

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

#### **Supporting documentation**

[PR-SBF-01313-E Wetlands\(1\).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 102,635 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[PR-SBF-01313-E WSR.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

## Environmental Justice

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

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

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

Yes

✓ No

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

### Screen Summary

#### Compliance Determination

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

#### Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Bayamón | Mayagüez | Maricao | Río Grande | St Croix  
P.O. Box 491  
Boquerón, Puerto Rico 00622



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:

On January 14, 2013, the U.S. Fish and Wildlife Service (USFWS) in coordination with the U.S. Department of Housing and Urban Development (HUD), signed the Blanket Clearance Letter (BCL) to expedite the consultation process, for federally sponsored projects. On March 20, 2025, the USFWS and the Puerto Rico Department of Housing (PRDOH) acting as the responsible entity designated by HUD decided to review and update the BCL to ensure that new available information regarding the consultation process is included. This letter replaces the January 14, 2013, Blanket Clearance Letter for HUD sponsored projects.

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. 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 reviews development projects to assist Federal agencies on the compliance of the ESA. Since 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 (CESFO) has developed this BCL to cover for activities and projects that typically result in no adverse effects to federally-listed species under our jurisdiction. The proposed project criteria discussed below are subject to the following conditions:

1. The project is located within an urban or developed area.
  - An urban or developed area is defined as an area that has one or more of the following characteristics:
    - Presence of existing buildings, residential areas, and commercial establishments.
    - Well-established infrastructure including roads, utilities, and urban facilities.
    - High population density.
    - Established neighborhood and urban amenities (“urbanizaciones”).
    - Developed landscape with paved surfaces, parking lots, and industrial areas.
    - Signs of human activity and urbanization, such as shopping centers and recreational facilities.
    - Location within the boundaries of a city or town ("casco urbano").
    - High concentration of built-up structures and limited open spaces.
    - Aerial imagery might be requested to the applicant<sup>1</sup>.
2. If the project is located in a rural area, and the project is located within a disturbed area that does not require additional clearing of forested (trees) areas.
3. The project is not located within (or adjacent to) drainages, rivers, streams, wetlands, aquatic systems, or coastal areas.
4. If the project is located in a rural area, and the project is not located immediately adjacent to forested areas (e.g., rock walls and haystack hills (“mogotes”); wet montane forest; lowland wet forest; remnant coastal; mangrove forest; damp and dry limestone karst forests; pastureland with patches of exotic trees<sup>2</sup>).
5. The lighting associated to the facilities is not visible directly or indirectly from the shoreline or beach area.

Proposed projects that **do not** meet the above conditions **Do Not Qualify** for review under the Blanket Clearance Letter developed for compliance with Section 7 of the Endangered Species Act.

<sup>1</sup> This is the definition used by the USFWS in IPaC.

<sup>1</sup> *Ibid.*

**Project Criteria:**

1. Activities related to the resurfacing existing streets or roads; maintenance of existing upland gabion or reinforced concrete retention walls; construction, reconstruction or repair of gutters and sidewalks along existing roads.
2. Repair, replace, improve, reconstruct and/or rehabilitate facilities in already established public transportation systems (Signs, sidewalks and ramps, bus stops and existing routes).
3. Repair, replace, improve, reconstruct, rehabilitate and/or expanding existing public transportation facilities located in urban or developed areas.
4. Construction of new facilities for public transportation systems (e.g. School bus stops, city buses, trolleybuses, public car stops, Public car terminal) in urban or developed areas.
5. Repair, replace, improve, reconstruct, or rehabilitate existing bridges or rip-rap. (follow FWS rip-rap guidance for design).
6. Reconstruction, or emergency repairs, of existing structures, including but not limited to buildings, facilities and homes.
7. Demolition of dilapidated single-family homes or buildings.
8. Rebuilding of demolished single-family homes or buildings.
9. Retrofitting existing buildings.
10. Construction of residential and/or commercial facilities.
11. Construction, repair, replace, improve, reconstruct, and/or rehabilitate recreational facilities.
12. Addition of concrete pads to the existing footprint of a residential and/or commercial structure, provided that the resulting addition is less than 20% of the size of the existing structure.
13. Improvement or renovations to existing structures (exterior and interior) renovations resulting in an exterior increase greater than 20%.
14. Improvements or renovations to existing structures (exterior and interior renovations) resulting in an exterior increase of less than 20%.
15. Acquisition of residential and/or commercial properties in urban or developed areas for the relocation of families and/or activities.
16. Construction, reconstruction, rehabilitation and/or expansion of cemeteries.

17. Installation/drilling of new water well and associated utility infrastructure, either above ground or underground.
18. Establishment of power facilities, including but not limited to associated aboveground and/or underground infrastructure.
19. Construction of electrical system infrastructure and associated components, including but not limited to associated aboveground and/or underground infrastructure.
20. Construction of land based small electric generating facilities, including those fueled with wind, sun, or biomass, capable of producing no more than 10 MW. \*
21. Activities within existing Right of Ways (ROWs) related to water and sanitary infrastructure; communication infrastructure; roads, bridges and highways without the removal of native vegetation and/or major earth movement.
22. Construction of rooftop or urban telecommunications systems and associated components, including but not limited to associated aboveground and/or underground infrastructure.
23. Establishment of temporary debris storage (TDS) facilities.
24. Establishment and/or closure of solid waste management facilities. But not new landfills.
25. Installation of water storage systems (cisterns) and associated infrastructure, either above ground or underground, including but not limited to installations on existing or new concrete pads, or existing or new roofs.
26. Installation of solar panels, battery storage systems and/or associated utility infrastructure, either above ground or underground, on existing or new concrete pads, existing or new roofs, ground or pole mounted.
27. Installation of generators on existing or new concrete slabs, and associated utility infrastructure, either above ground or underground.
28. Repair of existing agricultural structures including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with less than 20% expansion of footprint.
29. New construction of agricultural structures in established farms including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with or without underground and/or aboveground infrastructure utility connections.
30. Construction of fences, cattle corrals, concrete slabs.
31. Installation of storage containers on new concrete slab.

32. New construction or work which expands the footprint of an existing structure and occurs entirely on disturbed, regularly maintained, upland property, including the staging of equipment.

\*Comply with USFWS wind energy guidelines if more than one wind turbine, consider painting one blade black to help birds see the blades. <https://www.fws.gov/media/land-based-wind-energy-guidelines>

### **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.

For all projects, HUD and its funded partners (municipalities) are expected to implement Best Management Practices to enhance the conservation of our trust resources (i.e.; listed species, wetlands, aquatic habitats, migratory birds and marine mammals) and avoid impacts from project development to aquatic habitat such as erosion and stream sedimentation. The Service provides the following recommendations that have proven to help achieve this effort.

### **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.

For a detailed guide to water crossing structures, the Service developed a detailed guide to water crossing structures for regulatory review by permitting agencies, protect damaged structures, reduce future damages, and prevent or minimize damage to natural resources. The document is titled "Guidance for Repair, Replacement, and Clean-up Projects in Streams and Waterways of Puerto Rico and U.S. Virgin Islands" and is available at:

<https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us>

### **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 designated critical habitat may be affected.
4. Lack of compliance with criteria in this BCL.

To obtain additional information on threatened and endangered species, you may visit our website <https://www.fws.gov/office/caribbean-ecological-services> where you will also find the Map of the Species by Municipality and the Map of Critical Habitat. 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

The USFWS has also developed a web based tool called the Information for Planning and Consultation (IPaC). Please visit <https://ipac.ecosphere.fws.gov/> 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. Best management practices or conservation measures are available at the site for some species, but we expect the site to continue growing in its offering.

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. 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. If you have any additional questions regarding this BCL, please do not hesitate to contact us at (786) 244-0081 or via email at [caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov).

Sincerely,

LOURDES  
MENA

Digitally signed by  
LOURDES MENA  
Date: 2025.04.24  
09:11:24 -04'00'

Lourdes Mena  
Field Supervisor



DEPARTMENT OF

# HOUSING

GOVERNMENT OF PUERTO RICO



## Self-Certification

<https://www.fws.gov/office/caribbean-ecological-services>

### 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 **LOCAL 111 [PR-SBF-01313-E]**, under the CDBG-DR Small Business Financing Program, the original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated, located at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917, complies with:

Check	Project Criteria
<input type="checkbox"/>	1. Activities related to the resurfacing existing streets or roads; maintenance of existing upland gabion or reinforced concrete retention walls; construction, reconstruction or repair of gutters and sidewalks along existing roads.
<input type="checkbox"/>	2. Repair, replace, improve, reconstruct and/or rehabilitate facilities in already established public transportation systems (signs, sidewalks and ramps, bus stops and existing routes).
<input type="checkbox"/>	3. Repair, replace, improve, reconstruct, rehabilitate and/or expanding existing public transportation facilities located in urban or developed areas.
<input type="checkbox"/>	4. Construction of new facilities for public transportation systems (e.g. school bus stops, city buses, trolleybuses, public car stops, public car terminal) in urban or developed areas.
<input type="checkbox"/>	5. Repair, replace, improve, reconstruct, or rehabilitate existing bridges or rip-rap. We recommend following FWS rip-rap guidance for design:



	<a href="https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us">https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us</a>
<input type="checkbox"/>	6. Reconstruction, or emergency repairs, of existing structures, including but not limited to buildings, facilities and homes.
<input type="checkbox"/>	7. Demolition of dilapidated single-family homes or buildings.
<input type="checkbox"/>	8. Rebuilding of demolished single-family homes or buildings.
<input type="checkbox"/>	9. Retrofitting existing buildings.
<input type="checkbox"/>	10. Construction of residential and/or commercial facilities.
<input type="checkbox"/>	11. Construction, repair, replace, improve, reconstruct, and/or rehabilitate recreational facilities.
<input type="checkbox"/>	12. Addition of concrete pads to the existing footprint of a residential and/or commercial structure, provided that the resulting addition is less than 20% of the size of the existing structure.
<input type="checkbox"/>	13. Improvement or renovations to existing structures (exterior and interior) renovations resulting in an exterior increase greater than 20%.
<input checked="" type="checkbox"/>	14. Improvements or renovations to existing structures (exterior and interior renovations) resulting in an exterior increase of less than 20%.
<input type="checkbox"/>	15. Acquisition of residential and/or commercial properties in urban or developed areas for the relocation of families and/or activities.
<input type="checkbox"/>	16. Construction, reconstruction, rehabilitation and/or expansion of cemeteries.
<input type="checkbox"/>	17. Installation/drilling of new water well and associated utility infrastructure, either above ground or underground.
<input type="checkbox"/>	18. Establishment of power facilities, including but not limited to associated aboveground and/or underground infrastructure.
<input type="checkbox"/>	19. Construction of electrical system infrastructure and associated components, including but not limited to associated aboveground and/or underground infrastructure.
<input type="checkbox"/>	20. Construction of land based small electric generating facilities, including those fueled with wind, sun, or biomass, capable of producing no more than 10 MW.
<input type="checkbox"/>	21. Activities within existing Right of Ways (ROWs) related to water and sanitary infrastructure; communication infrastructure; roads, bridges and highways without the removal of native vegetation and/or major earth movement.
<input type="checkbox"/>	22. Construction of rooftop or urban telecommunications systems and associated components, including but not limited to associated aboveground and/or

	underground infrastructure.
<input type="checkbox"/>	23. Establishment of temporary debris storage (TDS) facilities.
<input type="checkbox"/>	24. Establishment and/or closure of solid waste management facilities. <b>But not new landfills.</b>
<input type="checkbox"/>	25. Installation of water storage systems (cisterns) and associated infrastructure, either above ground or underground, including but not limited to installations on existing or new concrete pads, or existing or new roofs.
<input type="checkbox"/>	26. Installation of solar panels, battery storage systems and/or associated utility infrastructure, either above ground or underground, on existing or new concrete pads, existing or new roofs, ground or pole mounted.
<input type="checkbox"/>	27. Installation of generators on existing or new concrete slabs, and associated utility infrastructure, either above ground or underground.
<input type="checkbox"/>	28. Repair of existing agricultural structures including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with less than 20% expansion of footprint.
<input type="checkbox"/>	29. New construction of agricultural structures in established farms including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with or without underground and/or aboveground infrastructure utility connections.
<input type="checkbox"/>	30. Construction of fences, cattle corrals, concrete slabs.
<input type="checkbox"/>	31. Installation of storage containers on new concrete slab.
<input type="checkbox"/>	32. New construction or work which expands the footprint of an existing structure and occurs entirely on disturbed, regularly maintained, upland property, including the staging of equipment.



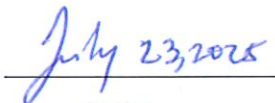
Angel G. López-Guzmán

Deputy Director

Permits and Environmental Compliance Division

Puerto Rico Department of Housing

Disaster Recovery Office, CDBG-DR/MIT

**Address:** P.O. Box 21365 San Juan, PR 00928**Telephone and Ext:** 787-274-2527 ext. 4320**Email:** [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov)


Date



Attachments:

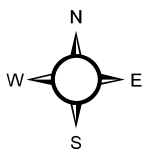
1. Project Site Map (Location Map)
2. Project Site Photos
3. Copy of the Blanket Clearance Letter
4. Others, as necessary to demonstrate compliance with the criteria (e.g. Explanatory Memorandum, Critical Habitat Map, National Wetlands Inventory Map, etc.)

# PR-SBF-01313-E Wetlands



Legend  
Parcels

0 0.02 0.04 0.08 mi



National Wetlands Inventory

U.S. Fish and Wildlife Service

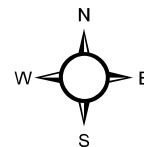
# PR-SBF-01313-E ESA



## Legend

■ USFWS Critical Habitat - Polygon Features - Final (agency service)

0 1.25 2.5 5 mi

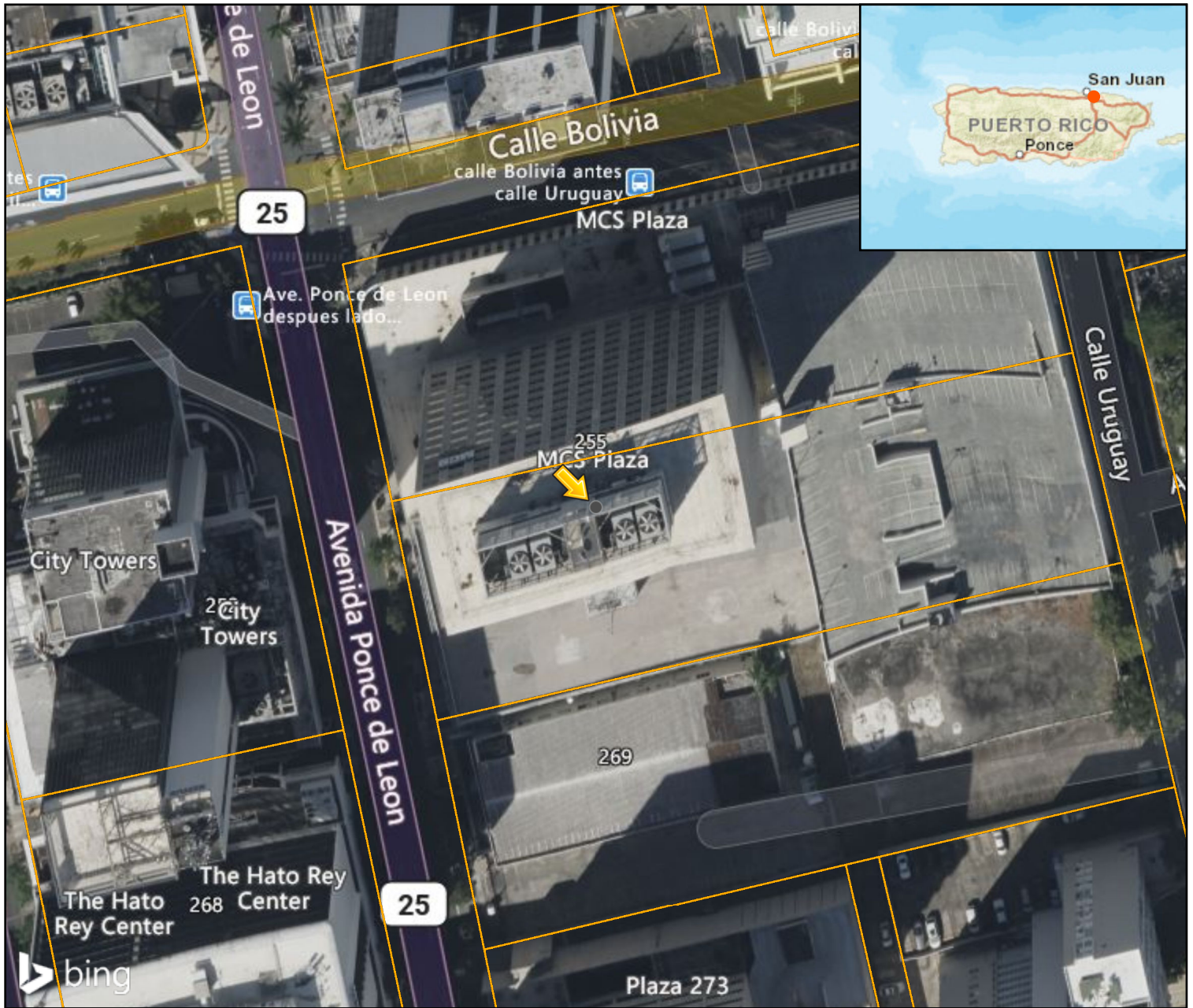


Endangered Species Habitat

U.S. Fish and Wildlife Service



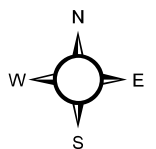
# PR-SBF-01313-E Site Map



## Legend

Parcels

0 0.01 0.02 0.04 mi





MCS

Banco

MCS PLAZA

HUB

HUB

HUB

HUB



PRE  
ENTRADA  
UN PUNTO  
A LA NO

# Banesc

El banco que sí  
piensa en usted,  
está aquí.





















## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (939) 320-3135 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:

06/27/2025 15:46:59 UTC

Project code: 2025-0115119

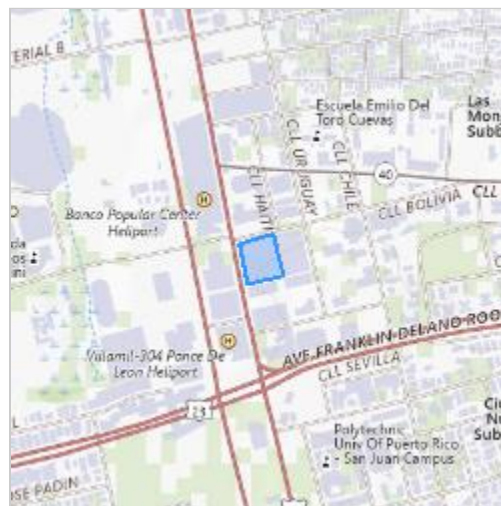
Project Name: PR-SBF-01313-E

Subject: Technical Assistance letter for the project named 'PR-SBF-01313-E' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On June 27, 2025, Blas Guernica used the Caribbean DKey; dated January 03, 2025, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-SBF-01313-E'. The project is located in San Juan County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.42587845,-66.05735464968737,14z>



The following description was provided for the project 'PR-SBF-01313-E':

This project entails the award of a small business recovery grant to LOCAL 111, a restaurant, at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917. The original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated; the structure was built ca. 1965.

Based on your answers and the assistance of the Service's Caribbean DKey, you determined the proposed Action will have "No Effect" on the following species:

Species	Listing Status	Determination
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered	No effect

Thank you for informing the Service of your "No Effect" determination(s) for this project. No further consultation/coordination for this project is required for these species. However, be aware that reinitiation of consultation may be necessary if later modifications are made to the project so that it no longer meets the criteria or outcome described above, or if new information reveals effects of the action that could affect listed species or critical habitat in a manner or to an extent not previously considered, or if a new species is listed.

This letter serves as documentation of your consideration of the federally listed species as required under section 7 of the ESA. However, effects to the other federally listed species or critical habitat as listed below from the "IPaC print-out for the project" (see below) should be considered as part of your ESA review for the project.

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "No Effect" (NE) determination for Federally listed species in the Caribbean. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NE concurrence provided here. This verification period allows the Caribbean Ecological Services Field Office to apply local knowledge to evaluate the Action, as we may identify a small subset of actions having unanticipated impacts. In such instances, the Caribbean Ecological Services Field Office may request additional information to verify the effects determination reached through the DKey.

**Note:** Projects located within the range of the Puerto Rican boa or the Virgin Islands tree boa might encounter these species during project activities. **This letter does not provide take to handle or move these species.** If relocation of the species is needed, please contact either the Puerto Rico Department of Natural Resources (DNER) at 787-724-5700, 787-230-5550, or 787-771-1124 for projects in Puerto Rico, or the Virgin Islands Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) at 340-775-6762 for projects in the Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office (caribbean\_es@fws.gov) to determine whether the consultation needs to be reinitiated.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and **are not** covered by this conclusion. Effects to the other federally listed species or critical habitat as listed below should be considered as part of your ESA review for the project.

- Roseate Tern *Sterna dougallii dougallii* Threatened

If the proposed project is located within species range where a DKey has not been developed for those species, please follow the established guidance for initiating section 7 consultation Caribbean Ecological Services Field Office.

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. If you have any questions or require additional information, please contact our office at [Caribbean\\_es@fws.gov](mailto:Caribbean_es@fws.gov).

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

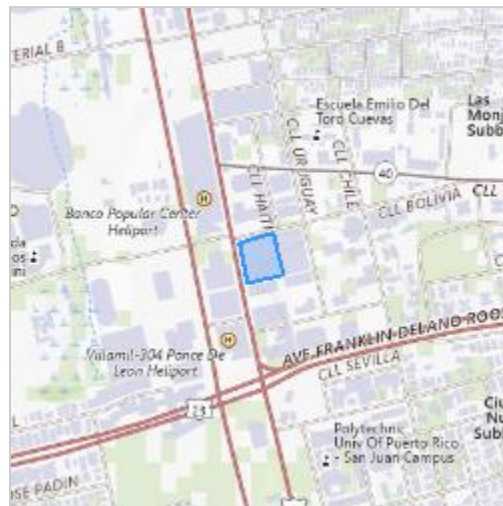
PR-SBF-01313-E

### 2. Description

The following description was provided for the project 'PR-SBF-01313-E':

This project entails the award of a small business recovery grant to LOCAL 111, a restaurant, at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917. The original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated; the structure was built ca. 1965.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.42587845,-66.05735464968737,14z>



## QUALIFICATION INTERVIEW

1. Is the proposed project an EPA Multi-Sector General Permit (MSGP) renewal for an existing project? ([MSGP Fact Sheet](#))

*No*

2. Is the proposed project within an urban developed area? (i.e., cities, downtowns, shopping malls etc.)

**Note:** Urban and developed areas has one or more of the following characteristics: Presence of existing buildings, residential areas, and commercial establishments. Well-established infrastructure including roads, utilities, and urban facilities. High population density. Established neighborhoods and urban amenities ("urbanizaciones"). Developed landscape with paved surfaces, parking lots, and industrial areas. Signs of human activity and urbanization, such as shopping centers and recreational facilities. Location within the boundaries of a city or town ("casco urbano"). High concentration of built-up structures and limited open spaces. Aerial imagery might be requested to the applicant. .

*Yes*

3. [Hidden Semantic] Does the proposed project intersect the Puerto Rican boa area of influence?

**Automatically answered**

*Yes*



## **IPAC USER CONTACT INFORMATION**

Agency: HORNE Government Services

Name: Blas Guernica

Address: 269 Av. Juan Ponce de León

City: San Juan

State: PR

Zip: 00917

Email: blas.guernica@horne.com

Phone: 9392144221

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Department of Housing and Urban Development



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (939) 320-3135 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)



In Reply Refer To:

06/27/2025 15:43:48 UTC

Project Code: 2025-0115119

Project Name: PR-SBF-01313-E

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

**\*THE FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS\***

The purpose of the Endangered Species Act (Act) is to provide a means whereby threatened, and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect those species and/or their designated critical habitat.

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". The enclosed species list provides information to assist with the U.S. Fish and Wildlife Service (Service) consultation process under section 7 of the Act. However, **the enclosed species list does not complete the required consultation process**. The species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitats, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. A discussion between the Federal agency and the Service should include what types of listed species may occur in the proposed action area and what effect the proposed action may have on those species. This process initiates informal consultation.

Once a species list is obtained for the proposed project, an effect determination for endangered and threatened species should be made. The applicant could make an effect determination by using available keys on IPaC for specific species. For species with no determination keys, the applicant should request concurrence from the Service by sending a project package

to [caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov). To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

<https://www.fws.gov/sites/default/files/documents/consultation-under-section-7-of-the-endangered-species-act-with-the-caribbean-ecological%20Services-field-office-template-letter.pdf>

When a federal agency, after discussions with the Service, determines that the proposed action is not likely to adversely affect any listed species, or adversely modify any designated critical habitat, and the Service concurs, the informal consultation is complete, and the proposed project moves ahead. If the proposed action is suspected to affect a listed species or modify designated critical habitat, the Federal agency may then prepare a Biological Assessment (B.A.) to assist in its determination of the project's effects on species and their habitat. However, a B.A. is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a B.A. where the agency provides the Service with an evaluation on the likely effects of the action to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a B.A. are described at 50 CFR 402.12.

If a federal agency determines, based on its B.A. or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to further consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation process. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species.

This list is provided pursuant to Section 7 of the Endangered Species Act and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". Please use this list to determine whether your project requires consultation and to make your effects determination. For more guidance, use the Guideline for Consultation under Section 7 of the Endangered Species Act with the Caribbean Ecological Services Field Office by clicking [here](#).

This species list is provided by:

Caribbean Ecological Services Field Office

[caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov)

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(939) 320-3135

## PROJECT SUMMARY

Project Code: 2025-0115119

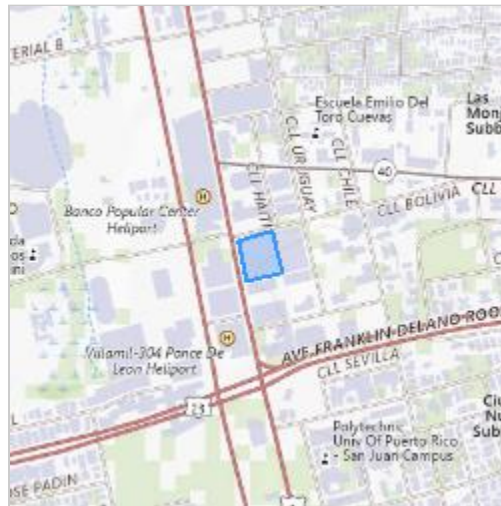
Project Name: PR-SBF-01313-E

Project Type: Disaster-related Grants

Project Description: This project entails the award of a small business recovery grant to LOCAL 111, a restaurant, at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917. The original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated; the structure was built ca. 1965.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.42587845,-66.05735464968737,14z>



Counties: San Juan County, Puerto Rico

## ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## BIRDS

NAME	STATUS
Roseate Tern <i>Sterna dougallii dougallii</i> Population: Western Hemisphere except NE U.S. No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/2083">https://ecos.fws.gov/ecp/species/2083</a>	Threatened

## REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/4LPTXL6C4VGDRLBKEFPOOEEYAU/documents/generated/7159.pdf">https://ipac.ecosphere.fws.gov/project/4LPTXL6C4VGDRLBKEFPOOEEYAU/documents/generated/7159.pdf</a>	Endangered

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

- 
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
  2. The [Migratory Birds Treaty Act](#) of 1918.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA). Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

## MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) <sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

- 
1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.



## **IPAC USER CONTACT INFORMATION**

Agency: HORNE Government Services

Name: Blas Guernica

Address: 269 Av. Juan Ponce de León

City: San Juan

State: PR

Zip: 00917

Email: blas.guernica@horne.com

Phone: 9392144221



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Bayamón | Mayagüez | Maricao | Río Grande | St Croix  
P.O. Box 491  
Boquerón, Puerto Rico 00622



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:

On January 14, 2013, the U.S. Fish and Wildlife Service (USFWS) in coordination with the U.S. Department of Housing and Urban Development (HUD), signed the Blanket Clearance Letter (BCL) to expedite the consultation process, for federally sponsored projects. On March 20, 2025, the USFWS and the Puerto Rico Department of Housing (PRDOH) acting as the responsible entity designated by HUD decided to review and update the BCL to ensure that new available information regarding the consultation process is included. This letter replaces the January 14, 2013, Blanket Clearance Letter for HUD sponsored projects.

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. 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 reviews development projects to assist Federal agencies on the compliance of the ESA. Since 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 (CESFO) has developed this BCL to cover for activities and projects that typically result in no adverse effects to federally-listed species under our jurisdiction. The proposed project criteria discussed below are subject to the following conditions:

1. The project is located within an urban or developed area.
  - An urban or developed area is defined as an area that has one or more of the following characteristics:
    - Presence of existing buildings, residential areas, and commercial establishments.
    - Well-established infrastructure including roads, utilities, and urban facilities.
    - High population density.
    - Established neighborhood and urban amenities (“urbanizaciones”).
    - Developed landscape with paved surfaces, parking lots, and industrial areas.
    - Signs of human activity and urbanization, such as shopping centers and recreational facilities.
    - Location within the boundaries of a city or town ("casco urbano").
    - High concentration of built-up structures and limited open spaces.
    - Aerial imagery might be requested to the applicant<sup>1</sup>.
2. If the project is located in a rural area, and the project is located within a disturbed area that does not require additional clearing of forested (trees) areas.
3. The project is not located within (or adjacent to) drainages, rivers, streams, wetlands, aquatic systems, or coastal areas.
4. If the project is located in a rural area, and the project is not located immediately adjacent to forested areas (e.g., rock walls and haystack hills (“mogotes”); wet montane forest; lowland wet forest; remnant coastal; mangrove forest; damp and dry limestone karst forests; pastureland with patches of exotic trees<sup>2</sup>).
5. The lighting associated to the facilities is not visible directly or indirectly from the shoreline or beach area.

Proposed projects that **do not** meet the above conditions **Do Not Qualify** for review under the Blanket Clearance Letter developed for compliance with Section 7 of the Endangered Species Act.

<sup>1</sup> This is the definition used by the USFWS in IPaC.

<sup>1</sup> *Ibid.*

**Project Criteria:**

1. Activities related to the resurfacing existing streets or roads; maintenance of existing upland gabion or reinforced concrete retention walls; construction, reconstruction or repair of gutters and sidewalks along existing roads.
2. Repair, replace, improve, reconstruct and/or rehabilitate facilities in already established public transportation systems (Signs, sidewalks and ramps, bus stops and existing routes).
3. Repair, replace, improve, reconstruct, rehabilitate and/or expanding existing public transportation facilities located in urban or developed areas.
4. Construction of new facilities for public transportation systems (e.g. School bus stops, city buses, trolleybuses, public car stops, Public car terminal) in urban or developed areas.
5. Repair, replace, improve, reconstruct, or rehabilitate existing bridges or rip-rap. (follow FWS rip-rap guidance for design).
6. Reconstruction, or emergency repairs, of existing structures, including but not limited to buildings, facilities and homes.
7. Demolition of dilapidated single-family homes or buildings.
8. Rebuilding of demolished single-family homes or buildings.
9. Retrofitting existing buildings.
10. Construction of residential and/or commercial facilities.
11. Construction, repair, replace, improve, reconstruct, and/or rehabilitate recreational facilities.
12. Addition of concrete pads to the existing footprint of a residential and/or commercial structure, provided that the resulting addition is less than 20% of the size of the existing structure.
13. Improvement or renovations to existing structures (exterior and interior) renovations resulting in an exterior increase greater than 20%.
14. Improvements or renovations to existing structures (exterior and interior renovations) resulting in an exterior increase of less than 20%.
15. Acquisition of residential and/or commercial properties in urban or developed areas for the relocation of families and/or activities.
16. Construction, reconstruction, rehabilitation and/or expansion of cemeteries.

17. Installation/drilling of new water well and associated utility infrastructure, either above ground or underground.
18. Establishment of power facilities, including but not limited to associated aboveground and/or underground infrastructure.
19. Construction of electrical system infrastructure and associated components, including but not limited to associated aboveground and/or underground infrastructure.
20. Construction of land based small electric generating facilities, including those fueled with wind, sun, or biomass, capable of producing no more than 10 MW. \*
21. Activities within existing Right of Ways (ROWs) related to water and sanitary infrastructure; communication infrastructure; roads, bridges and highways without the removal of native vegetation and/or major earth movement.
22. Construction of rooftop or urban telecommunications systems and associated components, including but not limited to associated aboveground and/or underground infrastructure.
23. Establishment of temporary debris storage (TDS) facilities.
24. Establishment and/or closure of solid waste management facilities. But not new landfills.
25. Installation of water storage systems (cisterns) and associated infrastructure, either above ground or underground, including but not limited to installations on existing or new concrete pads, or existing or new roofs.
26. Installation of solar panels, battery storage systems and/or associated utility infrastructure, either above ground or underground, on existing or new concrete pads, existing or new roofs, ground or pole mounted.
27. Installation of generators on existing or new concrete slabs, and associated utility infrastructure, either above ground or underground.
28. Repair of existing agricultural structures including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with less than 20% expansion of footprint.
29. New construction of agricultural structures in established farms including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with or without underground and/or aboveground infrastructure utility connections.
30. Construction of fences, cattle corrals, concrete slabs.
31. Installation of storage containers on new concrete slab.

32. New construction or work which expands the footprint of an existing structure and occurs entirely on disturbed, regularly maintained, upland property, including the staging of equipment.

\*Comply with USFWS wind energy guidelines if more than one wind turbine, consider painting one blade black to help birds see the blades. <https://www.fws.gov/media/land-based-wind-energy-guidelines>

### **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.

For all projects, HUD and its funded partners (municipalities) are expected to implement Best Management Practices to enhance the conservation of our trust resources (i.e.; listed species, wetlands, aquatic habitats, migratory birds and marine mammals) and avoid impacts from project development to aquatic habitat such as erosion and stream sedimentation. The Service provides the following recommendations that have proven to help achieve this effort.

### **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.

For a detailed guide to water crossing structures, the Service developed a detailed guide to water crossing structures for regulatory review by permitting agencies, protect damaged structures, reduce future damages, and prevent or minimize damage to natural resources. The document is titled "Guidance for Repair, Replacement, and Clean-up Projects in Streams and Waterways of Puerto Rico and U.S. Virgin Islands" and is available at:

<https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us>

### **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 designated critical habitat may be affected.
4. Lack of compliance with criteria in this BCL.

To obtain additional information on threatened and endangered species, you may visit our website <https://www.fws.gov/office/caribbean-ecological-services> where you will also find the Map of the Species by Municipality and the Map of Critical Habitat. 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

The USFWS has also developed a web based tool called the Information for Planning and Consultation (IPaC). Please visit <https://ipac.ecosphere.fws.gov/> 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. Best management practices or conservation measures are available at the site for some species, but we expect the site to continue growing in its offering.

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. 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. If you have any additional questions regarding this BCL, please do not hesitate to contact us at (786) 244-0081 or via email at [caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov).

Sincerely,

Lourdes Mena  
Field Supervisor





DEPARTMENT OF

## HOUSING

GOVERNMENT OF PUERTO RICO



V1.0 | 2023-09-21

## CDBG-DR PROGRAM

Small Business Financing (SBF) Program

## ENVIRONMENTAL FIELD OBSERVATION REPORT

## APPLICATION GENERAL INFORMATION

Application No.:	PR-SBF-01313	Applicant Name:	Jesse Llop Velez
------------------	--------------	-----------------	------------------

## PROPERTY INFORMATION

Property Address:  
MCS Plaza 255 Ave. Ponce de Leon Suite 111  
San Juan P.R. 00918

Latitude:	18.42594	Longitude:	-66.05764
Property Type:	Commercial	Year Built:	1990
Number of Buildings:	1	Are Utilities Connected?	Yes

Property Remarks:

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

Damage Remarks:

## SIGNATURES OF INSPECTION REPORT

Environmental

Inspector:

Juan C. Colón

Printed Name

Signature

4-16-2025

Date

ENVIRONMENTAL OBSERVATIONS		
Item	Observation	Remarks
<b>Are there any signs of poor housekeeping on the site?</b> <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	
<b>Are there any 55-gallon drums or containers visible on the site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>If drums located, are they leaking?</b>	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Are there any signs of petroleum underground storage tanks (PUSTs) on the site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Are there any UST locations visible from the site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Are there any signs of above-ground storage tanks (ASTs) on the site, or immediate adjacent visible sites?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Are there any signs of surface staining?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Are there any ground water monitoring or injection wells on the site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Is there evidence of a faulty septic system on the site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Is there any permanent standing water, such as a pond or stream, located on the site?</b> <i>(Do not include run-off or ponding from recent weather events.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Is there any distressed vegetation on the site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Does the subject lot have water frontage?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Is there any visible apparent indication of other environmental conditions?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Is there any visible apparent evidence of deteriorated paint (chipping, peeling, cracking) present in the structure?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Are there other unusual conditions on site?</b> <i>(Explain in attached supporting material. Please take photographs, if possible.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Is the structure 45 years or older?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Is the applicant aware of any significant historical events or persons associated with the structure; or does the home have a historic marker?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## REQUIRED PHOTOS



**Front of Property**



**Rear of Property**



**Left Side of Property**



**Right Side of Property**



## PHOTOS OF RECOGNIZED ENVIRONMENTAL CONDITIONS



**Front of Property**



**Front of Property**



**Front of Property Outwards**



**Front of Property Outwards**



## ADDITIONAL PHOTOS



**Rear of Property**



**Rear of Property**



**Rear of Property Outwards**



**Rear of Property Outwards**



## ADDITIONAL PHOTOS



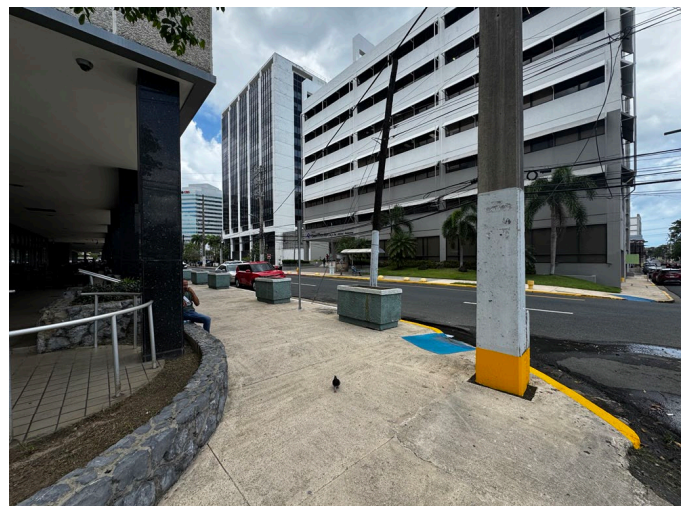
**Left Side of Property**



**Left Side of Property**



**Left Side of Property Outwards**



**Left Side of Property Outwards**



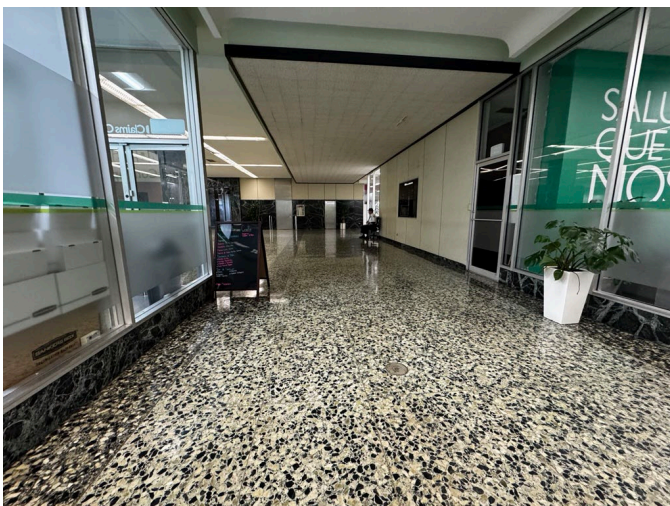
## ADDITIONAL PHOTOS



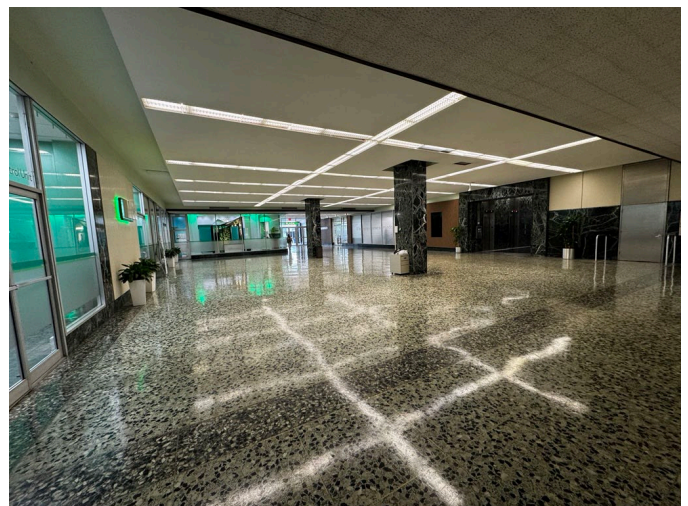
**Front of Property (Inside Building)**



**Left Side of Property**



**Front of Property Outwards**



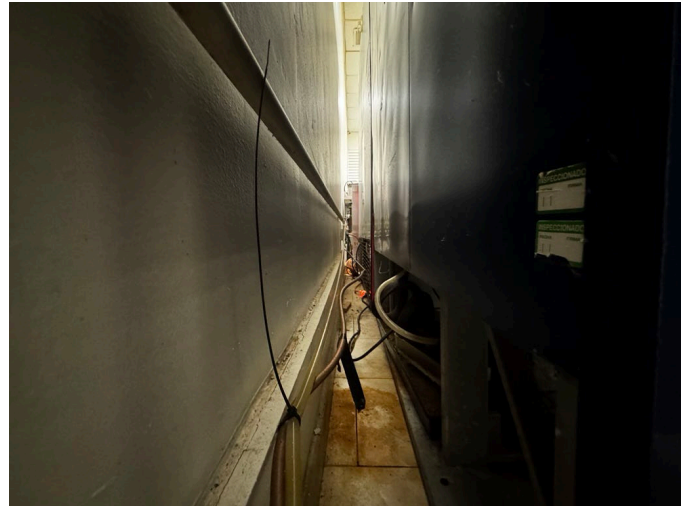
**Front of Property Outwards**



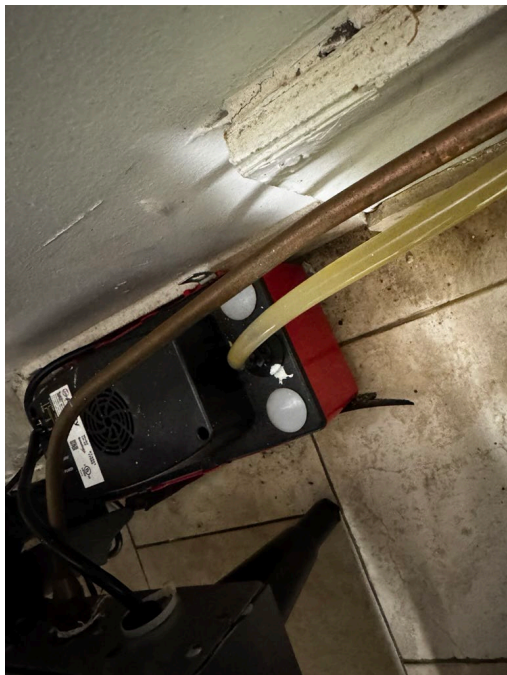
**ADDITIONAL PHOTOS** (add additional pages as necessary)



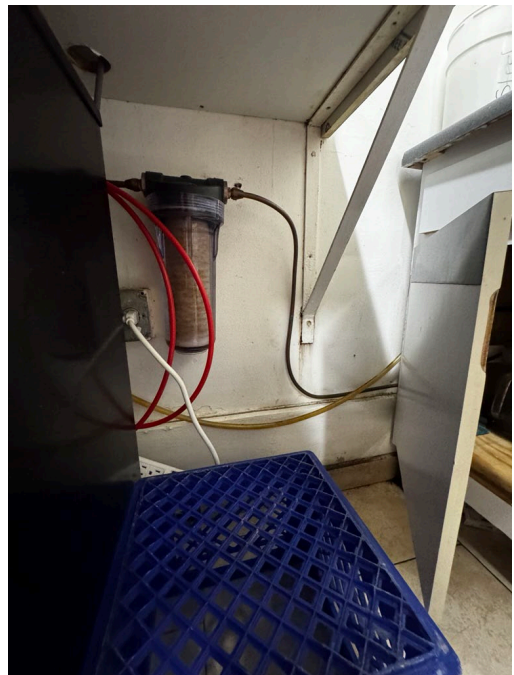
**Ice Maker**



**Ice Maker | New Water Pipe was installed along with the ice maker**



**Water Pump**



**Water filter**



CaseID	Registry_ID	PGM_SYS
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRD98107
PR-SBF-0'	1.1E+11	PRD98272
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRD98737
PR-SBF-0'	1.1E+11	PRD09045
PR-SBF-0'	1.1E+11	PRD05782
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRD09008
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRD98227
PR-SBF-0'	1.1E+11	PRR00002
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRR1000E
PR-SBF-0'	1.1E+11	PRR1000E
PR-SBF-0'	1.1E+11	PRR1000E
PR-SBF-0'	1.1E+11	PRR1000E
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRO0070C
PR-SBF-0'	1.1E+11	PRO0070C
PR-SBF-0'	1.1E+11	PRR10000
PR-SBF-0'	1.1E+11	PRR10000
PR-SBF-0'	1.1E+11	PRR10002
PR-SBF-0'	1.1E+11	PRR10002
PR-SBF-0'	1.1E+11	PR000000
PR-SBF-0'	1.1E+11	PR000000
PR-SBF-0'	1.1E+11	PRR1000F
PR-SBF-0'	1.1E+11	PRR1000F
PR-SBF-0'	1.1E+11	PRR1000F
PR-SBF-0'	1.1E+11	PRR1000F
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PR000033
PR-SBF-0'	1.1E+11	PRR00002
PR-SBF-0'	1.1E+11	PRR1000L
PR-SBF-0'	1.1E+11	PRR1000L
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRR10001
PR-SBF-0'	1.1E+11	PRR10001
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRC20040
PR-SBF-0'	1.1E+11	PRR04001
PR-SBF-0'	1.1E+11	PRR04001
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRN00801

PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PR000000
PR-SBF-0'	1.1E+11	PRR10BS2
PR-SBF-0'	1.1E+11	PRR10BS2
PR-SBF-0'	1.1E+11	261599
PR-SBF-0'	1.1E+11	PRN00800
PR-SBF-0'	1.1E+11	PRD98738
PR-SBF-0'	1.1E+11	205943
PR-SBF-0'	1.1E+11	PR000000
PR-SBF-0'	1.1E+11	PR247000
PR-SBF-0'	1.1E+11	PRR00002
PR-SBF-0'	1.1E+11	PRR00002
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRD98279
PR-SBF-0'	1.1E+11	PRN00801
PR-SBF-0'	1.1E+11	00918NDL
PR-SBF-0'	1.1E+11	PRR00002
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PR000000
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PR000000
PR-SBF-0'	1.1E+11	PRD98029
PR-SBF-0'	1.1E+11	00918NDS
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRR00001
PR-SBF-0'	1.1E+11	PRC20040
PR-SBF-0'	1.1E+11	PR000000
PR-SBF-0'	1.1E+11	PR000219
PR-SBF-0'	1.1E+11	PRR1000A
PR-SBF-0'	1.1E+11	PRR1000A
PR-SBF-0'	1.1E+11	PRR10B4C
PR-SBF-0'	1.1E+11	PRR00000
PR-SBF-0'	1.1E+11	PRN00020
PR-SBF-0'	1.1E+11	PRR00002

Name

DELTA MAINTENANCE SERVICES INC  
UNIVERSIDAD DEL SAGRADO CORAZON  
ALLIED MANAGEMENT  
TROPICOLOR LBA  
AUTORIDAD PARA EL FINANCIAMIENTO DE LA INFRAESTRUCTURA WORLD PLAZA BUILDING  
CHASE MANHATTAN BANK NA THE  
NATION WIDE INSURANCE CO  
BANCO POPULAR OF PR  
BANCO POPULAR OF PR  
PUERTO RICO ELECTRIC POWER AUTH  
PUERTO RICO ELECTRIC POWER AUTH  
ORGANIZATIONAL MAINT SHOP #6  
FERNANDEZ GARCIA CLINIC  
POLICIA DE PUERTO RICO  
BANCO POPULAR HATO REY CAMPUS - BRIDGE SITE  
BANCO POPULAR HATO REY CAMPUS - BRIDGE SITE  
BANCO POPULAR HATO REY CAMPUS - BRIDGE SITE  
BANCO POPULAR HATO REY CAMPUS - BRIDGE SITE  
SHELL CO PR LTD SHELL SS 0124 GARAJE BER  
TISCHER & CO INC  
CHICO SHELL SERVICE STATION  
CHICO SHELL SERVICE STATION  
LAS GLADIOLAS REVITALIZATION  
LAS GLADIOLAS REVITALIZATION  
LAS GLADIOLAS REVITALIZATION  
LAS GLADIOLAS REVITALIZATION  
ABILIO AUTO AIRE  
DIFFERENT CLEANERS  
BANCO POPULAR HATO REY CAMPUS - PLAZA SITE  
BANCO POPULAR HATO REY CAMPUS - PLAZA SITE  
BANCO POPULAR HATO REY CAMPUS - PLAZA SITE  
BANCO POPULAR HATO REY CAMPUS - PLAZA SITE  
BORINQUEN BODY  
POLYTECHNIC UNIVERSITY OF PR  
CVS PHARMACY #10314  
PARQUE GANDARA  
PARQUE GANDARA  
FUTURE ATLANTIS CONDOMINIUM  
TROPICOLOR PUERTA DE TIERRA  
URBAN HUB 2015 PARK & BRIDGE  
URBAN HUB 2015 PARK & BRIDGE  
TEXACO PR INC HATO REY SS  
QUISQUEYA SERVICE STATION  
AQUABLUE TOWERS  
UNIV OF PUERTO RICO  
UNIV OF PUERTO RICO  
UNIV OF PUERTO RICO  
HOSPITAL PAVIA

UNION ASSET MANAGEMENT  
SUPREME QUALITY CLEANERS  
FEDERAL PARKING GARAGE (CONSTRUCTION PROJECT)  
FEDERAL PARKING GARAGE (CONSTRUCTION PROJECT)  
FORMER DEMOGRAPHIC REGISTRY LOT 171 AVE QUISQUEYA  
BORINQUEN PETROLEUM  
EL FRANCES EUROCAR INC  
CLUSTER #4 HAZ: SOLARES BUENA VISTA HATO REY  
FEDERICO DEGETAU FEDERAL BUILDING AND CLEMENTE RUIZ NAZARIO U.S. COURTHOUS  
FEDERICO DEGETAU FEDERAL BUILDING AND CLEMENTE RUIZ NAZARIO U.S. COURTHOUS  
FEDERICO DEGETAU FEDERAL BUILDING AND CLEMENTE RUIZ NAZARIO U.S. COURTHOUS  
FEDERICO DEGETAU FEDERAL BUILDING AND CLEMENTE RUIZ NAZARIO U.S. COURTHOUS  
MUNICIPALITY OF SAN JUAN PUERTO RICO  
ASOCIACION MAESTROS DE PUERTO RICO  
LABORATORIO DE PATOLOGIA DR NOY  
INDULAC  
PUERTO RICO PATHOLOGY ASSOCIATES PSC  
FULL COLOR  
DRY CLEAN USA  
ISIED INC  
INDUSTRIAL LECHERA DE PUERTO RICO INC  
INDUSTRIAL LECHERA DE PUERTO RICO INC  
INDUSTRIAL LECHERA DE PUERTO RICO INC  
BISMARCK TRADING INC  
AEELA MAIN BLDG HATO REY  
AMERICAN INTERNATIONAL PLAZA, ETHYLENE GLYCOL RELEASE  
CELIA'S LAUNDRY  
CELIA'S LAUNDRY  
RELOCATION OF THE BORINQUEN POTABLE WATER TRANSMISSION PIPELINE  
RELOCATION OF THE BORINQUEN POTABLE WATER TRANSMISSION PIPELINE  
CARIBE VILLAGE RESIDENTIAL DEVELOPMENT ( PASEO CARIBE)  
SHELL CO PR LTD SS 804975 MARTIN PENA  
FORMER VALINES INDUSTRIAL LAUNDRY  
FEDERICO ASENJO SCHOOL

Location	Municipio	Latitude	Longitude	Type	Report	Distance	Impact
250 AVE PONCE DE		18.42602	-66.0578	RCRAINFO	<a href="https://echo">https://echo</a>	190.0560123	No
STOP 25.5 PONCE D		18.42608	-66.0578	RCRAINFO	<a href="https://echo">https://echo</a>	207.6913339	No
255 AVE PONCE DE		18.42608	-66.0578	RCRAINFO	<a href="https://echo">https://echo</a>	207.6913339	No
268 PONCE DE LEON		18.42508	-66.0576	RCRAINFO	<a href="https://echo">https://echo</a>	261.7566344	No
268 MUNOZ RIVERA		18.42515	-66.0586	RCRAINFO	<a href="https://echo">https://echo</a>	474.2482579	No
254 MUNOZ RIVERA		18.42593	-66.0587	RCRAINFO	<a href="https://echo">https://echo</a>	481.1572343	No
16 MEXICO STREET		18.42501	-66.0558	RCRAINFO	<a href="https://echo">https://echo</a>	588.1527704	No
209 AVENIDA JUAN F		18.4271	-66.0588	RCRAINFO	<a href="https://echo">https://echo</a>	694.643949	No
209 AVENIDA JUAN F		18.4271	-66.0588	RCRAINFO	<a href="https://echo">https://echo</a>	694.643949	No
208 LUIS MUNOZ RIV		18.427	-66.059	RCRAINFO	<a href="https://echo">https://echo</a>	718.8083721	No
208 LUIS MUNOZ RIV		18.427	-66.059	RCRAINFO	<a href="https://echo">https://echo</a>	718.8083721	No
ROOSEVELT AVE		18.42345	-66.0582	RCRAINFO	<a href="https://echo">https://echo</a>	882.8830944	No
MUNOZ RIVERA & RO		18.42341	-66.0582	RCRAINFO	<a href="https://echo">https://echo</a>	893.4781374	No
ROOSEVELT AVE #1		18.42468	-66.055	RCRAINFO	<a href="https://echo">https://echo</a>	916.5808842	No
204 MUNOZ RIVERA		18.4275	-66.0593	NPDES	<a href="https://echo">https://echo</a>	927.2157382	No
204 MUNOZ RIVERA		18.4275	-66.0593	NPDES	<a href="https://echo">https://echo</a>	927.2157382	No
204 MUNOZ RIVERA		18.4275	-66.0593	NPDES	<a href="https://echo">https://echo</a>	927.2157382	No
204 MUNOZ RIVERA		18.4275	-66.0593	NPDES	<a href="https://echo">https://echo</a>	927.2157382	No
351 AVE PONCE DE		18.42309	-66.0572	RCRAINFO	<a href="https://echo">https://echo</a>	968.4718626	No
362 PONCE DE LEON		18.42282	-66.0571	RCRAINFO	<a href="https://echo">https://echo</a>	1067.735881	No
359 PONCE DE LEON		18.42277	-66.0571	RCRAINFO	<a href="https://echo">https://echo</a>	1086.740353	No
359 PONCE DE LEON		18.42277	-66.0571	RCRAINFO	<a href="https://echo">https://echo</a>	1086.740353	No
CALLE QUISQUEYA (		18.4278	-66.055	NPDES	<a href="https://echo">https://echo</a>	1102.099596	No
CALLE QUISQUEYA (		18.4278	-66.055	NPDES	<a href="https://echo">https://echo</a>	1102.099596	No
INT. STATE ROAD PF		18.428	-66.0548	NPDES	<a href="https://echo">https://echo</a>	1202.258812	No
INT. STATE ROAD PF		18.428	-66.0548	NPDES	<a href="https://echo">https://echo</a>	1202.258812	No
372 AVE PONCE DE		18.4224	-66.057	AIR	<a href="https://echo">https://echo</a>	1224.111137	No
AVE. F. ROOSEVELT		18.42426	-66.0541	AIR	<a href="https://echo">https://echo</a>	1249.316514	No
209 MUNOZ RIVERA		18.429	-66.0588	NPDES	<a href="https://echo">https://echo</a>	1281.72919	No
209 MUNOZ RIVERA		18.429	-66.0588	NPDES	<a href="https://echo">https://echo</a>	1281.72919	No
209 MUNOZ RIVERA		18.429	-66.0588	NPDES	<a href="https://echo">https://echo</a>	1281.72919	No
209 MUNOZ RIVERA		18.429	-66.0588	NPDES	<a href="https://echo">https://echo</a>	1281.72919	No
48 PEPE DIAZ ST		18.42927	-66.0578	RCRAINFO	<a href="https://echo">https://echo</a>	1289.730586	No
377 PONCE DE LEON		18.42211	-66.0569	RCRAINFO	<a href="https://echo">https://echo</a>	1331.822763	No
374 AVE PONCE DE		18.42184	-66.0568	RCRAINFO	<a href="https://echo">https://echo</a>	1431.404005	No
PARQUE JOSE NARC		18.4223	-66.0595	NPDES	<a href="https://echo">https://echo</a>	1458.502963	No
PARQUE JOSE NARC		18.4223	-66.0595	NPDES	<a href="https://echo">https://echo</a>	1458.502963	No
404 PONCE DE LEON		18.42102	-66.0566	RCRAINFO	<a href="https://echo">https://echo</a>	1737.996984	No
406 PONCE DE LEON		18.42087	-66.0566	RCRAINFO	<a href="https://echo">https://echo</a>	1790.717464	No
LUIS MUNOZ RIVERA/		18.429	-66.0613	NPDES	<a href="https://echo">https://echo</a>	1806.889225	No
LUIS MUNOZ RIVERA/		18.429	-66.0613	NPDES	<a href="https://echo">https://echo</a>	1806.889225	No
73 PONCE DE LEON		18.43066	-66.0588	RCRAINFO	<a href="https://echo">https://echo</a>	1848.411552	No
155 QUISQUEYA AVE		18.42717	-66.0522	RCRAINFO	<a href="https://echo">https://echo</a>	1873.401132	No
50 AVE LUIS MUÑOZ		18.43051	-66.0596	SEMS	<a href="https://echo">https://echo</a>	1895.474059	No
431 PONCE DE LEON		18.42023	-66.0563	NPDES	<a href="https://echo">https://echo</a>	2038.032904	No
431 PONCE DE LEON		18.42023	-66.0563	NPDES	<a href="https://echo">https://echo</a>	2038.032904	No
431 PONCE DE LEON		18.42023	-66.0563	RCRAINFO	<a href="https://echo">https://echo</a>	2038.032904	No
431 PONCE DE LEON		18.41999	-66.0564	RCRAINFO	<a href="https://echo">https://echo</a>	2118.354621	No

416 AVE PONCE DE	18.41992	-66.0564	RCRAINFO	<a href="https://echo">https://echo</a>	2144.542146	No
208 AVENIDA ELEAN	18.42054	-66.0603	AIR	<a href="https://echo">https://echo</a>	2148.899008	No
CHARDON STREET #	18.42389	-66.0636	NPDES	<a href="https://echo">https://echo</a>	2273.205885	No
CHARDON STREET #	18.42389	-66.0636	NPDES	<a href="https://echo">https://echo</a>	2273.205885	No
# 171 QUISQUEYA A'	18.42712	-66.0509	ACRES	<a href="https://echo">https://echo</a>	2275.453295	No
429 PADRE RUFO ST	18.42002	-66.0542	RCRAINFO	<a href="https://echo">https://echo</a>	2349.888933	No
CALLE SEGARRA 5 L	18.43217	-66.0587	RCRAINFO	<a href="https://echo">https://echo</a>	2375.083693	No
253 C ST., 253-A C S'	18.42875	-66.0511	ACRES	<a href="https://echo">https://echo</a>	2435.641491	No
150 CARLOS CHARD	18.42469	-66.0645	AIR	<a href="https://echo">https://echo</a>	2511.503809	No
150 CARLOS CHARD	18.42469	-66.0645	RCRAINFO	<a href="https://echo">https://echo</a>	2511.503809	No
150 CARLOS CHARD	18.42469	-66.0645	RCRAINFO	<a href="https://echo">https://echo</a>	2511.503809	No
150 CARLOS CHARD	18.42469	-66.0645	SEMS	<a href="https://echo">https://echo</a>	2511.503809	No
STOP 7-1/2 PONCE L	18.43252	-66.0591	RCRAINFO	<a href="https://echo">https://echo</a>	2525.47807	No
452 AVE PONCE DE	18.41887	-66.0561	RCRAINFO	<a href="https://echo">https://echo</a>	2535.94324	No
123 RODRIGO DE TF	18.41868	-66.0575	RCRAINFO	<a href="https://echo">https://echo</a>	2570.479343	No
AVE CARLOS CHARL	18.42425	-66.0647	TRIS	<a href="https://echo">https://echo</a>	2589.75752	No
198 TRINIDAD ST	18.42661	-66.0498	RCRAINFO	<a href="https://echo">https://echo</a>	2644.467444	No
209 QUISQUELLA AV	18.42701	-66.0498	RCRAINFO	<a href="https://echo">https://echo</a>	2665.3343	No
15 CALLE CARLOS F	18.42457	-66.065	AIR	<a href="https://echo">https://echo</a>	2682.612613	No
173 CALLE ONEILL E	18.4309	-66.0516	RCRAINFO	<a href="https://echo">https://echo</a>	2734.049636	No
209 CALLE O'NEILL	18.42258	-66.0645	AIR	<a href="https://echo">https://echo</a>	2735.032863	No
209 CALLE O'NEILL	18.42258	-66.0645	RCRAINFO	<a href="https://echo">https://echo</a>	2735.032863	No
209 CALLE O'NEILL	18.42258	-66.0645	TRIS	<a href="https://echo">https://echo</a>	2735.032863	No
211 CALLE O'NEILL	18.42243	-66.0644	RCRAINFO	<a href="https://echo">https://echo</a>	2737.566365	No
459 PONCE DE LEON	18.41829	-66.0559	RCRAINFO	<a href="https://echo">https://echo</a>	2752.475292	No
250 MUNOZ RIVERA	18.42135	-66.0639	SEMS	<a href="https://echo">https://echo</a>	2774.498729	No
247 ELEANOR ROOS	18.42004	-66.0627	AIR	<a href="https://echo">https://echo</a>	2782.208098	No
247 ELEANOR ROOS	18.42004	-66.0627	SEMS	<a href="https://echo">https://echo</a>	2782.208098	No
71 SANTIAGO IGLES	18.4335	-66.058	NPDES	<a href="https://echo">https://echo</a>	2821.663233	No
71 SANTIAGO IGLES	18.4335	-66.058	NPDES	<a href="https://echo">https://echo</a>	2821.663233	No
PONCE DE LEON AV	18.41806	-66.0559	NPDES	<a href="https://echo">https://echo</a>	2839.439343	No
PONCE DE LEON AV	18.41806	-66.0559	RCRAINFO	<a href="https://echo">https://echo</a>	2839.439343	No
2260 AVENIDA REXA	18.43321	-66.048	SEMS	<a href="https://echo">https://echo</a>	4224.413077	No
2015 AVE. BORINQU	18.43825	-66.0556	SEMS	<a href="https://echo">https://echo</a>	4577.666593	No



7/6/2025, 8:00 PM





## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (939) 320-3135 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:

06/27/2025 15:46:59 UTC

Project code: 2025-0115119

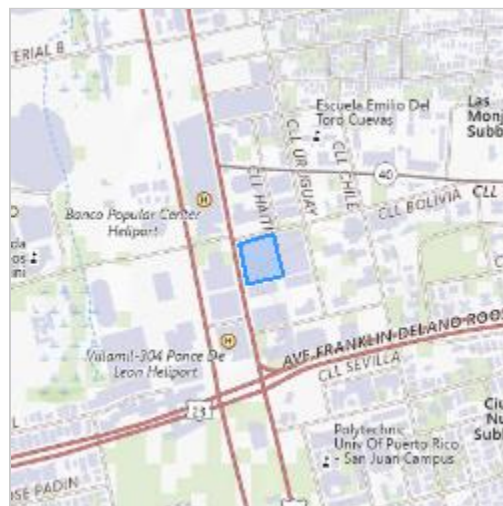
Project Name: PR-SBF-01313-E

Subject: Technical Assistance letter for the project named 'PR-SBF-01313-E' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On June 27, 2025, Blas Guernica used the Caribbean DKey; dated January 03, 2025, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-SBF-01313-E'. The project is located in San Juan County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.42587845,-66.05735464968737,14z>



The following description was provided for the project 'PR-SBF-01313-E':

This project entails the award of a small business recovery grant to LOCAL 111, a restaurant, at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917. The original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated; the structure was built ca. 1965.

Based on your answers and the assistance of the Service's Caribbean DKey, you determined the proposed Action will have "No Effect" on the following species:

Species	Listing Status	Determination
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered	No effect

Thank you for informing the Service of your "No Effect" determination(s) for this project. No further consultation/coordination for this project is required for these species. However, be aware that reinitiation of consultation may be necessary if later modifications are made to the project so that it no longer meets the criteria or outcome described above, or if new information reveals effects of the action that could affect listed species or critical habitat in a manner or to an extent not previously considered, or if a new species is listed.

This letter serves as documentation of your consideration of the federally listed species as required under section 7 of the ESA. However, effects to the other federally listed species or critical habitat as listed below from the "IPaC print-out for the project" (see below) should be considered as part of your ESA review for the project.

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "No Effect" (NE) determination for Federally listed species in the Caribbean. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NE concurrence provided here. This verification period allows the Caribbean Ecological Services Field Office to apply local knowledge to evaluate the Action, as we may identify a small subset of actions having unanticipated impacts. In such instances, the Caribbean Ecological Services Field Office may request additional information to verify the effects determination reached through the DKey.

**Note:** Projects located within the range of the Puerto Rican boa or the Virgin Islands tree boa might encounter these species during project activities. **This letter does not provide take to handle or move these species.** If relocation of the species is needed, please contact either the Puerto Rico Department of Natural Resources (DNER) at 787-724-5700, 787-230-5550, or 787-771-1124 for projects in Puerto Rico, or the Virgin Islands Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) at 340-775-6762 for projects in the Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office (caribbean\_es@fws.gov) to determine whether the consultation needs to be reinitiated.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and **are not** covered by this conclusion. Effects to the other federally listed species or critical habitat as listed below should be considered as part of your ESA review for the project.

- Roseate Tern *Sterna dougallii dougallii* Threatened

If the proposed project is located within species range where a DKey has not been developed for those species, please follow the established guidance for initiating section 7 consultation Caribbean Ecological Services Field Office.

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. If you have any questions or require additional information, please contact our office at [Caribbean\\_es@fws.gov](mailto:Caribbean_es@fws.gov).



## QUALIFICATION INTERVIEW

1. Is the proposed project an EPA Multi-Sector General Permit (MSGP) renewal for an existing project? ([MSGP Fact Sheet](#))

*No*

2. Is the proposed project within an urban developed area? (i.e., cities, downtowns, shopping malls etc.)

**Note:** Urban and developed areas has one or more of the following characteristics: Presence of existing buildings, residential areas, and commercial establishments. Well-established infrastructure including roads, utilities, and urban facilities. High population density. Established neighborhoods and urban amenities ("urbanizaciones"). Developed landscape with paved surfaces, parking lots, and industrial areas. Signs of human activity and urbanization, such as shopping centers and recreational facilities. Location within the boundaries of a city or town ("casco urbano"). High concentration of built-up structures and limited open spaces. Aerial imagery might be requested to the applicant. .

*Yes*

3. [Hidden Semantic] Does the proposed project intersect the Puerto Rican boa area of influence?

**Automatically answered**

*Yes*

## **IPAC USER CONTACT INFORMATION**

Agency: HORNE Government Services

Name: Blas Guernica

Address: 269 Av. Juan Ponce de León

City: San Juan

State: PR

Zip: 00917

Email: blas.guernica@horne.com

Phone: 9392144221

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Department of Housing and Urban Development



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (939) 320-3135 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project Code: 2025-0115119  
Project Name: PR-SBF-01313-E

06/27/2025 15:43:48 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

**\*THE FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS\***

The purpose of the Endangered Species Act (Act) is to provide a means whereby threatened, and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect those species and/or their designated critical habitat.

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". The enclosed species list provides information to assist with the U.S. Fish and Wildlife Service (Service) consultation process under section 7 of the Act. However, **the enclosed species list does not complete the required consultation process**. The species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitats, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. A discussion between the Federal agency and the Service should include what types of listed species may occur in the proposed action area and what effect the proposed action may have on those species. This process initiates informal consultation.

Once a species list is obtained for the proposed project, an effect determination for endangered and threatened species should be made. The applicant could make an effect determination by using available keys on IPaC for specific species. For species with no determination keys, the applicant should request concurrence from the Service by sending a project package

to [caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov). To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

<https://www.fws.gov/sites/default/files/documents/consultation-under-section-7-of-the-endangered-species-act-with-the-caribbean-ecological%20Services-field-office-template-letter.pdf>

When a federal agency, after discussions with the Service, determines that the proposed action is not likely to adversely affect any listed species, or adversely modify any designated critical habitat, and the Service concurs, the informal consultation is complete, and the proposed project moves ahead. If the proposed action is suspected to affect a listed species or modify designated critical habitat, the Federal agency may then prepare a Biological Assessment (B.A.) to assist in its determination of the project's effects on species and their habitat. However, a B.A. is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a B.A. where the agency provides the Service with an evaluation on the likely effects of the action to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a B.A. are described at 50 CFR 402.12.

If a federal agency determines, based on its B.A. or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to further consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation process. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species.

This list is provided pursuant to Section 7 of the Endangered Species Act and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". Please use this list to determine whether your project requires consultation and to make your effects determination. For more guidance, use the Guideline for Consultation under Section 7 of the Endangered Species Act with the Caribbean Ecological Services Field Office by clicking [here](#).

This species list is provided by:



Caribbean Ecological Services Field Office

[caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov)

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(939) 320-3135

## PROJECT SUMMARY

Project Code: 2025-0115119

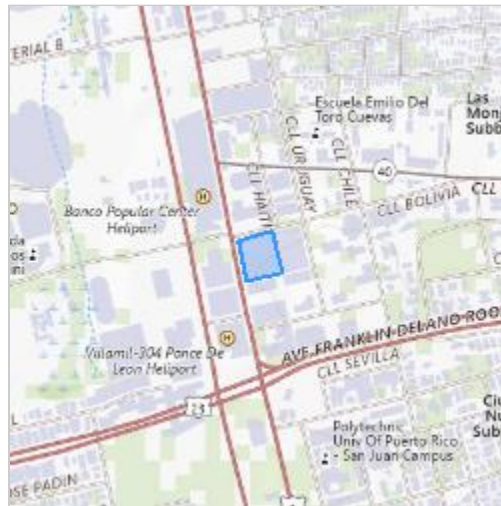
Project Name: PR-SBF-01313-E

Project Type: Disaster-related Grants

Project Description: This project entails the award of a small business recovery grant to LOCAL 111, a restaurant, at MCS Plaza 255 Ponce de Leon Ave. Suite 111, San Juan, PR 00917. The original scope of work for this project included payment of rent/mortgage, employee salaries, purchase of inventory, and the purchase of equipment including an electric stove, freezer, and ice maker with associated plumbing installation. The extended benefits scope of work for this project includes payment of rent/mortgage, utilities, employee salaries, purchase of inventory, and purchase of equipment including a double oven, refrigerator, kitchen extraction hood, and food serving table. No ground disturbance is anticipated; the structure was built ca. 1965.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.42587845,-66.05735464968737,14z>



Counties: San Juan County, Puerto Rico

## ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## BIRDS

NAME	STATUS
Roseate Tern <i>Sterna dougallii dougallii</i> Population: Western Hemisphere except NE U.S. No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/2083">https://ecos.fws.gov/ecp/species/2083</a>	Threatened

## REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/4LPTXL6C4VGDRLBKEFPOOEEYAU/documents/generated/7159.pdf">https://ipac.ecosphere.fws.gov/project/4LPTXL6C4VGDRLBKEFPOOEEYAU/documents/generated/7159.pdf</a>	Endangered

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

- 
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
  2. The [Migratory Birds Treaty Act](#) of 1918.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA). Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

## MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) <sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

- 
1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

## **IPAC USER CONTACT INFORMATION**

Agency: HORNE Government Services

Name: Blas Guernica

Address: 269 Av. Juan Ponce de León

City: San Juan

State: PR

Zip: 00917

Email: blas.guernica@horne.com

Phone: 9392144221



OFICINA ESTATAL DE

# CONSERVACIÓN HISTÓRICA

GOBIERNO DE PUERTO RICO

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

Monday, May 19, 2025

Lauren B Poche

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

SHPO-CF-05-13-25-05 PRDOH CDBG-DR\_SBF Program\_20250513\_5  
Cases\_NHPA

Dear Ms. Poche,

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

Our records support your finding of "no historic properties affected" within the following properties' Area of Potential Effects (APE):

-Isabela PR-SBF-01570-E Carr #2 km 11.3

-San Juan **PR-SBF-01313** MCS Plaza 255 Ponce de Leon Ave. Suite 111

-San Juan PR-SBF-01775-E 629 Calle Hillside Urb Summit Hills

-San Sebastián PR-SBF-01975-E Ave Emérito Estrada Rivera #1151

-Toa Baja PR-SBF-02014-E Ave. Boulevard 2669 & 2670 2da Secc. Levittown

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

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

CARC/GMO/ SG



OFICINA ESTATAL DE  
CONSERVACIÓN HISTÓRICA  
OFICINA DEL GOBERNADOR  
  
STATE HISTORIC  
PRESERVATION OFFICE  
OFFICE OF THE GOVERNOR

May 13, 2025

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

**PUERTO RICO DISASTER RECOVERY, CDBG-DR PROGRAM: SMALL BUSINESS FINANCING PROGRAM (SBF)**

**SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL – FIVE (5) NON-HISTORIC CASES WITH IMPROVEMENTS – *NO HISTORIC PROPERTIES AFFECTED***

Dear Architect Rubio Cancela,

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

On behalf of PRDOH and the subrecipient for the Small Business Financing Program (SBF), the Economic Development Bank for Puerto Rico, we are submitting the following five (5) cases for Section 106 consultation that have improvements proposed to the property. These buildings are 45 years in age or greater and are not individually eligible or listed in the National Register of Historic Places (NRHP) or located within or adjacent to a known eligible or listed Historic District.



MUNICIPALITY	CASE ID	STREET ADDRESS
Isabela	PR-SBF-01570-E	CARR #2 KM 11.3
San Juan	PR-SBF-01313	MCS Plaza 255 Ponce de Leon Ave. Suite 111
San Juan	PR-SBF-01775-E	629 CALLE HILLSIDE URB SUMMIT HILLS
San Sebastián	PR-SBF-01975-E	AVE EMERITO ESTRADA RIVERA #1151
Toa Baja	PR-SBF-02014-E	Ave. Boulevard 2669 & 2670 2da Secc. Levittown

Recommendation of **“No Historic Properties Affected”**, pursuant to 36 CFR 800.4(d)(1), have been made for the proposed project. The prepared excel file presents all information for the property for your review including the case ID, locational data, photographs, proposed improvements, a link to the google map, key dates and supporting imagery, and the PRDOH Eligibility and Effect Determination.

We look forward to your response. Please contact me with any questions or concerns by email at [lauren.poche@horne.com](mailto:lauren.poche@horne.com) or phone at 225-405-7676.





















Kindest regards,



**Lauren Bair Poche, MA**

Architectural Historian, EHP Senior Manager  
 LBP/EA

Attachments

<div> <div>  <div> <div>DEPARTMENT OF</div> <div>HOUSING</div> <div>GOVERNMENT OF PUERTO RICO</div> </div> </div> <div> <div>PUERTO RICO DEPARTMENT OF HOUSING</div> <div>CDBG-DR SMALL BUSINESS FINANCING (SBF) PROGRAM</div> <div>IMPROVEMENTS TO NON-HISTORIC PROPERTIES: PROPERTIES 45 YEARS OR GREATER, NOT INDIVIDUALLY ELIGIBLE OR LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP), AND NEITHER ADJACENT TO NOR LOCATED WITHIN AN ELIGIBLE OR LISTED NRHP HISTORIC DISTRICT</div> <div>SUBMITTAL DATE: MAY 12, 2025 - 5 CASES</div> </div> </div>																		
PROPERTY INFORMATION																		
MUNICIPALITY	CASE ID	STREET ADDRESS	PARCEL ID	LATITUDE	LONGITUDE	PROPOSED WORK	PHOTO (CURRENT AERIAL IMAGERY AND UP TO 3 PHOTOS: FRONT, RIGHT, LEFT)				LINK TO GOOGLE MAP	KEY DATES VERIFIED BY GOOGLE EARTH PRO AERIAL PHOTO AND USGS MAPS	NATIONAL REGISTER ELIGIBILITY PRDOH ELIGIBILITY DETERMINATION	SHPO CONCURRENCE (SHPO USE ONLY)	PRDOH EFFECT DETERMINATION	SHPO CONCURRENCE (SHPO USE ONLY)	PRDOH COMMENTS	SHPO COMMENTS
Habla	PR-SBF-01570-E	RESTAURANTE SAZON CIRILO INC. CARR #2 KM 11.3	007-095-033-33-001	18.4689113	-67.23899337	A replacement sink and replacement extractor hood with be installed using existing hookups.					<a href="https://maps.google.com/maps/@18.4689113,-67.23899337,15z">https://maps.google.com/maps/@18.4689113,-67.23899337,15z</a>	ca. 1955 Building is present on 1956 imagery without overlapping addition on exact elevation, earliest available imagery for this location.		Ineligible	Select Eligibility	No Historic Properties Affected	Select Effect	Reviewed by B. Atkins, M.A. and Approved by C. Warner, M.A. on 5/8/2025
San Juan	PR-SBF-01571-E	LOCATE MCS Plaza 355 Ponca de Leon Ave. Suite 11	063-031-014-01-000	18.425929	-66.057641	Installation of a new ice maker that will include new water lines.					<a href="https://maps.google.com/maps/@18.425929,-66.057641,15z">https://maps.google.com/maps/@18.425929,-66.057641,15z</a>	ca. 1965 Building is present on 1967 aerial imagery, but absent from 1982 imagery.		Ineligible	Select Eligibility	No Historic Properties Affected	Select Effect	Reviewed by B. Atkins, M.A. and Approved by C. Warner, M.A. on 5/8/2025
San Juan	PR-SBF-01775-E	Chiquimundi LLC 629 CALLE HILLSIDE URB SUMMIT HILLS	086-024-40-40-001	18.397343	-66.103544	Installation of a new washer/dryer combo and a new dishwasher. Reeling of electrical system to create a new electrical hookup will be required for washer/dryer.					<a href="https://maps.google.com/maps/@18.397343,-66.103544,15z">https://maps.google.com/maps/@18.397343,-66.103544,15z</a>	ca. 1960 Building is present on 1962 imagery, earliest available for this location.		Ineligible	Select Eligibility	No Historic Properties Affected	Select Effect	Reviewed by B. Atkins, M.A. and Approved by C. Warner, M.A. on 5/8/2025
San Sebastian	PR-SBF-01875-E	CFA ELISABETH RIVERA, CSP AVE EMERITO ESTRADA RIVERA #101	100-001-021-01-000	18.34924	-66.998916	New batteries for existing solar panel system mounted on building roof, either on building exterior or near stairs on building interior.					<a href="https://maps.google.com/maps/@18.34924,-66.998916,15z">https://maps.google.com/maps/@18.34924,-66.998916,15z</a>	ca. 1964 Building is present on 1975 imagery, but absent from 1982 aerials.		Ineligible	Select Eligibility	No Historic Properties Affected	Select Effect	Reviewed by B. Atkins, M.A. and Approved by C. Warner, M.A. on 5/8/2025
Yoa Bolo	PR-SBF-02014-E	Chao Chao Train Day Care & More Inc Ave. Boulevard 2665 & 2670 2da Secc. leftturn	039-063-07-0-001	18.445586	-66.171904	Battery backup system on the roof and left wall of the structure.					<a href="https://maps.google.com/maps/@18.445586,-66.171904,15z">https://maps.google.com/maps/@18.445586,-66.171904,15z</a>	ca. 1965 Building is present on 1967 aerial imagery, but absent from 1982 imagery.		Ineligible	Select Eligibility	No Historic Properties Affected	Select Effect	Reviewed by B. Atkins, M.A. and Approved by C. Warner, M.A. on 5/8/2025



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

April 30, 2024

**Arch. Carlos A. Rubio Cancela**

Executive Director

Puerto Rico State Historic Preservation Office

Cuartel de Ballajá, Third Floor

San Juan, Puerto Rico 00901

**Re: Authorization to Submit Documents for Consultation**

Dear Arch. Rubio Cancela,

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

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

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

Cordially,

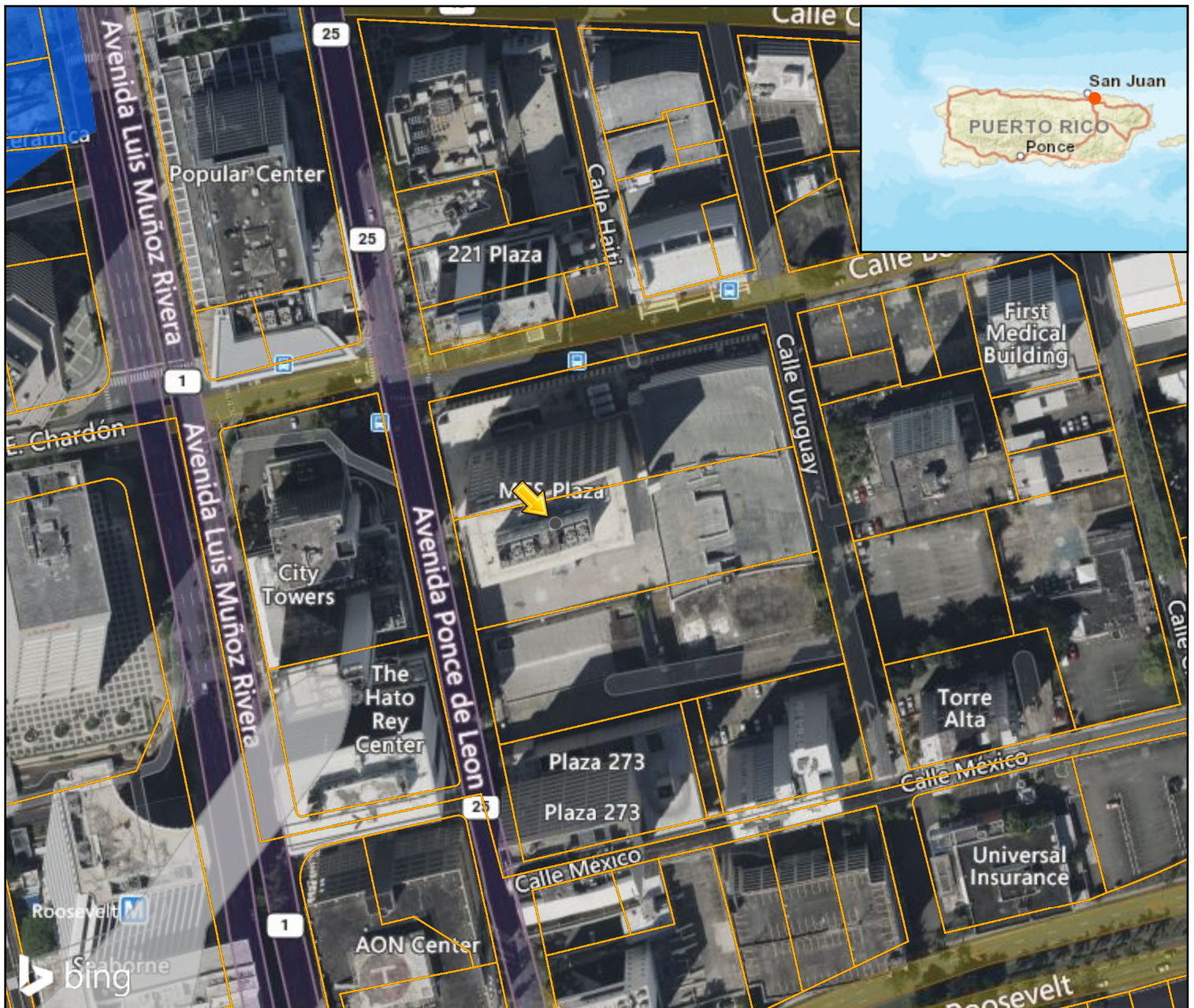
**Aldo A. Rivera Vázquez, PE**

Director











Division of Environmental Permitting and Compliance

Office of Disaster Recovery

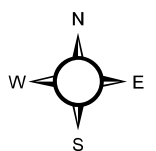
# PR-SBF-01313-E ABFE



## Legend

	A		0.2% Annual Chance Flood Zone
	AO		A-Floodway
	AE		AE-Floodway
	Coastal A Zone		Coastal A Zone and Floodway
	VE		Parcels

0 0.02 0.04 0.08 mi



FEMA Map Service

ABFE 1PCT



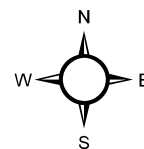
# PR-SBF-01313-E Airports



## 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

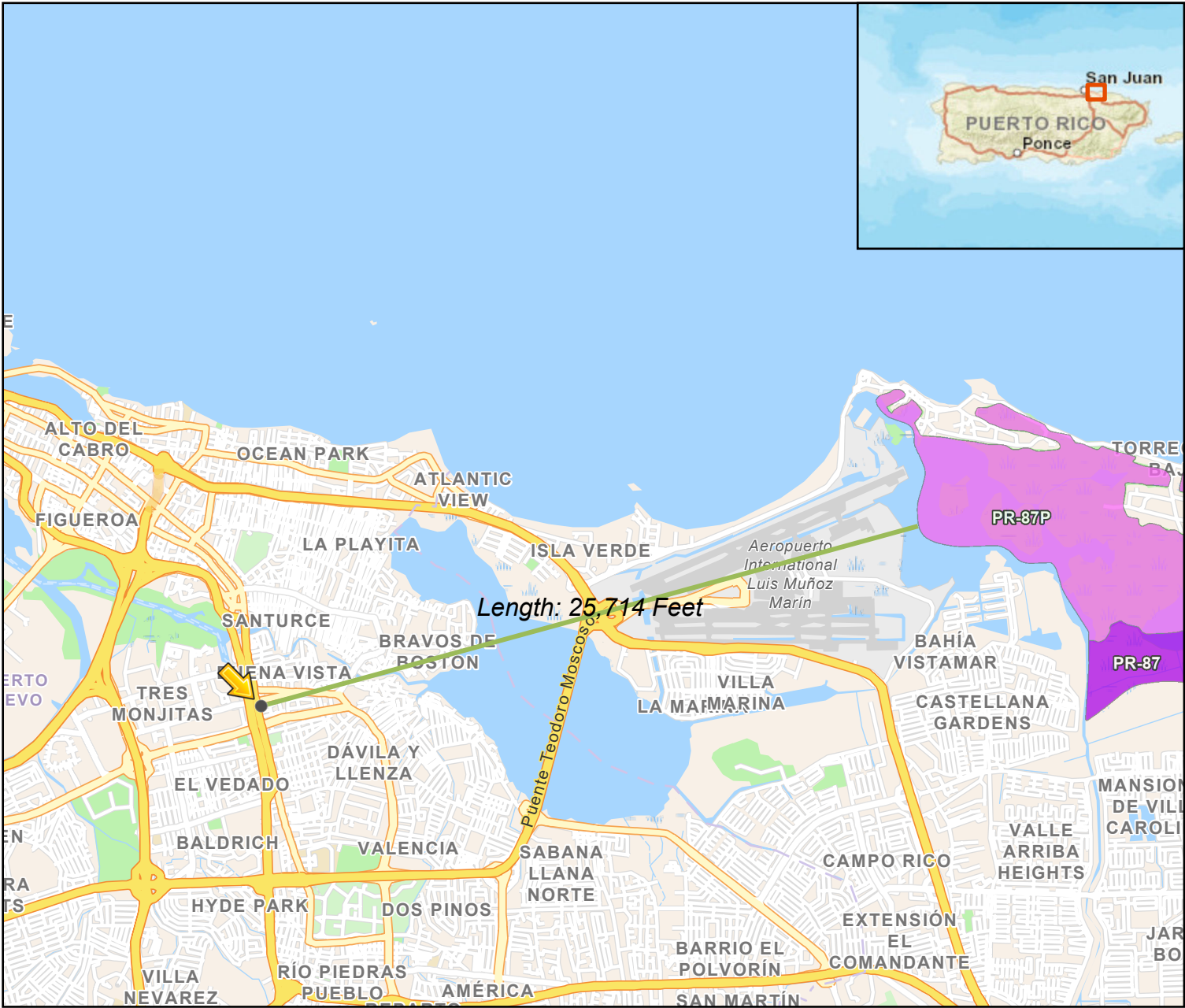
0 0.35 0.7 1.4 mi



Runway Protection Zones

Major Civil and Military Airports

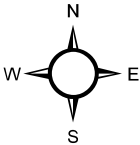
# PR-SBF-01313-E CBRS



## Legend

- Otherwise Protected Area
- System Unit

0 0.5 1 2 mi



National Wetlands Inventory

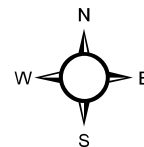
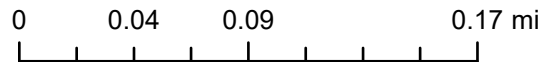
U.S. Fish and Wildlife Service



A map of Ponce, Puerto Rico, showing the location of the Ponce Bus Station. The map includes major roads like Avenida Carlos E. Chardón, Calle La Cerámica, and Calle Bolivia. A green line indicates a distance of 1,552.7 Feet from the station to a specific location. An inset map shows the location of Ponce within Puerto Rico, with San Juan and Ponce labeled.

 Parcels

 Coastal Zone Management Act Boundary



Coastal Zone Management Act

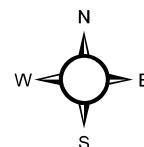
# PR-SBF-01313-E ESA



## Legend

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

0 1.25 2.5 5 mi



Endangered Species Habitat

U.S. Fish and Wildlife Service



# PR-SBF-01313-E Farmland



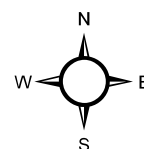
## Legend

Parcels

## ClassName

Not Prime Farmland

0 0.02 0.04 0.08 mi

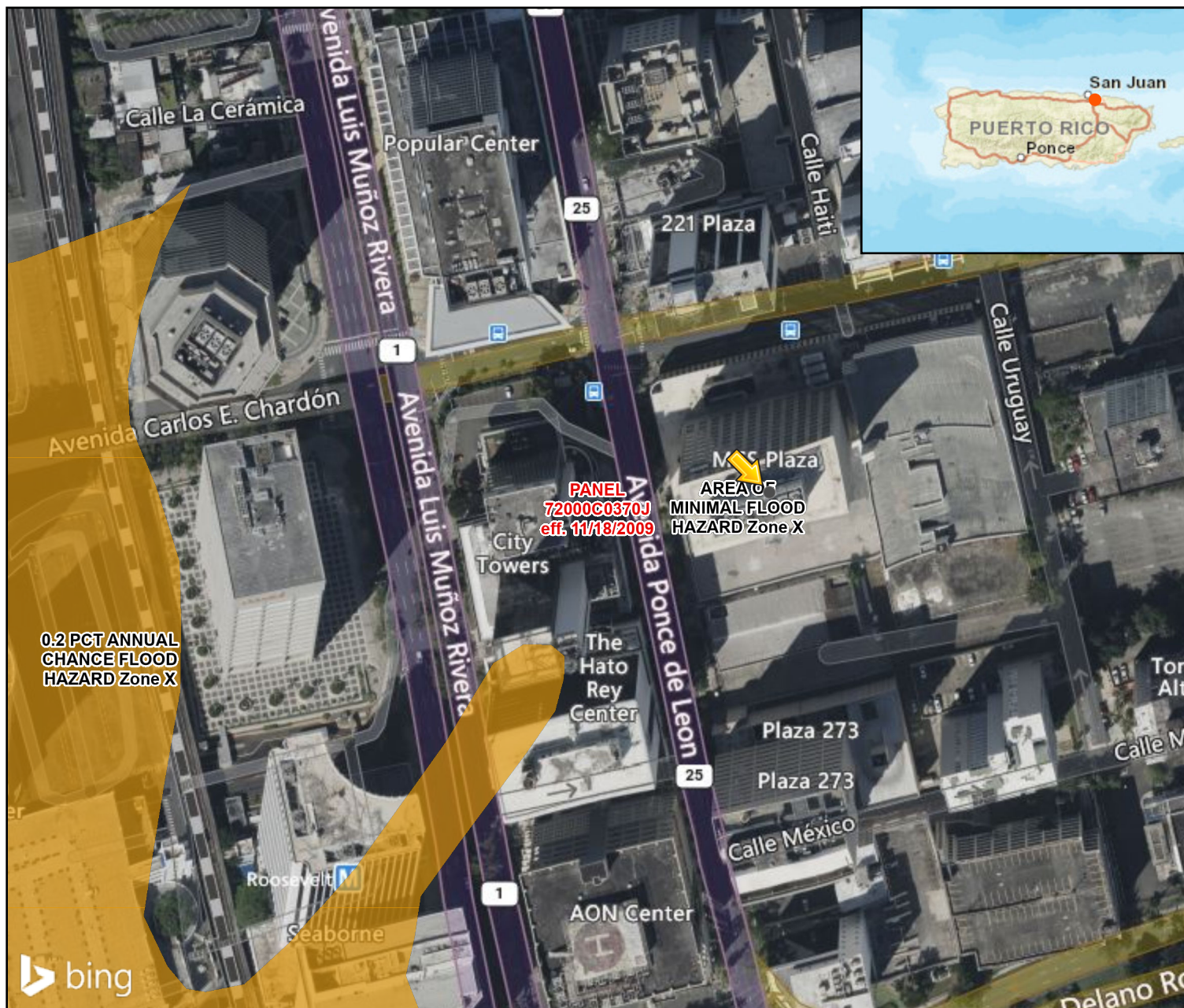


USGS USA Soils

Farmland dataset



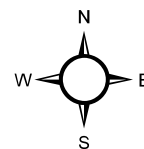
# PR-SBF-01313-E FIRM



## Legend

- 0.2% Annual Chance Flood Hazard
- FEMA Floodzone Panels - Effective

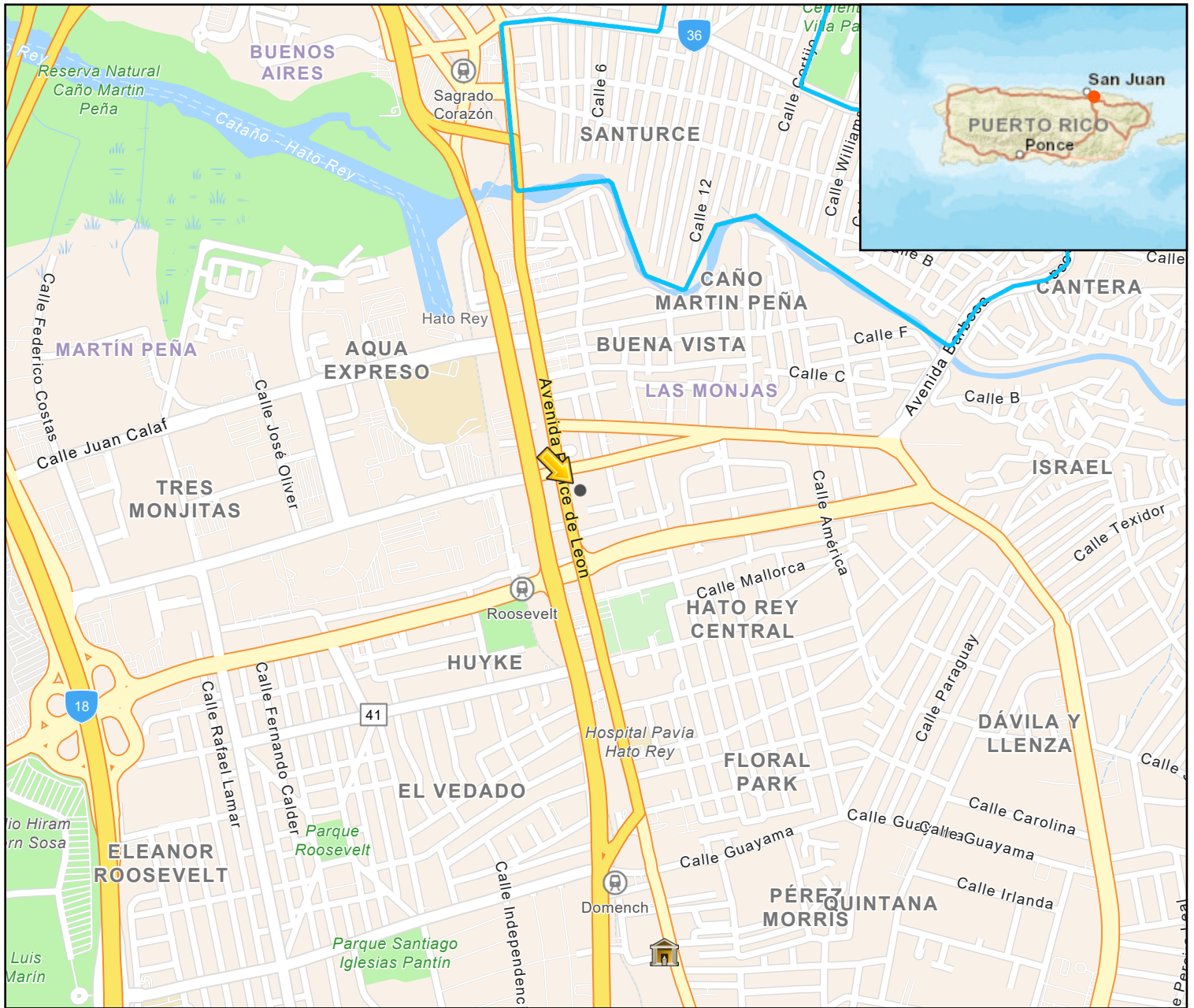
0 0.02 0.04 0.08 mi



FEMA Map Service

Flood Insurance Rate Maps

# PR-SBF-01313-E Historic Properties

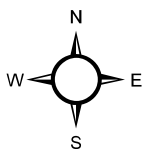


## Legend

 Sitios Historicos JP

 Historic Districts

0 0.17 0.35 0.7 mi

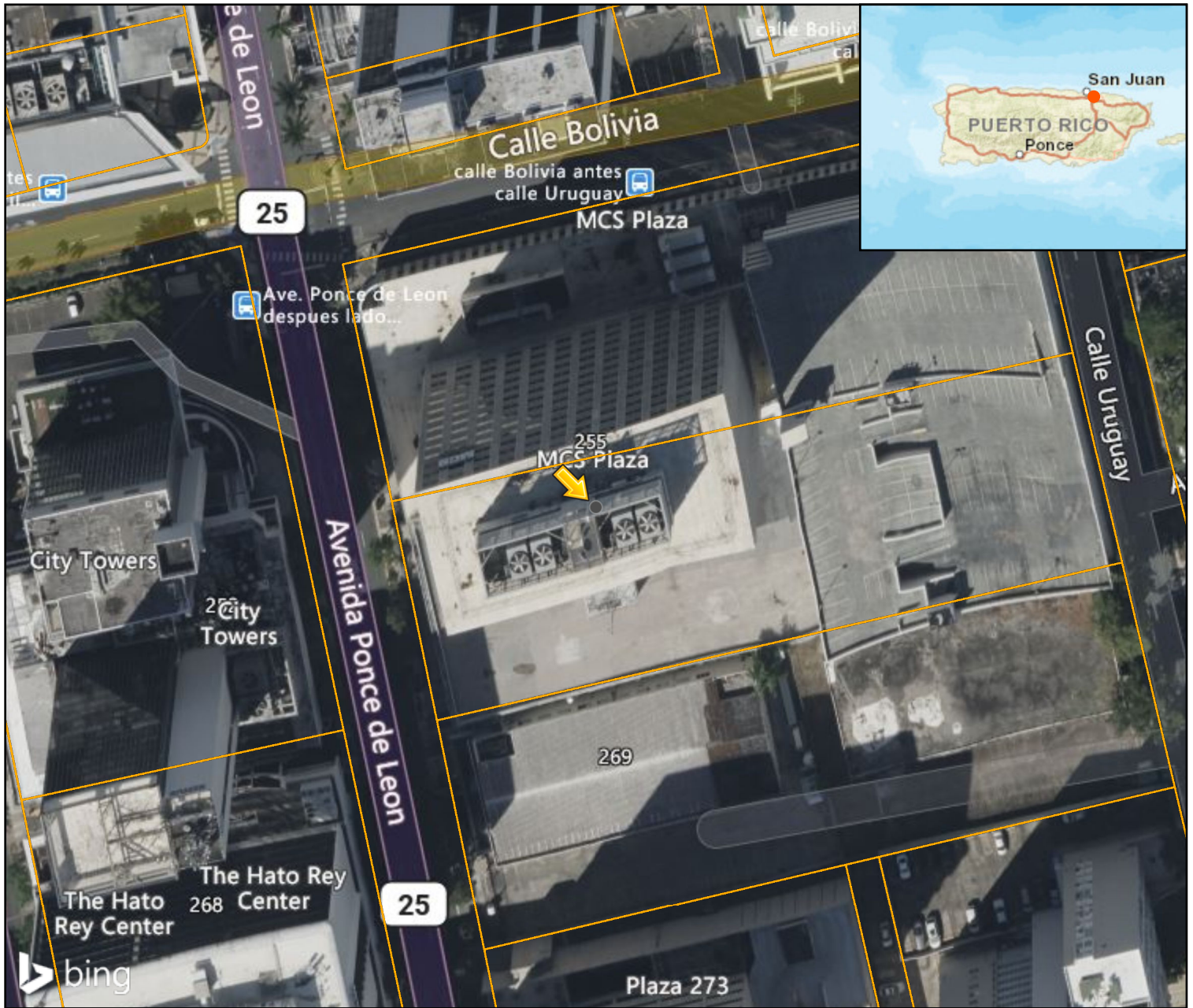


National Wild and Scenic River System

National Park Service



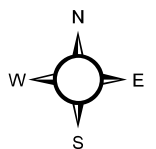
# PR-SBF-01313-E Site Map



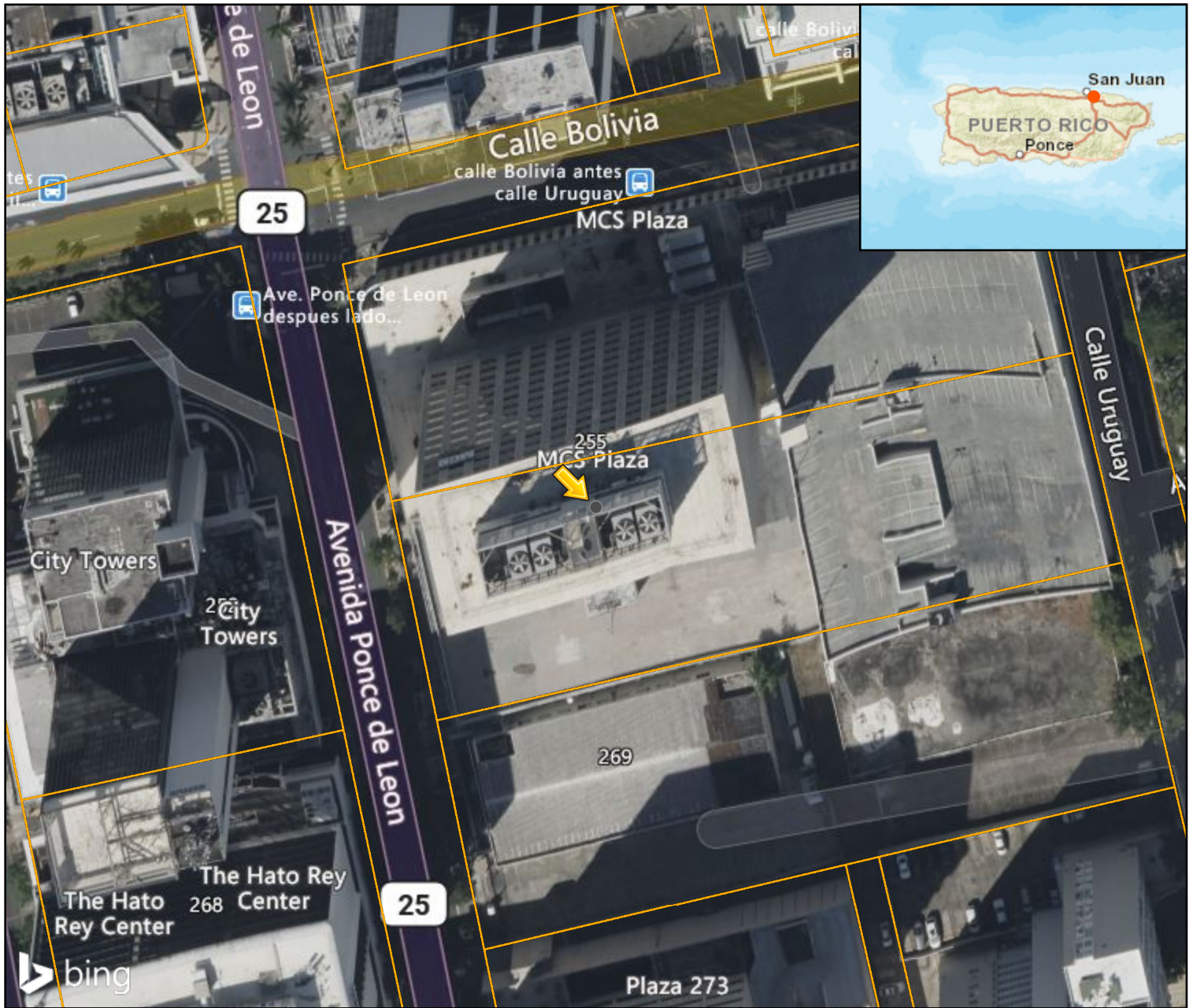
## Legend

 Parcels

0 0.01 0.02 0.04 mi



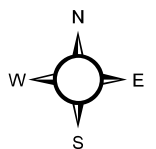
# PR-SBF-01313-E Site Map



## Legend

Parcels

0 0.01 0.02 0.04 mi





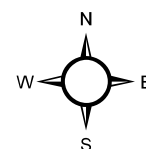
# PR-SBF-01313-E SSA



## Legend

 Sole Source Aquifers (2019)

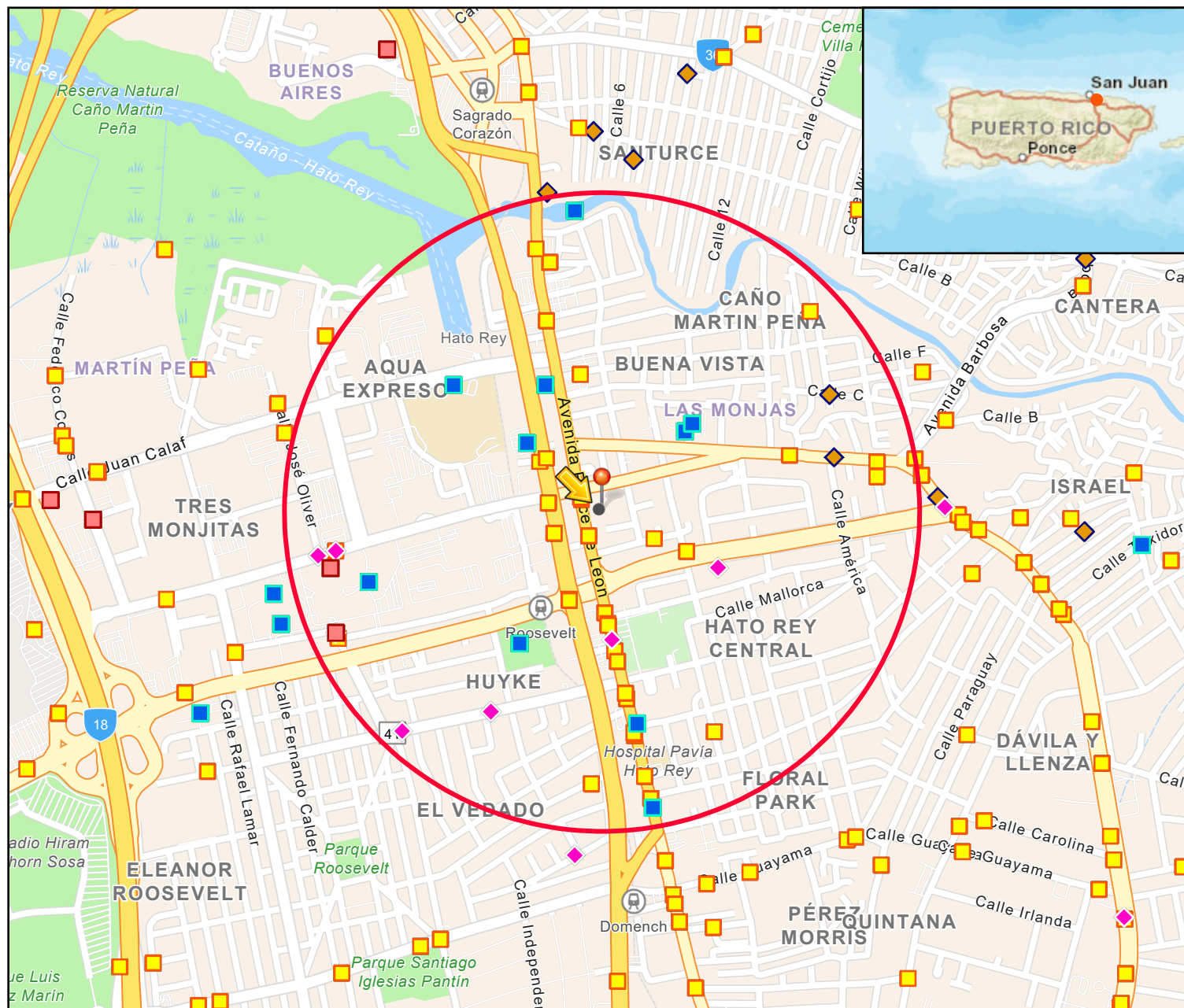
0 180 360 720 mi



National Wetlands Inventory

U.S. Fish and Wildlife Service

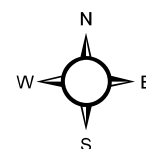
# PR-SBF-01313-E Toxic Sites



## Legend

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

0 0.17 0.35 0.7 mi

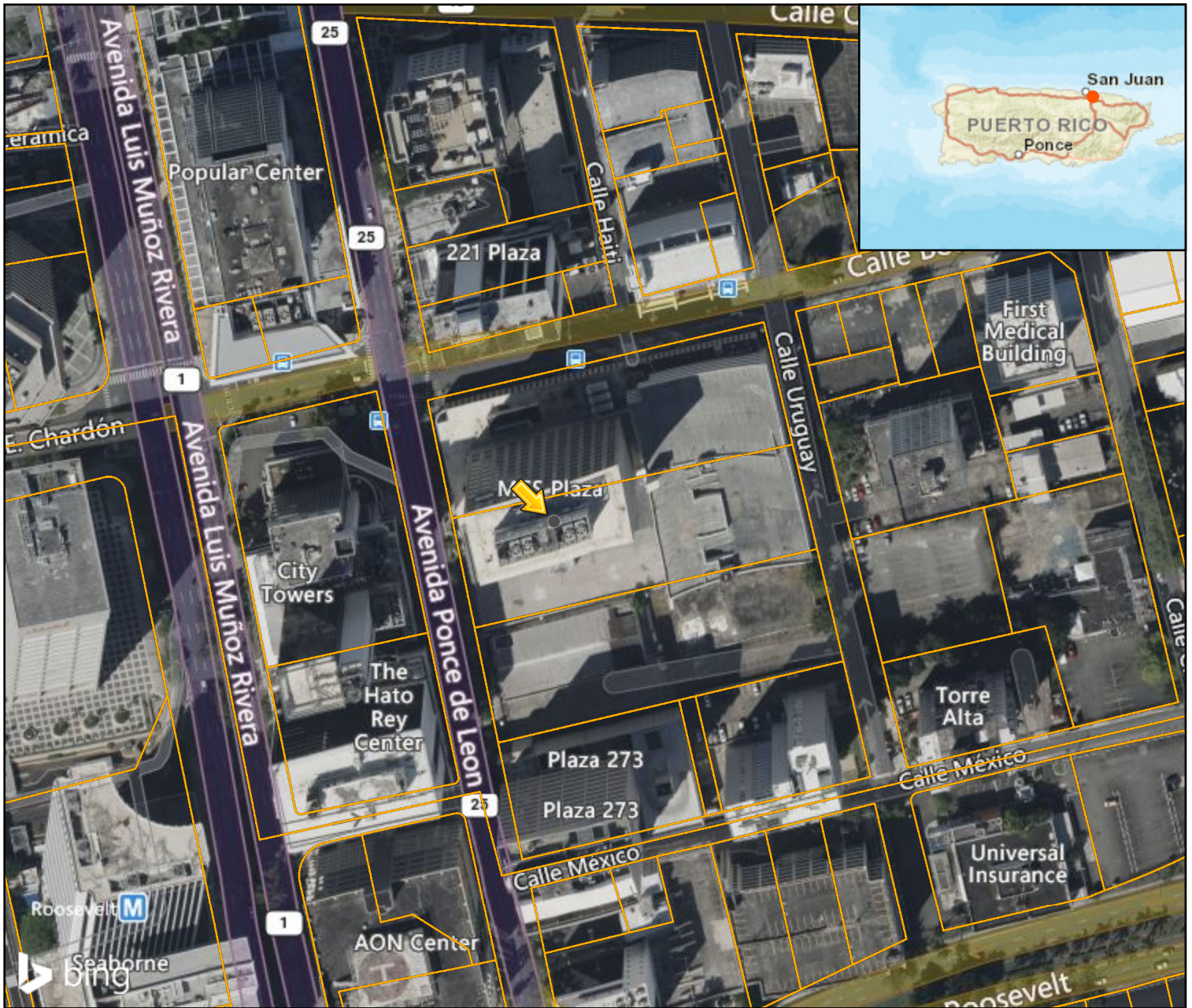


Envirofacts Facility Locations

EPA



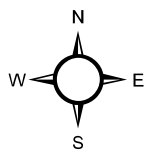
# PR-SBF-01313-E Wetlands



## Legend

Parcels

0 0.02 0.04 0.08 mi

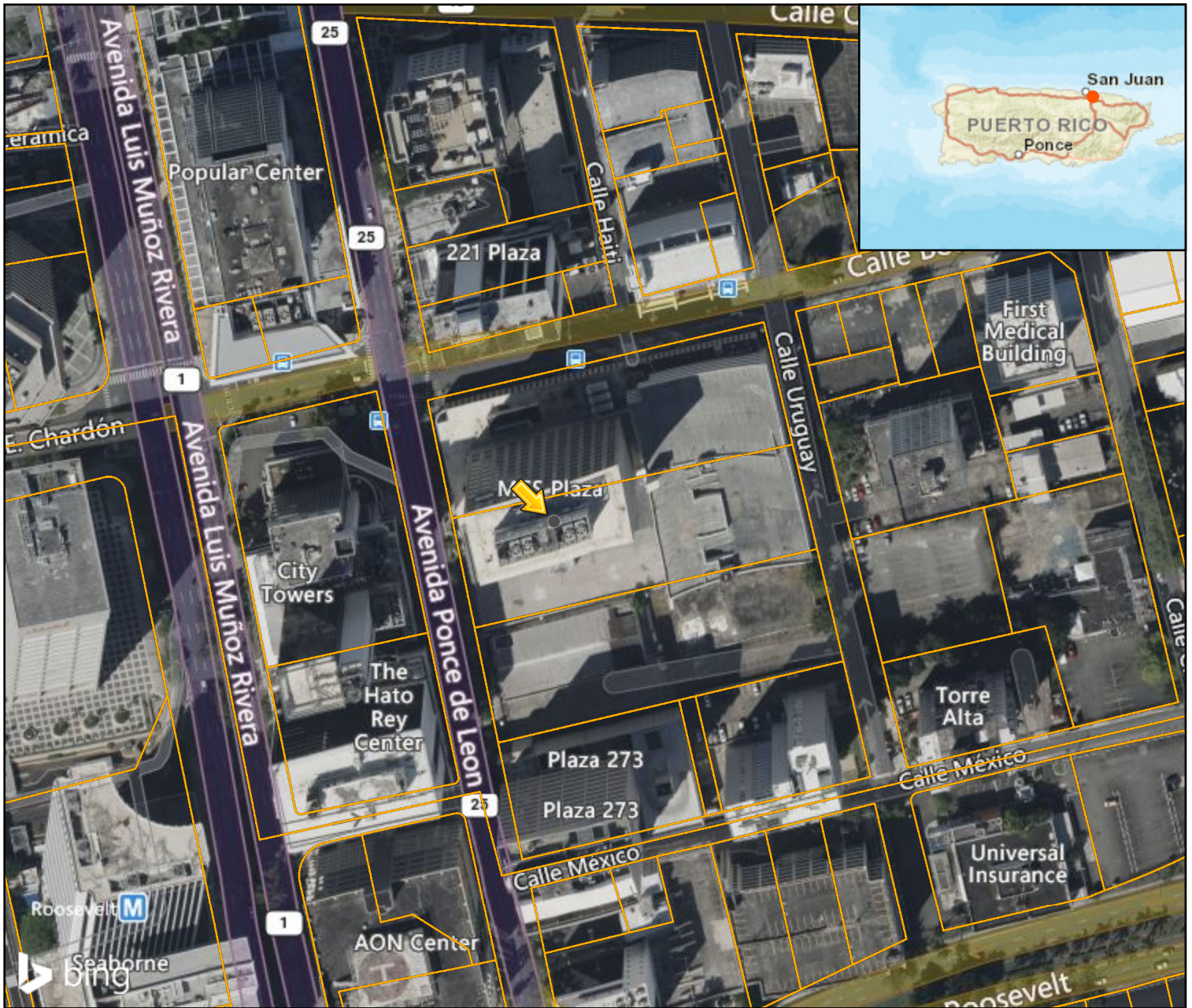


National Wetlands Inventory

U.S. Fish and Wildlife Service



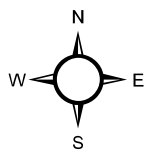
# PR-SBF-01313-E Wetlands



## Legend

Parcels

0 0.02 0.04 0.08 mi



National Wetlands Inventory

U.S. Fish and Wildlife Service

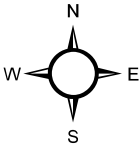
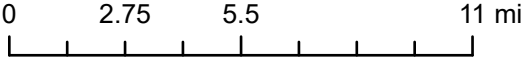


LOCAL 111  
MCS Plaza 255 Ponce de Leon Ave. Suite 111  
San Juan, PR 00917  
18.425776,-66.057345

# PR-SBF-01313-E WSR



Legend  
— Wild and Scenic Rivers



National Wild and Scenic River System  
National Park Service