Record of Environmental Consideration

(REC)

South Region

Bid Package S3-1 A

PW 7779: DI 219290, DI 219300

CPM PR, LLC

October 1, 2025

FEDERAL EMERGENCY MANAGEMENT AGENCY

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project PA-02-PR-4339-PW-07779

Title: 102933 - L-050 - Canas - Ponce

NEPA DETERMINATION

Non Compliant Flag: No
EA Draft Date:
EA Final Date:
EA Public Notice Date:
EA Fonsi
Level: CATEX
EIS Notice of Intent
EIS ROD Date:

Comment PR INDUSTRIAL DEVELOPMENT COMPANY, Municipality of Ponce, DI #219290 (18.01179, -66.63815), DI#219300 (18.01144, -66.63741), DI #219310 (18.01252, -66.63808). Category E, 0% Work Completed.
The applicant will use contract services to restore the facility back to its capacity and function within the existing footprint. DI# 219290 will require exterior painting. DI# 219300 will include the removal and replacement of waterproofing membrane, L-metal flashing, ceiling paint, chain links fences, and painting. DI# 219310 work to be completed include the removal and replacement of waterproofing membrane, L-metal flashing, ceiling paint, and painting.

MITIGATION: The Sub-recipient has decided to pursue mitigation. DI# 219300 and DI# 219310 mitigation measures include Waterproofing Membrane, and 3-Ply Styrene butadienne Styrene (SBS) Modified Bituminous composite reinforced roofing system.
DI# 219290 does not include mitigation
- bortizra - 12/30/2020 12:23:31 GMT
***Previous comment applies, amended to include additional mitigation item.
DI# 219300 mitigation measures will require strengthen chain-link fence.***
- bortizra - 01/26/2021 12:17:50 GMT

CATEX CATEGORIES

Catex Category Code	Description	Selected
*n7	(*n7) Federal Assistance for Structure and Facility Upgrades. Federal assistance for the reconstruction, elevation, retrofitting, upgrading to current codes and standards, and improvements of pre-existing facilities in existing developed areas with substantially completed infrastructure, when the immediate project area has already been disturbed, and when those actions do not alter basic functions, do not exceed capacity of other system components, or modify intended land use. This category does not include actions within or affecting streams or stream banks or actions seaward of the limit of moderate wave action (or V zone when the limit of moderate wave action has not been identified).	Yes

EXTRAORDINARY

Extraordinary Circumstance Code	Description	Selected ?
	No Extraordinary Circumstances were selected	

ENVIRONMENTAL LAW / EXECUTIVE ORDER

Environmental Law/ Executive Order	Status	Description	Comment
Clean Air Act (CAA)	Completed	Project will not result in permanent air emissions - Review concluded	

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Environmental Law/ Executive Order	Status	Description	Comment
Coastal Barrier Resources Act (CBRA)	Completed	Project is not on or connected to CBRA Unit or otherwise protected area - Review concluded	
Clean Water Act (CWA)	Completed	Project would not affect any water of the U.S. - Review concluded	
Coastal Zone Management Act (CZMA)	Completed	Project is not located in a coastal zone area and does not affect a coastal zone area - Review concluded	
Executive Order 11988 - Floodplains	Completed	Located in floodplain or effects on floodplain/flood levels	The project site is located in the floodplain as mapped on the ABFE availableat https://gis.fema.gov/PuertoRicoABFEs/ accessed on (11/30/2020). FEMA has applied the 8-step decisionmakingprocess per 44 CFR 9.6, and has determined that the project will not result in short or long termadverse impacts to or from the floodplain. The Initial Disaster Public Notice was published inEl Vocero for DR-4339 on December 17, 2017. - bortizra - 12/30/2020 12:53:32 GMT***Previous review applies*** - bortizra - 01/26/2021 12:26:58 GMT
	Completed	Possible adverse effects associated with investment in floodplain, occupancy or modification of floodplain environment	
	Completed	8 Step Process Complete - documentation attached - Review concluded	
Executive Order 11990 - Wetlands	Completed	No effects on wetlands and project outside wetlands - Review concluded	Per the USFWS Wetlands Inventory Mapper, accessed on (11/30/2020), the proposedscope of work is not located in a wetland. - bortizra - 12/30/2020 12:54:03 GMT***Previous review applies*** - bortizra - 01/26/2021 12:27:17 GMT
Executive Order 12898 - Environmental Justice for Low Income and Minority Populations	Completed	Low income or minority population in or near project area	
	Completed	No disproportionately high and adverse impact on low income or minority population - Review concluded	
Endangered Species Act (ESA)	Completed	Listed species and/or designated critical habitat present in areas affected directly or indirectly by the federal action	Per review of the U.S. Fish and Wildlife Service¿s Information, Planning, and Consultation System (IPaC), dated <<11/30/2020>>, FEMA has determined that threatened/endangered species and/or critical habitat are present at the

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Environmental Law/ Executive Order	Status	Description	Comment
			project site(s): DI #219290 (18.01179, -66.63815), DI#219300 (18.01144, -66.63741), DI #219310 (18.01252, -66.63808). Based on the project location and scope of work, FEMA has made the following determinations using the PR ESA Matrix in accordance with the agreement between FEMA and the USFWS PR Field Office, dated November 17, 2020: NLAA- (Epicrates inornatus) - bortizra - 12/30/2020 12:42:56 GMT***Previous review applies*** - bortizra - 01/26/2021 12:24:47 GMT
	Completed	May affect, but not likely to adversely affect species or designated critical habitat (FEMA determination/USFWS/NMFS concurrence attached) - Review concluded	
Farmland Protection Policy Act (FPPA)	Completed	Project does not affect designated prime or unique farmland - Review concluded	
Migratory Bird Treaty Act (MBTA)	Completed	Project located within a flyway zone	
	Completed	Project does not have potential to take migratory birds - Review concluded	
Magnuson-Stevens Fishery Conservation and Management Act (MSA)	Completed	Project not located in or near Essential Fish Habitat - Review concluded	
National Historic Preservation Act (NHPA)	Completed	Applicable executed Programmatic Agreement. Activity meets Programmatic Allowance (enter date and # in comments) - Review concluded	NHPA: The proposed activity complies with programmatic allowances Tier II, Allowances B.5.a., B.6.b., B.1.a., B.5.b., B.1.c., A.2.b. and B.7.a., as identified in Appendix B of the Puerto Rico Programmatic Agreement among FEMA, PRSHPO, and the COR3, as amended November 13, 2019. This determination was made by Emmanuel Melendez Candelario (Historic Preservationist) and Heber Cortes Santiago (Archaeologist) who meet the applicable SOI qualifications, pursuant to Stipulation I.B.1.a of the Agreement. - emelen14 - 11/25/2020 15:39:08 GMT***Version 0 does not affect previous determination, previous review applies.*** - emelen14 - 12/29/2020 11:49:43 GMT***Third revision of version 0 is for change in costs only, previous review applies.*** - emelen14 - 01/26/2021 10:54:31 GMT

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Project PA-02-PR-4339-PW-07779

Title: 102933 - L-050 - Canas - Ponce

Environmental Law/ Executive Order	Status	Description	Comment
Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA)	Completed	Review concluded	The applicant is responsible to ensure potentially hazardous materials, if any, shallbe removed and disposed of in accordance with all applicable federal and state laws and local compliance requirements. - bortizra - 01/26/2021 12:26:03 GMT
Wild and Scenic Rivers Act (WSR)	Completed	Project is not along and does not affect Wild and Scenic River - Review concluded	

CONDITIONS

Special Conditions required on implementation of Projects:

Applicant must comply with the appropriate local floodplain management ordinance or if more restrictive per EO 11988 Sec. 2(a)(1) best available data as defined by the Puerto Rico Advisory Base Flood Elevation (ABFE, 2018) Map. Applicant must coordinate with the local floodplain administrator, obtain any required permits prior to initiating work, and comply with any conditions of the permit, as well as the National Flood Insurance Program (NFIP) requirements to ensure harm to and from the floodplain is minimized. All coordination pertaining to these activities should be retained as part of the project file in accordance with the respective grant program instructions.

Source of condition: Executive Order 11988 - Floodplains Monitoring Required: No

Conditions for Puerto Rican Boa:

1. Inform all personnel about the potential presence of the PR boa and the VI boa in areas where the proposed work will be conducted. Photographs of the PR and VI Boa are to be prominently displayed at the site. The recipient must ensure that project personnel is able to correctly identify a PR or VI boa. For information on PR boa, please visit: https://ecos.fws.gov/ecp/species/6628.

2. Prior to any construction activity, including removal of vegetation and earth movement, the boundaries of the project area must be delineated, buffer zones, and areas to be excluded and protected, should be clearly marked in the project plan and in the field to avoid further habitat degradation into forested areas. Once areas are clearly marked, and prior to any construction activity, including site preparation, project personnel able to correctly identify a PR or VI boa must survey the areas to be cleared to ensure that no boas are present within the work area. Vehicle and equipment operation must remain on designated access roads/paths and within rights-of way.

3. If a PR boa is found within any of the working or construction areas, activities should stop in the area where the boa was found. Do not capture the boa. If boas need to be moved out of harm¿s way, project personnel designated by the recipient shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: 787-724-5700, 787-230-5550, 787-771-1124). If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm¿s way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue.

4. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the boa (PRDNER phone #s: 787-724-5700, 787-230-5550, 787-771-1124). If not possible, the animal should be left alone until it leaves the vehicle on its own.

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Source of condition: Endangered Species Act (ESA) Monitoring Required: No

5. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If PR boas are, found within debris piles, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.

6. For all boa sightings (dead or alive), personnel designated by the recipient must record the time and date of the sighting and the specific location where the boa was found. Data should also include a photo of the animal dead or alive, and site GPS coordinates, and comments on how the animal was detected and its behavior. If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. All boa-sighting reports should be sent to the USFWS Caribbean Ecological Services Field Office, Marelisa Rivera - Deputy Field Supervisor, 787-851-7297 extension 206, 787-510-5207, marelisa_rivera@fws.gov.

7. Follow the same guidance above but contact the VI Division of Fish and Wildlife (VIDFW), for technical assistance (340-775-6762) and capture of any VI boas. For information on USVI boa, please visit: https://ecos.fws.gov/ecp/species/3247. The VIDFW has developed site-specific VI boa protocol; Applicants will be responsible for executing conservation measures recommended by VIDFW. Final project report to be submitted to USFWS.

Source of condition: Endangered Species Act (ESA) Monitoring Required: No

The Applicant must provide documentation at close-out that proves completion of required Conservation Measures.

Source of condition: Endangered Species Act (ESA) Monitoring Required: No

The Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the PR DNER guidelines at a permitted site or landfill.

Source of condition: Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA) Monitoring Required: No

For asbestos containing material and lead base paint the Applicant shall handle, manage, and dispose of all types of hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the PR-DNER guidelines at a permitted site or landfill or provide evidence of the close out permit from PR-DNER for activities of remediation, abetment or removal of those materials.

Source of condition: Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA) Monitoring Required: No

Standard Conditions:

Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.