

# **Environmental Assessment**

## **Determinations and Compliance Findings for HUD-assisted Projects**

### **24 CFR Part 58**

#### **Project Information**

**Project ID:** PR-RGRW-00246

**Project Name:** COQUI FARM PRODUCTS, INC.

**Responsible Entity:** Puerto Rico Department of Housing

**Grant Recipient** (if different than Responsible Entity): same as above

**State/Local Identifier:** Puerto Rico / Aibonito, PR

**Preparer:** Alaina Callinan, SWCA Environmental Consultants

#### **Certifying Officer Name and Title:**

Permit and Environmental Compliance Officers:

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**Consultant** (if applicable): SWCA Environmental Consultants

**Direct Comments to:** Puerto Rico Department of Housing  
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#### **Project Location:**

The proposed project is located on a 0.57-acre parcel (Castradal Number 297-000-003-36-000) at 303 Calle Domingo Colon, Aibonito, PR 00705 (see **Appendix A, Figure 1**- Site Location and **Figure 2**- Site Vicinity). All proposed project activities are located in the southeastern portion of the property.

The applicant has identified one location for project activities related for the Intended Use of Grant Funds that are being evaluated under this Environmental Assessment, also shown on Figures 1 and 2:

- Greenhouse Site (18.138572, -66.282663)

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

The proposed project involves the purchase and installation of a new “*Farm in the City*” vertical hydroponic greenhouse (greenhouse) to be installed on a concrete foundation. The new greenhouse will consist of a freight container that is 320 square feet (40 feet by 8 feet) with a total height of 9 feet. The greenhouse will be secured to a concrete base that is 80 feet by 16 feet (1,280 square feet) with 9 columns, each 3 feet deep. The base will be twice the width of the container because the applicant plans to acquire a second Farm in the City greenhouse with their own funds in the future. The greenhouse base will include a metal plate that will be welded to the container. In addition, an anchor will be provided on each side that is used to support the light poles, fastened with lashing straps to give them more stability.

The greenhouse will be connected to existing water and electrical infrastructure. Water used for irrigation will connect to the greenhouse from an existing pipe on the back of the applicant's residence. The existing pipe primarily runs underground, but a portion of it near the residence is above ground and connection to the greenhouse will be above ground using PVC pipe. Two potential connection locations for electrical are on site, the electrical pedestal in the northeastern part of the property or the electrical box at the west side of the applicant's residence. The connection for electricity to the greenhouse will be installed to a maximum depth of 3 feet from the greenhouse to one of existing sources. The work associated with the electrical and water utilities connection is not included in the applicant's Intended Use of Grant Funds application.

The project includes ground disturbance. No vegetation or tree clearing is required for construction. The site is on a slight slope and leveling or grading may be required. The applicant owns the property and operates as an existing farm; therefore, no acquisition or conversion is required.

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

In September of 2017, Hurricanes Irma and María produced sustained winds and intense rainfall that decimated agricultural production across the island of Puerto Rico. These hurricanes caused the loss of eighty percent of crop value island wide, exacerbating challenges to food security and agricultural business development. The Puerto Rico Department of Agriculture (PRDA) estimated seven hundred and eighty million dollars (\$780 million) worth of damages from the hurricanes to the agricultural sector of the economy.

Many properties were damaged in Hurricane Maria, resulting in struggling businesses. The Re-Grow Puerto Rico Urban-Rural Agriculture Program (Re-Grow Program) will develop greater agricultural capacity and address the needs created by Hurricanes Irma and

María with a substantial investment of CDBG-DR funds for a wide variety of viable and sustainable agricultural activities.

Agricultural capacity and strong food systems are fundamental to resiliency of economies and, as Puerto Rico's entire agriculture sector was devastated by the Hurricanes, this Program is designed to revitalize this industry. The Re-Grow Program is an integral part of the long-term expansion of jobs in the sector, food security and contributing to overall economic recovery of disaster impacted populations.

The applicant does not have the resources to purchase farming equipment and materials for their agricultural operation on their own, nor has the applicant received any other outside source of funding for the project. The new greenhouse will help the applicant establish an agricultural business and provide a more stable and secure food source on the Island. The project as a whole will support continued local agricultural production during future disasters.

Agencies consulted for the proposed project are provided in the *List of Sources, Agencies and Persons Consulted* section of this Environmental Assessment (EA). Further discussion of the environmental impacts of the proposed action and alternatives is provided in the *Cumulative Impact Analysis, Alternatives/No Action Alternative, and Summary of Findings and Conclusions* sections of this EA.

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

The area where the project is located is currently undeveloped land on an existing commercial farm. There is a structure approximately 60 feet northeast of the space that is used as the applicant's residence and a small shed they use for storage and office space. The site is an open field with a 15 to 25% or more slope and will not require vegetation clearing.

**Funding Information**

Grant Number	HUD Program	Funding Amount
B-17-DM-72-0001 B-18-DP-72-0001 B-19-DP-78-0002 B-18-DE-72-0001	Community Development Block Grant – Disaster Recovery (CDBG-DR)	\$11,938,162,230

**Estimated Total HUD Funded Amount:** \$100,000

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$151,500

## **Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities**

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not within 2,500 feet of a civil primary or commercial service airport or within 15,000 feet of a military airport. The nearest civil primary or commercial service airport, Mercedita, is located 105,736 feet (20 miles) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 141,992 feet (27 miles) from the project site. The project is in compliance with Airport Hazards requirements. No further evaluation is required.</p> <p>The Airport Hazards Partner Worksheet and Airport Hazards Map (<b>Figure B 1-1</b>) are provided in <b>Appendix B</b>,</p>
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><b>Attachment 1.</b></p> <p>The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Aibonito. The closest CBRS unit, Arenal, is located 60,206 feet (11 miles) from the project site. The project is in compliance with the Coastal Barrier Resources Act. o further evaluation is required.</p> <p>The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map (<b>Figure B 2-1</b>) are provided in <b>Appendix B, Attachment 2.</b></p>

<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1170H (effective date 04/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. The project is in compliance with this section. No further evaluation is required.</p> <p>The Flood Insurance Partner Worksheet and FIRM (<b>Figure B 3-1</b>) are provided in <b>Appendix B, Attachment 3</b>.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project site is in Aibonito Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Project activities include new construction of a greenhouse. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule de minimis thresholds. The project is in compliance with the Clean Air Act.</p> <p>The Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air Map (<b>Figure B 4-1</b>) are provided in <b>Appendix B, Attachment 4</b>.</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 56,479 feet (11 miles) from the project site. The project is in compliance with Coastal Zone Management Act. No further evaluation is required.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map</p>

		(Figure B 5-1) are provided in <b>Appendix B, Attachment 5.</b>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project site was evaluated for potential contamination by conducting a field site inspection on 05/10/2023 to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris, etc. The site inspection did not identify any onsite hazards that could not be resolved with mitigation.</p> <p>In addition, a desktop review of USEPA databases, NEPAAssist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA 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. The desktop review did not find any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. One hazardous waste site and one water discharger are located within 3,000 feet of the project area and an additional water discharger is located within 3,200 feet of the project area, but they will not impact the project. The additional water discharger is included in the review because it was identified on the Contamination and Toxic Substances Map.</p> <p>The Contamination and Toxics Substances Partner Worksheet, Site Inspection Report, summary of desktop review findings, and Contamination and</p>

		Toxic Substances Map ( <b>Figure B 6-1</b> ) are provided in <b>Appendix B, Attachment 6</b> .
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project involves activities that have the potential to affect protected species or habitats including but not limited to activities such as ground disturbance.</p> <p>Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) Tool and the Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges database. In addition, critical species habitat was reviewed through the USFWS IPaC, Critical Habitat Portal, and the DNER Puerto Rico State Wildlife Action Plan, a Ten-Year Review database.</p> <p>The review identified one federally listed species (Puerto Rican Boa (<i>Chilabothrus inornatus</i>)) and two state listed species (Mottled Coqui (<i>Eleutherodactylus eneidae</i>) and Brown Pelican (<i>Pelecanus occidentalis</i>)) with the potential to occur within the Project area. There is no designated or proposed critical habitat within the Project area; the closest final designated critical habitat is located seven miles away and the closest proposed critical habitat is located 20 miles away.</p> <p>The project activities will result in ground disturbing activities, including site clearance and grading, and placement of a new hydroponic freight container. A qualified biologist reviewed the proposed activity location and determined that there is no suitable habitat present for any federal or state listed species at the proposed project location. Therefore, as currently designed, the proposed project activities will have <i>No effect</i> on any</p>

		<p>federally listed species or designated critical habitat and <i>no impact</i> to all state protected species.</p> <p>If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the construction manager (CM) shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. This project is in compliance with the Endangered Species Act.</p> <p>The Endangered Species Act Partner Worksheet, Threatened and Endangered Species Technical Memorandum with IPaC, Critical Habitat Map (<b>Figure B 7-1</b>), and Essential Fish Habitat Map (<b>Figure B 7-2</b>) are provided in <b>Appendix B, Attachment 7</b>.</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project includes the new construction of a greenhouse. The project itself is not the development of a hazardous facility nor will the project increase residential densities. Project activities are therefore an exempt activity. No further evaluation is required.</p> <p>The Explosive and Flammable Hazards Partner Worksheet is provided in <b>Appendix B, Attachment 8</b>.</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. No prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required.</p> <p>The Farmlands Protection Partner Worksheet and Prime Farmland Map</p>

		<p>(<b>Figure B 9-1</b>) are provided in <b>Appendix B, Attachment 9.</b></p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C1170H (effective date 04/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required.</p> <p>The Floodplain Management Partner Worksheet and ABFE Floodplain Map (<b>Figure B 10-1</b>) are provided in <b>Appendix B, Attachment 10.</b></p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project will involve the installation of a Farm in the City vertical greenery harvest container on undeveloped land and significant ground disturbing activities of previously undisturbed soil. State Historic Preservation Office (SHPO) consultation was performed.</p> <p>No National Historic Landmark (NHL) are within or near the project area.</p> <p>A site visit was conducted on May 10, 2023, by an SOI-qualified Archaeologist. Additionally, record reviews and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.</p> <p>The results of the record search and the site inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE. The determination was</p>

		<p>submitted to SHPO by PRDOH for concurrence on February 2, 2023, and SHPO concurred with the No Historic Properties Affected determination on February 27, 2023. See SHPO consultation package for more information.</p> <p>The Historic Preservation Partner Worksheet, SHPO consultation, Historic Property Map (<b>Figure B 11-1</b>), and Cultural Resources Map (<b>Figure B 11-2</b>) are provided in <b>Appendix B, Attachment 11.</b></p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project activities are limited to the installation of a new greenhouse and do not involve residential new construction or rehabilitation. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with HUD's Noise Regulation.</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico.</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection.</p> <p>A riverine wetland (shown as an NHD stream on <b>Figure B 12-1</b>) is located approximately 399 feet southwest of the greenhouse location and will not be affected by project activities; therefore, an 8-step decision making process is not required. Note- the NWI online webmapper, accessed on May 16, 2023, shows this NHD stream is a riverine wetland. The project is in compliance with Executive Order 11990. The Wetlands Protection Partner Worksheet and Wetland Map (<b>Figure B 12-1</b>)</p>

		are provided in <b>Appendix B, Attachment 12.</b>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Aibonito Municipio. The closest Wild and Scenic River segment is located 176,459 feet (33 miles) from the project site. The project is in compliance with this Wild and Scenic Rivers Act. No further evaluation is required.</p> <p>The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (<b>Figure B 13-1</b>) are provided in <b>Appendix B, Attachment 13.</b></p>
<b>ENVIRONMENTAL JUSTICE</b>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The ReGrow Program intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by helping to establish an agricultural business. The project would not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations.</p> <p>The Environmental Justice Partner Worksheet and EJSscreen Report are provided in <b>Appendix B, Attachment 14.</b></p>

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive

source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site location is classified as developed rural (ARD) land use. The proposed action is continued agricultural use of a rural property, which is compatible with zoning and existing land use. The project site is in a rural area of Aibonito Municipio and surrounded by residences; project activities will not contribute to urban sprawl.</p> <p>Any necessary permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Contractors will be required to use best management practices during construction if erosion impacts will occur. The general topography of the property is hilly with open vegetated areas. Leveling may be required for the project sites that have a slight slope. Landslide data from the U.S. Geological Survey (USGS) indicates no landslides per square kilometer for the project area (see <b>Appendix A, Figure 3-</b> USGS Landslide Map).</p> <p>Department of Natural and Environmental Resources (DNER) authorization may be required for any</p>

		<p>extraction, removal, excavation, and dredging of the components of the earth's crust.</p> <p>Under the USEPA National Pollutant Discharge Elimination System (NPDES) Program requirements, any project with a disturbance area equal to or greater than 1 acre requires a USEPA Construction General Permit, NPDES Permit, and formal Stormwater Pollution Prevention Plan (SWPPP). The total disturbance area for this project is less than 1 acre and does not meet this threshold; therefore, these requirements do not apply.</p>
Hazards and Nuisances including Site Safety and Noise	2	Contractors will be required to provide health and safety plans and monitoring during construction. Noise levels will temporarily increase during construction; however, program activities are limited to the existing farm property and will not elevate ambient noise levels long-term. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.
Energy Consumption	2	The project will not result in significant additional energy consumption. The applicant will use existing electrical infrastructure to generate electricity to the greenhouse and will not require any expansion to existing power facilities.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	<p>The project will result in short-term benefit to employment if contractors are hired for the construction of the greenhouse. After construction, the project will support the establishment of a farm, which produces produce for Puerto Rico communities.</p> <p>The project is not anticipated to have a significant impact on employment and income patterns; however, the project may help restore employment opportunities and income patterns.</p>

Demographic Character Changes, Displacement	2	The project is a rural residential area in Aibonito Municipio and will not alter the demographics or character of surrounding community. Project activities will not result in any direct or indirect displacement of individuals or families.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The proposed project activities will occur on private land and will not contribute to any change in educational or cultural facilities or affect access to or capacity of educational or cultural facilities.
Commercial Facilities	2	The proposed project will increase agricultural production, establishing the applicant's farm and resulting in a positive benefit to surrounding commercial enterprises who purchase and sell the produce.
Health Care and Social Services	2	The proposed project activities will occur on private land and will not affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	The proposed project may cause an increase in short-term generation of solid waste during construction. All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste). The project will not contribute to long-term needs or changes to solid waste disposal and recycling.
Wastewater / Sanitary Sewers	2	The construction of a greenhouse is not expected to result in significant changes in wastewater or sanitary sewer generation. Sewage generation will not exceed the capacity of sewers or treatment facilities, nor does the project involve on-site waste disposal systems in areas not suitable for its use. Wastewater from the project will not enter environmentally sensitive areas, nor will the project produce any noxious odors affecting quality of life for nearby residents.
Water Supply	2	The proposed project activities are not expected to result in significant changes to water supply. The greenhouse will be connected to municipal water but is not expected to greatly increase water consumption.

		The Farm in the City containers are very efficient and use 90% less water than traditional methods of farming.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project activities will occur on private land and will not affect public safety concerns such as police, fire, and emergency medical services.
Parks, Open Space and Recreation	2	The proposed project activities will occur on private land and will not result in any changes to access or use of parks, open space, and recreation areas.
Transportation and Accessibility	2	The project activities will occur on private land and have no relation to transportation services. The proposed activities will not result in any changes in transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	An unnamed NHD stream runs along the southwestern boundary of the applicant's property. No construction or project activities will occur near or within the waterbody or nor will the activity affect quality or access to the unnamed stream. If required, best management practices will be implemented for erosion.
Vegetation, Wildlife	2	The project area has already been previously disturbed for residential home placement; therefore, the project is not anticipated to result in any new impacts to trees, vegetation, wildlife or native plant communities. No tree clearing or pruning is anticipated prior to greenhouse construction.
Climate Change	2	The ReGrow program proposed project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters, including drought. The project will not contribute to climate change and will provide a minor net benefit by allowing for increased food production.

**Additional Studies Performed:** No additional studies were performed.

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

Field inspection completed on May 10, 2023, by Delise Torres-Ortiz, SWCA Environmental Consultants. **(APPENDIX C)**

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

Department of Natural and Environmental Resources (DNER). 2023a. Puerto Rico State Wildlife Action Plan a Ten-Year Review. Accessed March 1, 2023. Available at: <https://arcg.is/1DmOy1>.

DNER. 2023b. Puerto Rico DNER Species Ranges – under construction. Accessed March 1, 2023. Available at: <https://arcg.is/1S9aju0>.

Federal Aviation Administration (FAA). 2022. National Plan for Integrated Airport Systems 2023-2027. Accessed January 31, 2023. Available at: [National Plan of Integrated Airport Systems \(NPIAS\) 2023-2027, Appendix B: National and State Maps \(faa.gov\)](#).

Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center - Map Panel 72000C1170H (effective date 04/19/2005). Accessed May 10, 2023. Available at: <https://msc.fema.gov/portal/home>.

National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management. 2023. Puerto Rico Coastal Zone Boundary. Accessed March 1, 2023. Available at: [Puerto Rico Coastal Vulnerability Viewer \(arcgis.com\)](#).

State Historic Preservation Office (SHPO). 2023. San Juan, Puerto Rico. Data collection conducted on February 27, 2023.

U.S. Environmental Protection Agency (USEPA). 2022a. Envirofacts Mapper. Air pollution data (ICIS-AIR), Brownfields, Hazardous Waste (RCRAInfo), Superfund National Priorities List (NPL), Toxic Releases Inventory (TRI), and National Pollutants Discharge Elimination Systems (NPDES). Accessed November 1, 2022. Available at: <https://geopub.epa.gov/arcgis/rest/services/EMEF/efpoints/MapServer>.

USEPA. 2022b. Sole Source Aquifer Map. Accessed March 1, 2023. Available at: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>.

USEPA. 2023a. Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants. USEPA Green Book. Accessed January 31, 2023. Available at: [https://www3.epa.gov/airquality/greenbook/anayo\\_pr.html](https://www3.epa.gov/airquality/greenbook/anayo_pr.html).

USEPA. 2023b. EJScreen: Environmental Justice Screening and Mapping Tool. Accessed March 3, 2023. Available at: <https://www.epa.gov/ejscreen/download-ejscreen-data>.

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USFWS. 2023a. Information for Planning and Consultation (IPaC). Accessed May 23, 2023. Available at: <https://ipac.ecosphere.fws.gov/location/index>.

USFWS. 2023b. Critical Habitat for Threatened & Endangered Species. Accessed May 23, 2023. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

USFWS. 2023c. National Wetlands Inventory Surface Waters and Wetlands Mapper. Accessed March 1, 2023. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

U.S. Forest Service. 2022. National Wild and Scenic River Segments. Accessed January 31, 2023. Available at: <https://www.rivers.gov/mapping-gis.php>; [Wild & Scenic Rivers | US Forest Service \(usda.gov\)](#).

U.S. Geological Survey (USGS). 2022. Concentration of Landslides caused by Hurricane Maria, Puerto Rico. Accessed March 1, 2023. Available at: [U.S. Landslide Inventory \(arcgis.com\)](#).

#### **List of Permits Obtained:**

No permits have been obtained.

#### **Public Outreach [24 CFR 58.43]:**

Puerto Rico Department of Agriculture has worked closely with the agricultural community. In compliance with the National Environmental Policy Act (NEPA) regulations for HUD, the public was notified of the project through publication of the combined Finding of No Significant Impact (FONSI) – Notice of Intent to Request Release of Funds (NOI-RROF) notice with a 15-day public comment period (see Appendix D- Finding of No Significant Impact and Notice of Intent to Request Release of Funds).

#### **Cumulative Impact Analysis [24 CFR 58.32]:**

The construction of a greenhouse at the project site is not anticipated to have a negative impact on environmental resources. None of the environmental assessment factors nor the regulations reviewed in the above checklist resulted in negative environmental impacts or the need for mitigation. Overall, the project will have a net positive impact by helping establish a small business that will increase agricultural production on the island of Puerto Rico. No other planned or ongoing projects were identified in the project vicinity that could contribute to cumulative impacts of environmental resources.

#### **Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

##### Traditional Greenhouse

A traditional greenhouse with plastic or saran walls could be installed instead of a Farm in the City container and would likely be cheaper. However, Farm in the City containers

offer benefits that a traditional greenhouse cannot: they use 90% less water than traditional agricultural methods, are easier to transport, use technology to create optimal grow conditions for the crops inside, and are sturdier than traditional greenhouses, and therefore better able to withstand natural disasters such as hurricanes. Farm in the City also includes an educational component; they offer training on how to best utilize the container. A Farm in the City container sets new farmers up for success better than a traditional greenhouse and are an easy way to begin farming.

**No Action Alternative [24 CFR 58.40(e)]:**

Under the No Action Alternative, the applicant would not receive federal funding to construct a new greenhouse. Consequently, the applicant may not be able to establish a farm and begin agricultural production. Given the degree of need for greater agricultural capacity in Puerto Rico following Hurricanes Irma and María, the costs of foregoing the project would exceed the benefits.

**Summary of Findings and Conclusions:**

The proposed project would not result in any adverse impacts to the surrounding natural, historical, and water resources; generate significant air or noise pollution; or promote environmental or socioeconomic injustices. The proposed project is not located within a coastal zone or near a major water resource. There are no mitigation requirements for any of the laws and authorities assessed in this review.

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

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

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure</b>
<p><b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>General Condition:</i></p> <p>The current project activities do not involve the removal of trees. If any tree clearing is to be proposed, the project will need to be re-evaluated for impacts to threatened and endangered species.</p> <p>If a Puerto Rican Boa (Boa) is found in the project activity site, work shall cease until the Boa moves off site on its own. If the Boa does not move off site, the</p>

	CM shall contact the Puerto Rico DNER to relocate the Boa.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<i>General Condition:</i> If historic properties are discovered, unanticipated effects on historic properties are found, or cultural materials are encountered, work should cease in the immediate area; work can continue where no historic properties or cultural materials are present. Please contact PRDOH to consult on further actions that may be necessary to protect historic properties or cultural materials.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	Any necessary construction permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Soil suitability will be assessed prior to construction. Contractors will be required to use best management practices during construction if erosion impacts will occur.  Department of Natural and Environmental Resources (DNER) authorization may be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.
Hazards and Nuisances including Site Safety and Noise	Contractors will be required to provide health and safety plans and monitoring during construction. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.
Solid Waste Disposal / Recycling	All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste).

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: Alaina Callinan Date: 6/24/2023

Name/Title/Organization: Alaina Callinan, Deputy Program Manager

SWCA Environmental Consultants

Certifying Officer Signature: Santa D. Ramirez Lebrón Date: July 12, 2023

Name/Title: Santa D. Ramírez Lebrón / Permits and Environmental Compliance Specialist

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

# **Appendix A**

## **Project Overview Figures**

**Figure 1**  
**Site Location Map**



**Figure 2**  
**Site Vicinity Map**



RGRW PROGRAM

**Figure A-2:  
Site Vicinity**

Applicant ID: PR-RGRW-00246



- Site
- Site Parcel
- Project Footprint (Option)

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282676°W 18.13874°N

Base Map: ESRI ArcGIS Online,  
accessed May 2023  
Updated: 5/26/2023  
Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps



**Figure 3**  
**USGS Landslide Map**



RGRW PROGRAM

**Figure A-3:  
USGS Landslide Map**

Applicant ID: PR-RGRW-00246



- Site
- Site Parcel
- Project Footprint (Option)
- Greater than 25 Landslides per sq km
- Less than 25 Landslides per sq km
- No Landslides
- Not Examined

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282663°W 18.138572°N

Data Source: [https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane\\_Maria\\_Landslides/MapServer](https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane_Maria_Landslides/MapServer)  
Base Map: ESRI ArcGIS Online, accessed May 2023  
Updated: 5/26/2023  
Layout: Landslide



1:2,500

Puerto Rico



**Appendix B**  
**Attachments and Supporting**  
**Documentation**

**Attachment 1**

**Airport Hazards Partner Worksheet and**

**Airport Hazards Map**



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## **Airport Hazards (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/airport-hazards>

**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 → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

Yes → *Continue to Question 2.*

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

Yes, project is in an APZ → *Continue to Question 3.*

Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

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

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

**3. Is the project in conformance with DOD guidelines for APZ?**

Yes, project is consistent with DOD guidelines without further action.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

**If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Click here to enter text.

→ *Work with the RE/HUD to develop mitigation measures. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

The project site is not within 2,500 feet of a civil primary or commercial service airport or within 15,000 feet of a military airport. The nearest civil primary or commercial service airport, Mercedita, is located 20 miles from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 27 miles from the project site. The project is in compliance with this section. No further evaluation is required.



RGRW PROGRAM

**Figure B 1-1:  
Airport Hazards Map**

Applicant ID: PR-RGRW-00246



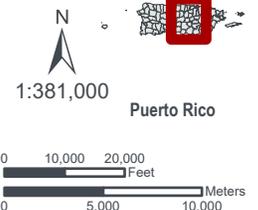
- Site
- Airport Runway
- Accident Potential Zones (APZ)
- Runway Protection Zones (RPZ)
- 2,500-FT Civil Airport Buffer
- 15,000-FT Military Airport Buffer

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.283941°W 18.219661°N

Data Source: <https://geodata.bts.gov/>  
Base Map: ESRI ArcGIS Online,  
accessed May 2023

Updated: 5/26/2023  
Layout: Airport Hazards  
Aprx: 72428\_ReGrowTier2Maps



## **Attachment 2**

# **Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map**



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Coastal Barrier Resources (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/coastal-barrier-resources>

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

### 1. Is the project located in a CBRS Unit?

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*
- Yes → *Continue to 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

### 2. Indicate your recommended course of action for the RE/HUD

- Consultation with the FWS
- Cancel the project

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Aibonito. The closest CBRS unit, Arenal, is located 60,206 feet (11 miles) from the project site. The project is in compliance with this section. No further evaluation is required.



RGRW PROGRAM

**Figure B 2-1: Coastal Barrier Resources Map**

Applicant ID: PR-RGRW-00246

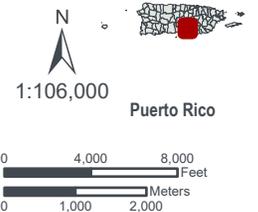


- Site
- Otherwise Protected Area
- System Unit

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.299314°W 18.057217°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>  
Base Map: ESRI ArcGIS Online, accessed May 2023  
Updated: 5/26/2023  
Layout: Coastal Barrier Resources System



## **Attachment 3**

# **Flood Insurance Partner Worksheet and Flood Insurance Rate Map**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Flood Insurance (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/flood-insurance>

**1. Does this project involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property?**

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

→ Continue to the Worksheet Summary.

Yes → Continue to Question 2.

**2. Provide a FEMA/FIRM map showing the site.**

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).

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

No → Continue to the Worksheet Summary.

Yes → Continue to Question 3.

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

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

Flood insurance is required. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ Continue to the Worksheet Summary.

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

If less than one year has passed since notification of Special Flood Hazards, no flood insurance is required.

→ Continue to the Worksheet Summary.

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

Federal assistance may not be used at this location. Cancel the project at this location.

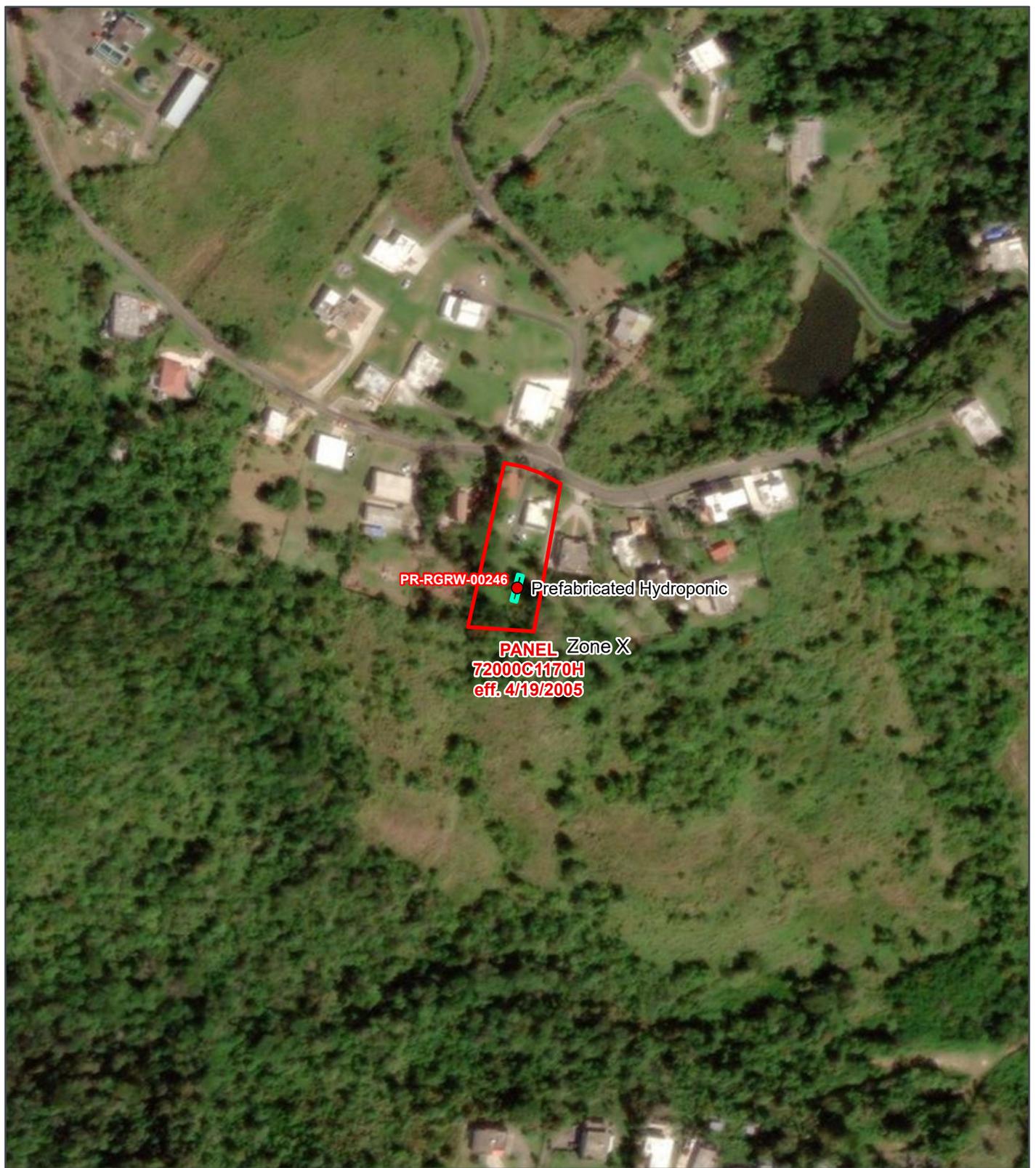
### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1170H (effective date 04/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. The project is in compliance with this section. No further evaluation is required.



RGRW PROGRAM

**Figure B 3-1: Flood Insurance Rate Map (FIRM)**

Applicant ID: PR-RGRW-00246

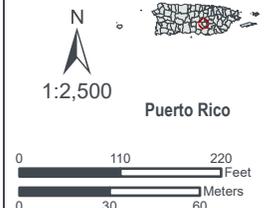


- Site
- Site Parcel
- Project Footprint (Option)
- Base Flood Elevations
- Zone A
- Zone AE
- Zone AH
- Zone AO
- Zone VE
- Floodway
- Zone X - Shaded (500-year floodplain)
- Zone X - Unshaded
- Area Not Included
- Open Water

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282663°W 18.138572°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>  
Base Map: ESRI ArcGIS Online, accessed May 2023  
Updated: 5/26/2023  
Layout: Effective Floodplain  
Aprx: 72428\_ReGrowTier2Maps



## **Attachment 4**

**Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air Map**



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## **Air Quality (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/air-quality>

- 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 → Continue to Question 2.

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide any documents used to make your determination.

- 2. Is your project’s air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

No, project’s county or air quality management district is in attainment status for all criteria pollutants

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Yes, project’s management district or county is in non-attainment or maintenance status for one or more criteria pollutants. → Continue to Question 3.

- 3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis* or *threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Explain how you determined that the project would not exceed *de minimis* or *threshold* emissions.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ *Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.*

**4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

[Click here to enter text.](#)

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

The project site is in Aibonito Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Project activities include the installation of a greenhouse. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule *de minimis* thresholds.



You are here: EPA Home > Green Book > >National Area and County-Level Multi-Pollutant Information >Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

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

Data is current as of February 28, 2023

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

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

Change the State:

Important Notes

[Download National Dataset: dbf](#) | 
 [xls](#) | 
 [Data dictionary \(PDF\)](#)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
<b>PUERTO RICO</b>								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11121314151617181920212223	//		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	22,921	72/021
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Whole	28,140	72/033
Guaynabo Municipio	PM-10 (1987)	Mun. of Guaynabo, PR	929394959697989900010203040506070809	02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	23,802	72/061
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	181920212223	//		Part	23,401	72/123
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	147,963	72/127
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	52,441	72/137

Important Notes

Discover.

Connect.

Ask.

Follow.

2023-02-28



RGRW PROGRAM

**Figure B 4-1:  
Clean Air Map**

Applicant ID: PR-RGRW-00246



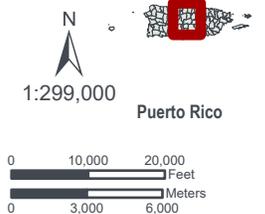
- Site
- 8-Hour Ozone (2015 Standard)\*
- Lead (2008 Standard)
- PM-2.5 (2012 Standard)\*
- Sulfur Dioxide (2010 Standard)

\*No Data in Puerto Rico

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.451931°W 18.261848°N

Data Source: [https://geopub.epa.gov/arcgis/rest/services/NEPAssist/NEPAVELayersPublic\\_fgdb/MapServer](https://geopub.epa.gov/arcgis/rest/services/NEPAssist/NEPAVELayersPublic_fgdb/MapServer)  
Base Map: *ESRI ArcGIS Online, accessed May 2023*  
Updated: 5/26/2023  
Layout: Clean Air  
Aprx: 72428\_ReGrowTier2Maps



## **Attachment 5**

# **Coastal Zone Management Partner Worksheet and Coastal Zone Map**



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Coastal Zone Management Act (CEST and EA) – PARTNER

<https://www.onecpd.info/environmental-review/coastal-zone-management>

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

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

Yes → Continue to Question 2.

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

**2. Does this project include activities that are subject to state review?**

Yes → Continue to Question 3.

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

**3. Has this project been determined to be consistent with the State Coastal Management Program?**

Yes, with mitigation. → The RE/HUD must work with the State Coastal Management Program to develop mitigation measures to mitigate the impact or effect of the project.

Yes, without mitigation. → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

No → Project cannot proceed at this location.

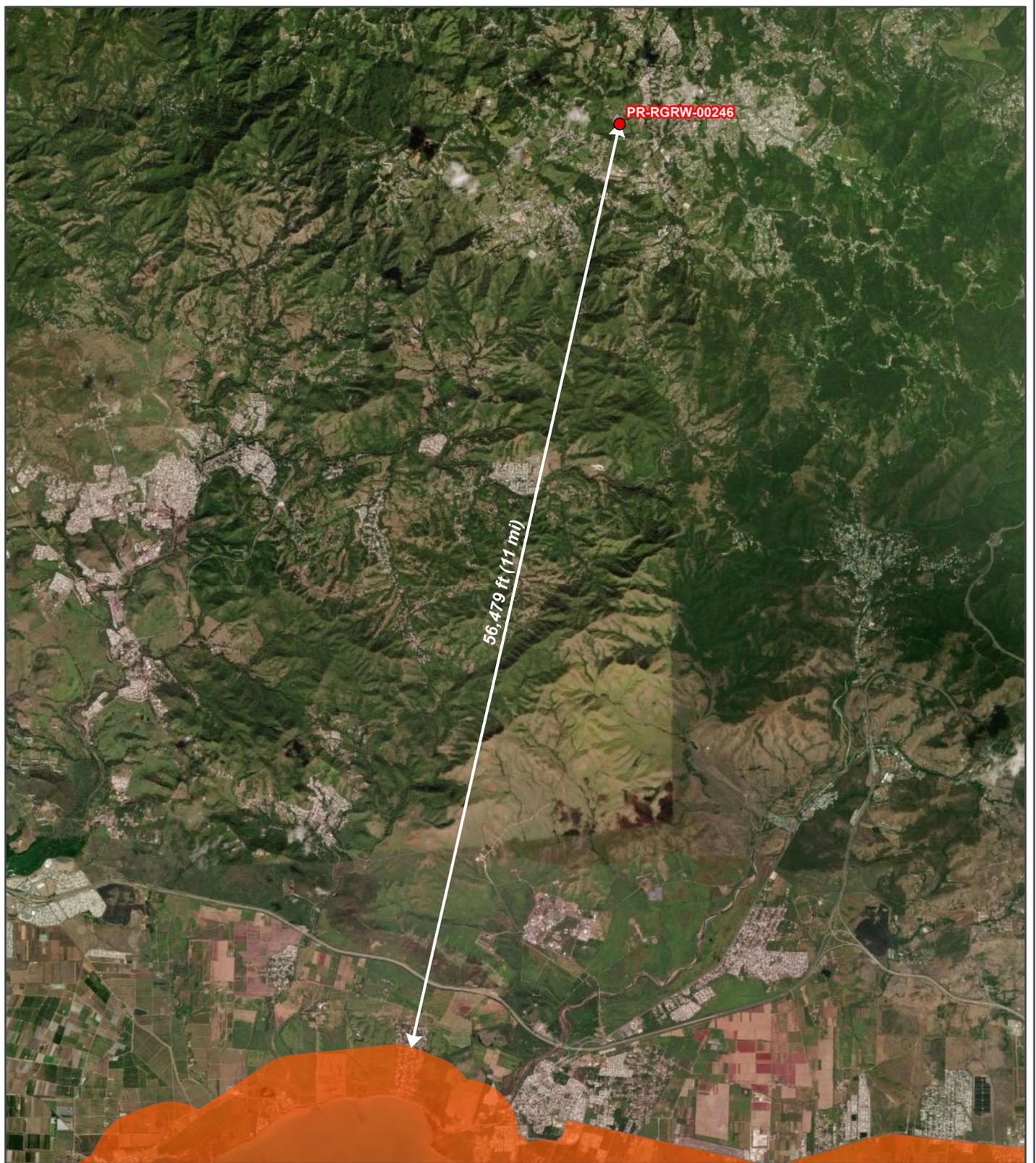
### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 56,479 feet (11 miles) from the project site. The project is in compliance with this section. No further evaluation is required.



RGRW PROGRAM

**Figure B 5-1: Coastal Zone Management Map**

Applicant ID: PR-RGRW-00246



- Site
- Coastal Management Zone

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.300616°W 18.062724°N

Data Source: [https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/](https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/Base Map: ESRI ArcGIS Online, accessed May 2023)  
Base Map: *ESRI ArcGIS Online, accessed May 2023*  
Updated: 5/30/2023  
Layout: Coastal Zone Management  
Aprx: 72428\_ReGrowTier2Maps



## **Attachment 6**

**The Contamination and Toxics  
Substances Partner Worksheet,  
Contamination and Toxics Sites  
Summary, and Contamination and Toxic  
Substances Map**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Contamination and Toxic Substances (Multifamily and Non-Residential Properties) – PARTNER

<https://www.hudexchange.info/programs/environmental-review/site-contamination>

**1. How was site contamination evaluated? <sup>1</sup> 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

→ Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.

Continue to Question 2.

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

- No → Explain below.

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

- Yes → Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.

**3. Can adverse environmental impacts be mitigated?**

---

<sup>1</sup> 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.

Adverse environmental impacts cannot feasibly be mitigated → HUD assistance may not be used for the project at this site. Project cannot proceed at this location.

Yes, adverse environmental impacts can be eliminated through mitigation.  
→ *Provide all mitigation requirements<sup>2</sup> and documents. Continue to Question 4.*

**4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls<sup>3</sup>, or use of institutional controls<sup>4</sup>.**

[Click here to enter text.](#)

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

- Complete removal  
 Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

The project site was evaluated for potential contamination by conducting a field site inspection on 05/10/2023 to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards that could not be resolved with mitigation.

In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA 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

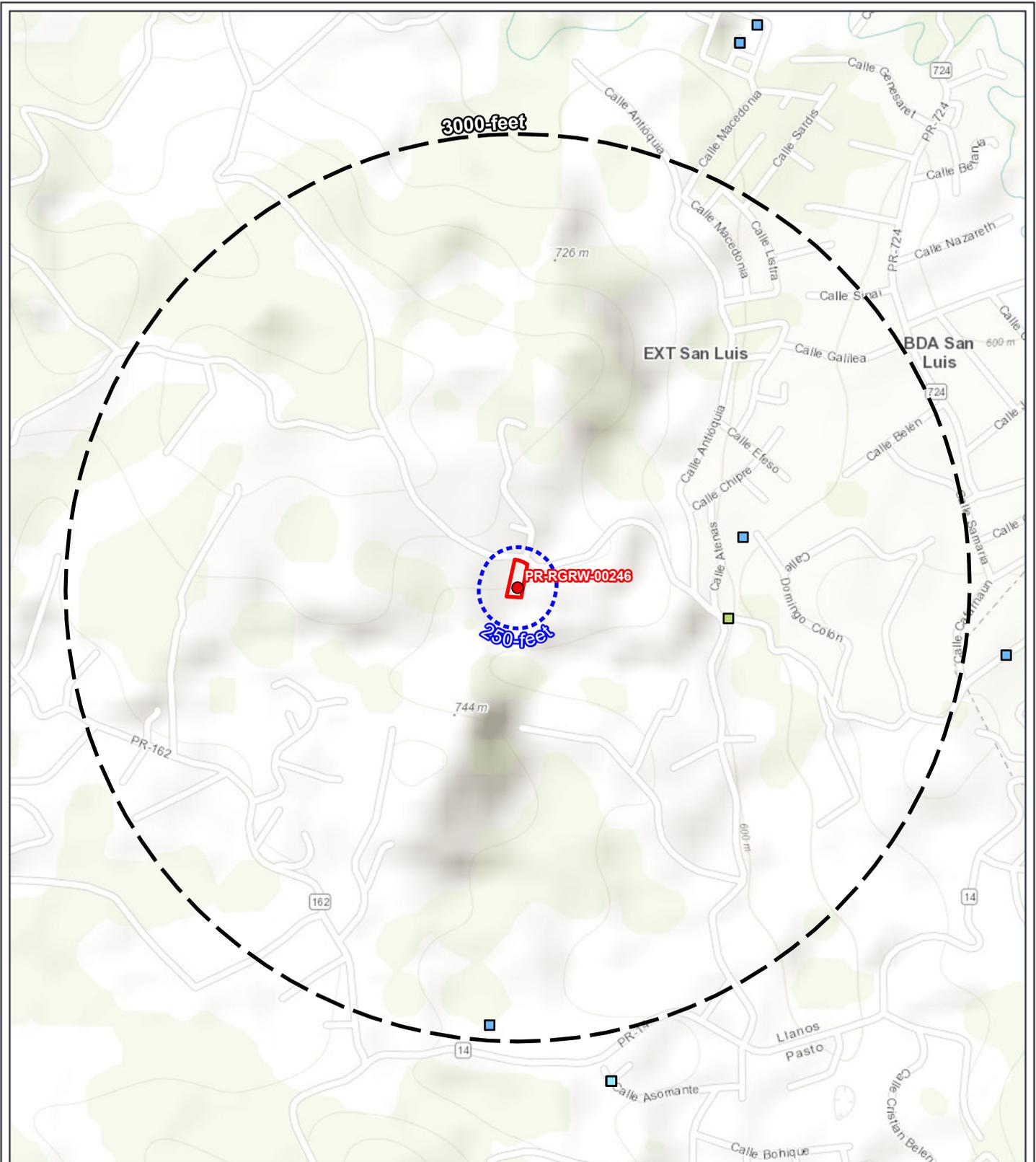
---

<sup>2</sup> Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

<sup>3</sup> Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

<sup>4</sup> Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

action and/or further investigation. The desktop review did not find any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. One hazardous waste site and one water discharger are located within 3,000 feet of the project area and an additional water discharger is located within 3,200 feet of the project area, but they will not impact the project. The additional water discharger is included in the review because it was identified on the Contamination and Toxic Substances Map.



RGRW PROGRAM

**Figure B 6-1:  
Contamination and  
Toxic Substances Map**  
Applicant ID: PR-RGRW-00246

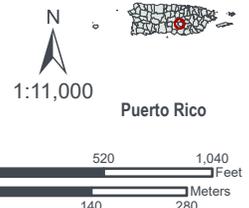


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (250-feet)
- ▭ Buffer (3000-feet)
- ▣ Water dischargers

- ▣ Toxic Substances Control Act
- ▣ Toxic releases
- ▣ Superfund
- ▣ Hazardous waste
- ▣ Brownfields
- ▣ Air pollution

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705  
Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282663°W 18.138572°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/MapServer>  
Base Map: ESRI ArcGIS Online, accessed May 2023  
Updated: 5/30/2023  
Layout: Contamination and Toxic Substances



**Contamination and Toxics Sites Summary**  
**303 Calle Domingo Colon, Aibonito, PR 00705**

Database	Primary ID	Facility Name	Facility Address	Secondary ID	Latitude	Longitude	Distance (ft)	Status
Hazardous Waste	1.10029E+11	PRASA AIBONITO FILTER PLANT	CALLE DOMINGO COLON FINAL	PR0000049148	18.13801	-66.27862	1503	RCRA (PR0000049148): No violations identified. Listed as inactive. EPA correspondence attached.
Water Discharger	1.10067E+11	CONGAR INTERNATIONAL CORP.	ROAD 725, KM. 0.6	PRNOE3258	18.1395	-66.27834	1608	No violations identified. Listed as inactive. EPA correspondence attached.
Water Discharger	1.10067E+11	TO-RICOS, LTD	CARRETERA 14 KM 48.0	PRR053272	18.130557	-66.283204	3146	The site does not pose a hazard to the project; although it received violations for nonreporting and exceeding the permit max limits for total dissolved solids and iron, the surface water does not support aquatic life and is not used as a drinking water source.

# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

PRASA AIBONITO FILTER PLANT

CALLE DOMINGO COLON FINAL, AIBONITO, PR 00705

FRS (Facility Registry Service) ID: 110029228556

EPA Region: 02

Latitude: 18.13801

Longitude: -66.27862

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

### Enforcement and Compliance Summary

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

### Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive  
Other, (PR0000049148)

Safe Drinking Water Act (SDWA): No Information

[Go To Enforcement/Compliance Details](#)  
[Known Data Problems](#)

### Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

# Facility/System Characteristics

## Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		<a href="#">110029228556</a>					N	18.13801	-66.27862
RCRAInfo	RCRA	PR0000049148	Other	Inactive ( )			N	18.13801	-66.27862

## Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		<a href="#">110029228556</a>	PRASA AIBONITO FILTER PLANT	CALLE DOMINGO COLON FINAL, AIBONITO, PR 00705	Aibonito Municipio
RCRAInfo	RCRA	PR0000049148	PRASA AIBONITO FILTER PLANT	CALLE DOMINGO COLON FINAL, AIBONITO, PR 00705	Aibonito Municipio

## Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

## Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

## Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

# Enforcement and Compliance

## Compliance Monitoring History Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

*Entries in italics are not counted as EPA official inspections.*

## Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PR0000049148	No	05/06/2023	0	05/05/2023

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA	(Source ID: PR0000049148)	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23
	Facility-Level Status	No Violation Identified											
	Violation	Agency											

## Informal Enforcement Actions Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

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

## Formal Enforcement Actions Last 5 Years

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

## Environmental Conditions

### Watersheds

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

No data records returned

### Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

## Pollutants

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

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

No data records returned

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

Chemical Name
---------------

No data records returned

## Community

### Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

#### EJScreen Indexes Shown

Compare to  US  State

Index Type  Environmental Justice  Supplemental

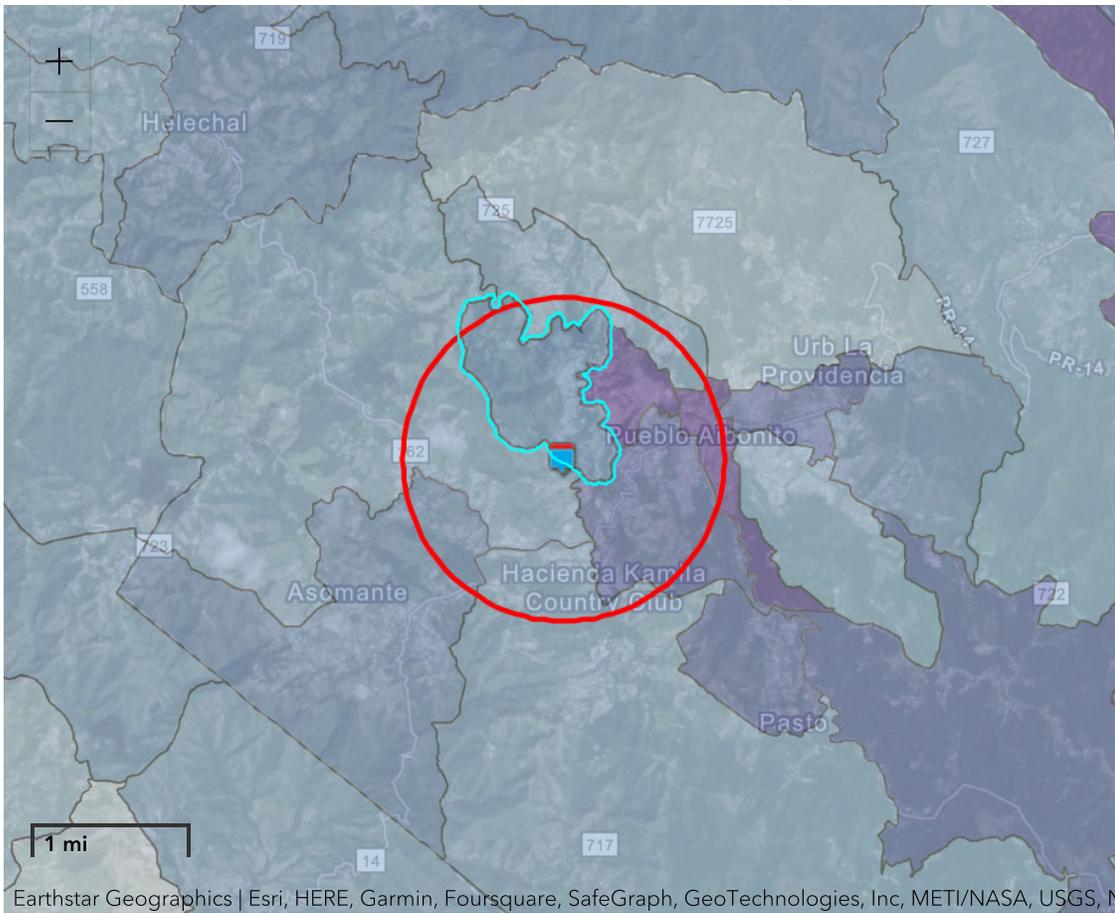
#### Related Reports

[EJScreen Report](#)

## Download Data

Census Block Group ID: 720092503002	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
Count of Indexes At or Above 80th Percentile	5	7
Particulate Matter 2.5	--	--
Ozone	--	--
Diesel Particulate Matter	4	5
Air Toxics Cancer Risk	81	87
Air Toxics Respiratory Hazard Index	52	59
Traffic Proximity	79	99
Lead Paint	83	99
Risk Management Plan (RMP) Facility Proximity	99	99
Hazardous Waste Proximity	57	67
Superfund Proximity	98	99
Underground Storage Tanks (UST)	0	99
Wastewater Discharge	99	99

Facility 1-mile Radius
  Facility Census Block Group



Earthstar Geographics | Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS

Powered by Esri

## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)		Age Breakdown (U.S. Census) - Persons (%)	
Total Persons	7,487	Children 5 years and younger	459 (6%)

<b>General Statistics (U.S. Census)</b>	
Population Density	2,411/sq.mi.
Housing Units in Area	3,103
<b>General Statistics (ACS (American Community Survey))</b>	
Total Persons	5,800
Percent People of Color	100%
Households in Area	2,232
Households on Public Assistance	212
Persons With Low Income	4,669
Percent With Low Income	81%

<b>Geography</b>	
Radius of Selected Area	1 mi.
Center Latitude	18.13801
Center Longitude	-66.27862
Land Area	100%
Water Area	0%

<b>Income Breakdown (ACS (American Community Survey)) - Households (%)</b>	
Less than \$15,000	906 (40.65%)
\$15,000 - \$25,000	472 (21.18%)
\$25,000 - \$50,000	548 (24.59%)
\$50,000 - \$75,000	171 (7.67%)
Greater than \$75,000	132 (5.92%)

<b>Age Breakdown (U.S. Census) - Persons (%)</b>	
Minors 17 years and younger	1,890 (25%)
Adults 18 years and older	5,597 (75%)
Seniors 65 years and older	1,015 (14%)

<b>Race Breakdown (U.S. Census) - Persons (%)</b>	
White	6,253 (84%)
African-American	562 (8%)
Hispanic-Origin	7,444 (99%)
Asian/Pacific Islander	10 (0%)
American Indian	24 (0%)
Other/Multiracial	639 (9%)

<b>Education Level (Persons 25 &amp; older) (ACS (American Community Survey)) - Persons (%)</b>	
Less than 9th Grade	650 (16.09%)
9th through 12th Grade	319 (7.89%)
High School Diploma	1,378 (34.1%)
Some College/2-year	651 (16.11%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	771 (19.08%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)

# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

CONGAR INTERNATIONAL CORP.

ROAD 725, KM. 0.6, AIBONITO, PR 00705

FRS (Facility Registry Service) ID: 110067179289

EPA Region: 02

Latitude: 18.1395

Longitude: -66.27834

Locational Data Source: NPDES

Industries: --

Indian Country: N

### Enforcement and Compliance Summary

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

### Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Minor, Permit Admin Continued  
(PRNOE3258)

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

[Go To Enforcement/Compliance Details](#)  
[Known Data Problems](#)

### Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

## Facility/System Characteristics

## Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		<a href="#">110067179289</a>					N	18.1395	-66.27834
ICIS-NPDES	CWA	PRNOE3258	Minor: General Permit Covered Facility	Admin Continued	Industrial Stormwater	12/08/2020	N	18.1395	-66.27834

## Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		<a href="#">110067179289</a>	CONGAR INTERNATIONAL CORP.	ROAD 725, KM. 0.6, AIBONITO, PR 00705	
ICIS-NPDES	CWA	PRNOE3258	CONGAR INTERNATIONAL CORP.	ROAD 725, KM. 0.6, AIBONITO, PR 00705	Aibonito Municipio

## Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-NPDES	PRNOE3258	4221	Farm Product Warehousing And Storage

## Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

## Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
------------	----------------------------------	--------------------------------

No data records returned

## Facility Tribe Information

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

No data records returned

## Enforcement and Compliance

## Compliance Monitoring History Last 5 Years

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

No data records returned

*Entries in italics are not counted as EPA official inspections.*

## Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRNOE3258	No	12/31/2022	0	05/05/2023

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
CWA (Source ID: PRNOE3258)		01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-05/05/23
	Facility-Level Status	No Violation Identified	Undetermined											
	Quarterly Noncompliance Report History													

## Informal Enforcement Actions Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

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

## Formal Enforcement Actions Last 5 Years

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

No data records returned

## Environmental Conditions

### Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100050704	Rio Usabon	--	No	No	--	Yes

### Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
PR	2020	<a href="#">PRER1012</a>	RIO AIBONITO	Impaired - With Restoration Plan	PATHOGENS	Not Assessed	Insufficient Information	--	Not Supporting	--

### Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

## Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

## Community

### Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

#### EJScreen Indexes Shown

#### Related Reports

[EJScreen Report](#)

Compare to  US  State

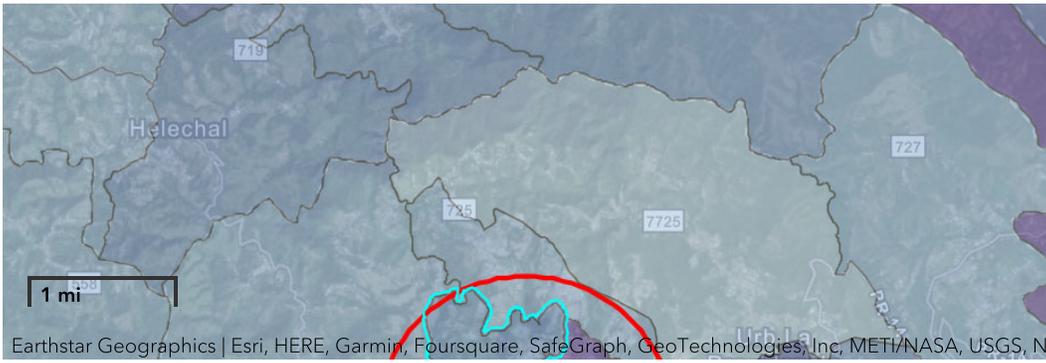
Index Type  Environmental Justice  Supplemental

#### Download Data

Census Block Group ID: 720092503002	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
Count of Indexes At or Above 80th Percentile	5	7
Particulate Matter 2.5	--	--
Ozone	--	--
Diesel Particulate Matter	4	5
Air Toxics Cancer Risk	81	87
Air Toxics Respiratory Hazard Index	52	59
Traffic Proximity	79	99
Lead Paint	83	99
Risk Management Plan (RMP) Facility Proximity	99	99
Hazardous Waste Proximity	57	67
Superfund Proximity	98	99
Underground Storage Tanks (UST)	0	99
Wastewater Discharge	99	99

Facility 1-mile Radius  Facility Census Block Group





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## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	7,945
Population Density	2,563/sq.mi.
Housing Units in Area	3,272

General Statistics (ACS (American Community Survey))	
Total Persons	6,179
Percent People of Color	100%
Households in Area	2,388
Households on Public Assistance	241
Persons With Low Income	4,975
Percent With Low Income	81%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.1395
Center Longitude	-66.27834
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	970 (40.59%)
\$15,000 - \$25,000	505 (21.13%)
\$25,000 - \$50,000	583 (24.39%)
\$50,000 - \$75,000	178 (7.45%)
Greater than \$75,000	154 (6.44%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	492 (6%)
Minors 17 years and younger	2,030 (26%)
Adults 18 years and older	5,915 (74%)
Seniors 65 years and older	1,058 (13%)

Race Breakdown (U.S. Census) - Persons (%)	
White	6,649 (84%)
African-American	597 (8%)
Hispanic-Origin	7,900 (99%)
Asian/Pacific Islander	8 (0%)
American Indian	27 (0%)
Other/Multiracial	665 (8%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	676 (15.59%)
9th through 12th Grade	343 (7.91%)
High School Diploma	1,492 (34.41%)
Some College/2-year	701 (16.17%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	846 (19.51%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)

# Detailed Facility Report



## Detailed Facility Report

### Facility Summary

TO-RICOS, LTD

CARRETERA 14 KM 48.0, AIBONITO, PR 00705

FRS (Facility Registry Service) ID: 110067437544

EPA Region: 02

Latitude: 18.130557

Longitude: -66.283204

Locational Data Source: NPDES

Industries: --

Indian Country: N

### Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	Violation Identified
Qtrs in Noncompliance (of 12)	2
Qtrs with Significant Violation	1
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

### Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Minor, Permit Effective (PRR053272)

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

### Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

[Go To Enforcement/Compliance Details](#)  
[Known Data Problems](#)

## Facility/System Characteristics

### Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		<a href="#">110067437544</a>					N	18.130557	-66.283204
ICIS-NPDES	CWA	PRR053272	Minor: General Permit Covered Facility	Effective	Industrial Stormwater	02/28/2026	N	18.130557	-66.283204

## Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110067437544	TO-RICOS, LTD	CARRETERA 14 KM 48.0, AIBONITO, PR 00705	
ICIS-NPDES	CWA	PRR053272	TO-RICOS, LTD	CARRETERA 14 KM 48.0, AIBONITO, PR 00705	Aibonito Municipio

## Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-NPDES	PRR053272	2015	Poultry Slaughtering And Processing

## Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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## Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
------------	----------------------------------	--------------------------------

No data records returned

No data records returned

## Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

## Enforcement and Compliance

### Compliance Monitoring History Last 5 Years

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

No data records returned

*Entries in italics are not counted as EPA official inspections.*

### Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRR053272	No	12/31/2022	2	05/12/2023

### Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
CWA	(Source ID: PRR053272)	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-05/12/23
	Facility-Level Status	No Violation Identified	Significant/Category I Noncompliance	Violation Identified	Undetermined									
	Quarterly Noncompliance Report History											Failure to Report DMR - Not Received	Reportable Noncompliance	
	Late or Missing Discharge Monitoring Report (DMR) Measurements													
	Counts of Late DMR Measurements									4	5			
	Counts of Missing DMR Measurements											2		

### Informal Enforcement Actions Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

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

### Formal Enforcement Actions Last 5 Years

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

## Environmental Conditions

## Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100050704	Rio Usabon	QUEBRADA SERRALLES	No	No	Coliform, total general	Yes

## Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
PR	2020	PRER10I2	RIO AIBONITO	Impaired - With Restoration Plan	PATHOGENS	Not Assessed	Insufficient Information	--	Not Supporting	--

## Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

## Pollutants

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

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

No data records returned

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

Chemical Name
---------------

No data records returned

## Community

### Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

#### EJScreen Indexes Shown

Compare to  US  State

Index Type  Environmental Justice  Supplemental

#### Related Reports

[EJScreen Report](#)

#### Download Data

Census Block Group ID: 720092502001	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
Count of Indexes At or Above 80th Percentile	4	7
Particulate Matter 2.5	--	--
Ozone	--	--
Diesel Particulate Matter	4	5
Air Toxics Cancer Risk	75	85
Air Toxics Respiratory Hazard Index	45	56
Traffic Proximity	71	97
Lead Paint	83	98
Risk Management Plan (RMP) Facility Proximity	95	99
Hazardous Waste Proximity	49	63
Superfund Proximity	96	99
Underground Storage Tanks (UST)	0	99
Wastewater Discharge	97	99

Facility 1-mile Radius  Facility Census Block Group





## Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	4,474
Population Density	1,462/sq.mi.
Housing Units in Area	1,808

General Statistics (ACS (American Community Survey))	
Total Persons	3,168
Percent People of Color	100%
Households in Area	1,196
Households on Public Assistance	98
Persons With Low Income	2,412
Percent With Low Income	76%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.130557
Center Longitude	-66.283204
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	428 (35.85%)
\$15,000 - \$25,000	245 (20.52%)
\$25,000 - \$50,000	314 (26.3%)
\$50,000 - \$75,000	136 (11.39%)
Greater than \$75,000	71 (5.95%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	242 (5%)
Minors 17 years and younger	1,025 (23%)
Adults 18 years and older	3,449 (77%)
Seniors 65 years and older	667 (15%)

Race Breakdown (U.S. Census) - Persons (%)	
White	3,834 (86%)
African-American	330 (7%)
Hispanic-Origin	4,452 (100%)
Asian/Pacific Islander	5 (0%)
American Indian	8 (0%)
Other/Multiracial	298 (7%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	327 (14.76%)
9th through 12th Grade	164 (7.4%)
High School Diploma	743 (33.53%)
Some College/2-year	329 (14.85%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	476 (21.48%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)

## **Attachment 7**

**Endangered Species Act Partner  
Worksheet, Threatened and Endangered  
Species Technical Memorandum, USFWS  
IPaC Species List, Critical Habitat Map,  
and Essential Fish Habitat Map**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Endangered Species Act (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/endangered-species>

### 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.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

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

**Explain your determination:**

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Yes, the activities involved in the project have the potential to affect species and/or habitats. → Continue to Question 2.

### 2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#).

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area. → Continue to Question 3.

**3. Recommend one of the following effects that the project will have on federally listed species or designated critical habitat:**

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ Partner entities should not contact the Services directly. *If the RE/HUD agrees with this recommendation, they will have to complete Informal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.*

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ Partner entities should not contact the Services directly. *If the RE/HUD agrees with this recommendation, they will have to complete Formal Consultation. Provide the RE/HUD with a biological evaluation or equivalent document. They may request additional information, including surveys and professional analysis, to complete their consultation.*

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

No suitable habitat for any federal or state listed species is present within the proposed project location and no tree clearing or vegetation removal is proposed as a part of construction activities; therefore, project activities will have *no effect* to any federal listed species or designated critical habitat and *no impact* on state listed species. The project site is seven miles away from the closest final designated critical habitat and 20 miles away from the closest proposed critical habitat. See the attached Threatened and Endangered Species Technical Memorandum.

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## TECHNICAL MEMORANDUM

**For:** Puerto Rico Department of Housing  
CDBG-DR & CDBG-MIT Program  
ReGrow Environmental Assessment

**From:** Susan Fischer, Wildlife Ecologist

**Date:** May 23, 2023

**Re:** Threatened and Endangered Species Review for 303 Calle Domingo Colon, Aibonito

---

**Project Name:** COQUI FARM PRODUCTS, INC. / PR-RGRW-00246

**Site Address:** 303 Calle Domingo Colon, Aibonito

**GPS Coordinates:** 18.138726, -66.282667

This Threatened and Endangered Species Review evaluates the installation of a new hydroponic freight container. This parcel is located at 303 Calle Domingo Colon, Aibonito, Puerto Rico. To complete this review, the United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) system, Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges, and Puerto Rico State Wildlife Action Plan\_a Ten Year Review online mapping databases were consulted, then a site inspection performed to evaluate on-site nest and habitat potential. For the purposes of this review, the evaluation encompasses a maximum 100-foot buffer around the proposed project location.

The species list for the site was generated by the USFWS Caribbean Ecological Services Field Office in Boqueron, Puerto Rico (attached). Since all project activities will occur on land, marine and aquatic species have been excluded from the evaluation. For any activities located near wetlands and/or waterbodies, best management practices (BMPs) will be implemented to prevent impacts to freshwater species. According to the IPaC results, the property is located within the habitat range of one terrestrial species considered to be threatened or endangered under the Endangered Species Act:

- Puerto Rican Boa (*Chilabothrus inornatus*)

A review of the Puerto Rico DNER Species Ranges online system indicated the following additional state-listed species may occur in within the review area:

- Mottled Coqui (*Eleutherodactylus eneidae*)
- Brown Pelican (*Pelecanus occidentalis*)

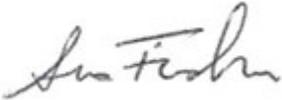
A site inspection on May 10, 2023 found the parcel is situated in a rural residential area. The property is used for residential purposes and the lot consists of a mix of cleared and wooded areas. The proposed project area consists of open pasture lawn. Representative photographs of the subject property are included in the Environmental Field Assessment Photographic Log. The review area does contain trees that could provide suitable habitat for the Puerto Rican Boa; however, no tree or vegetation removal is planned to occur, and inspectors did not observe any suitable ground or vegetative habitat, individuals, or nests for any listed

species at the proposed project location. There is no critical habitat for any species found within the subject property based on the USFWS and Puerto Rico State Wildlife Action Plan\_a Ten Year Review databases.

Based on agency data and site observations, this review concludes that the installation of the hydroponic freight container on the parcel will result in *no effect* to all state and federally protected species with the potential to occur in the area.

I can be reached by phone (346-388-1157) or email (Susan.Fischer@swca.com) with any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Fischer".

Susan Fischer  
Wildlife Ecologist  
SWCA Environmental Consultants

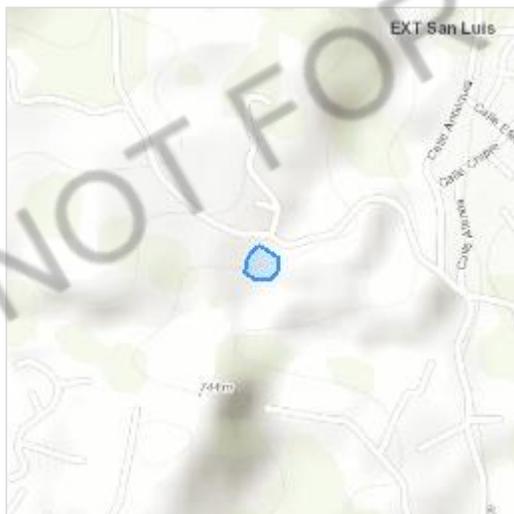
# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Aibonito County, Puerto Rico



## Local office

Caribbean Ecological Services Field Office

☎ (787) 834-1600

📠 (787) 851-7440

✉ [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

MAILING ADDRESS

Post Office Box 491

Boqueron, PR 00622-0491

PHYSICAL ADDRESS

Office Park I

State Road #2 Km 156.5, Suite 303}

Mayaguez, PR 00680

NOT FOR CONSULTATION

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

- 
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [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.

The following species are potentially affected by activities in this location:

## Reptiles

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a>	Endangered

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds  
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take->

## [migratory-birds](#)

- Nationwide conservation measures for birds

<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

There are no migratory birds of conservation concern expected to occur at this location.

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering or migrating in my area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability

of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

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 at this location.

### Fish hatcheries

There are no fish hatcheries at this location.

### Wetlands in the National Wetlands Inventory (NWI)

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](#).

## Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

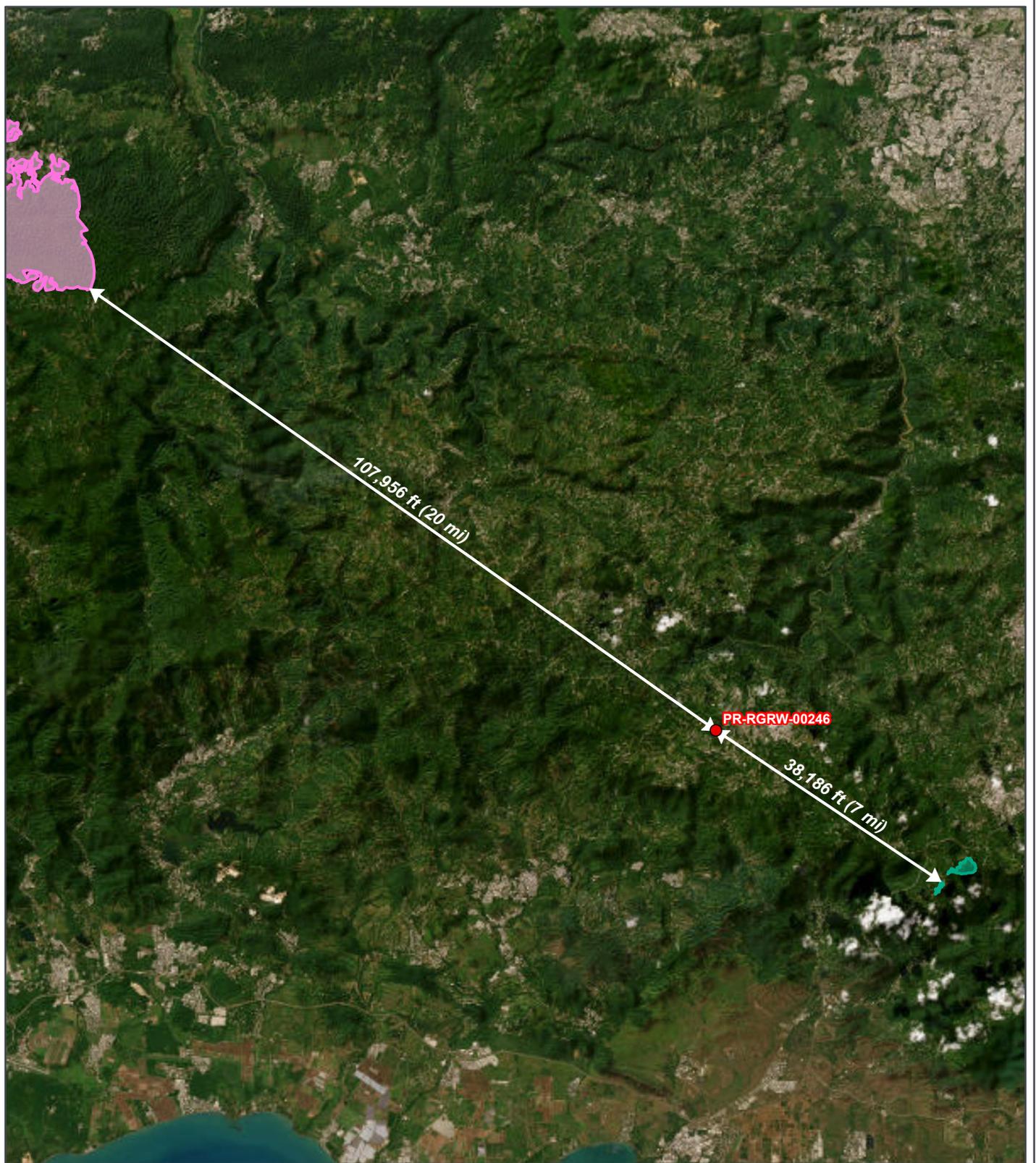
Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

### Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



RGRW PROGRAM

**Figure B 7-1:  
Critical Habitat Map**

Applicant ID: PR-RGRW-00246

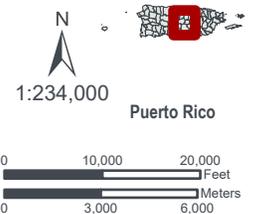


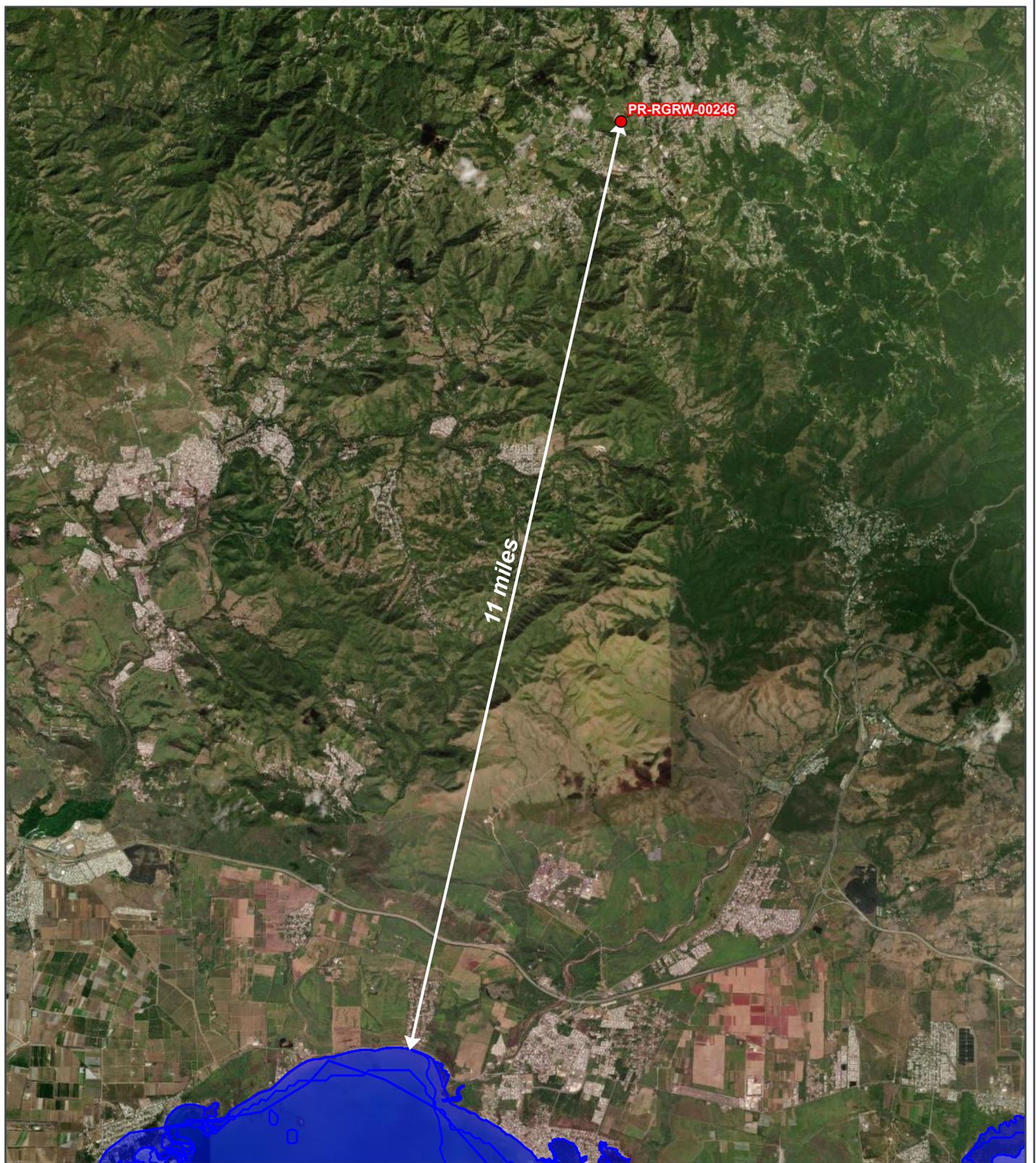
- Site
- Site Parcel
- Buffer (100-ft)
- Critical Habitat - Final
- Critical Habitat - Proposed
- National Wildlife Refuges

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.364034°W 18.194985°N

Data Source: [https://services.arcgis.com/OVENGdaPbd4LUkLV/arcgis/rest/services/USFWS\\_Critical\\_Habitat/Base\\_Map](https://services.arcgis.com/OVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/Base_Map): ESRI ArcGIS Online, accessed May 2023  
Updated: 5/26/2023  
Layout: Critical Habitat  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

**Figure B 7-2: Essential Fish Habitat Map**

Applicant ID: PR-RGRW-00246



- Site
- Site Parcel
- Essential Fish Habitat

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000

Parcel Center:  
66.301775°W 18.05846°N

Base Map: ESRI ArcGIS Online,  
accessed May 2023  
Updated: 5/12/2023

Layout: Essential Fish Habitat  
Aprx: 72428\_ReGrowTier2Maps



1:104,000



**Attachment 8**  
**Explosive and Flammable Hazards Partner**  
**Worksheet**



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

**Explosive and Flammable Hazards (CEST and EA) – PARTNER**

<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities>

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

No

→ Continue to Question 2.

Yes

**Explain:**

Click here to enter text.

→ Continue to Question 5.

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

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

Yes → Continue to Question 3.

- 3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers:**

- Of more than 100-gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes → Continue to Question 4.

- 4. Is the Separation Distance from the project acceptable based on standards in the Regulation?**

Please visit HUD’s website for information on calculating Acceptable Separation Distance.

Yes

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.

*Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”*

No

*→ Continue to Question 6.*

*Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”*

**5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?**

Please visit HUD’s website for information on calculating Acceptable Separation Distance.

Yes

*→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

*Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

No

*→ Continue to Question 6.*

*Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to make the Separation Distance acceptable, including the timeline for implementation. If negative effects cannot be mitigated, cancel the project at this location.**

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

[Click here to enter text.](#)

**Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

The project includes the installation of a greenhouse. The project itself is not the development of a hazardous facility nor will the project increase residential densities. Project activities are therefore an exempt activity. No further evaluation is required.

**Attachment 9**  
**Farmlands Protection Partner Worksheet**  
**and Prime Farmland Map**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Farmlands Protection (CEST and EA) - PARTNER

<https://www.hudexchange.info/environmental-review/farmlands-protection>

**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 → *Continue to Question 2.*

No

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

**2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist [http://soils.usda.gov/contact/state\\_offices/](http://soils.usda.gov/contact/state_offices/) for assistance

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

**3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**

- Complete form [AD-1006, “Farmland Conversion Impact Rating”](#) and contact the state soil scientist before sending it to the local NRCS District Conservationist.
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

**Work with the RE/HUD to determine how the project will proceed. Document the conclusion:**

Project will proceed with mitigation.

**Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Project will proceed without mitigation.

**Explain why mitigation will not be made here:**

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

This project does not include any activities that could potentially convert agricultural land to non-agricultural use. No prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required.



REGROW PROGRAM

**Figure B 9-1:  
Prime Farmland Map**

Applicant ID: PR-RGRW-00246

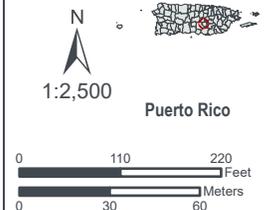


- Site
- Site Parcel
- Project Footprint (Option)
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained

- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Not prime farmland
- Not Public Information

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705  
Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282663°W 18.138572°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>  
Base Map: ESRI ArcGIS Online,  
accessed May 2023  
Updated: 5/26/2023  
Layout: Prime Farmland  
Aprx: 72428\_ReGrowTier2Maps



## **Attachment 10**

# **Floodplain Management Partner Worksheet and Advisory Base Flood Elevation Map**



This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Floodplain Management (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/floodplain-management>

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD’s floodplain management regulations in Part 55?

Yes

**Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(6) or (8), provide supporting documentation.**

Click here to enter text.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary.

No → Continue to Question 2.

2. Provide a FEMA/FIRM map showing the site.

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).

**Does your project occur in a floodplain?**

No → Continue to the Worksheet Summary below.

Yes

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

Floodway → Continue to Question 3, Floodways

Coastal High Hazard Area (V Zone) → Continue to Question 4, Coastal High Hazard Areas

500-year floodplain (B Zone or shaded X Zone) → Continue to Question 5, 500-year Floodplains

100-year floodplain (A Zone) → The 8-Step Process is required. Continue to Question 6, 8-Step Process

3. **Floodways**

**Is this a functionally dependent use?**

Yes

The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.  
→ *Continue to Worksheet Summary.*

- No → *Federal assistance may not be used at this location unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

**4. Coastal High Hazard Area**

**Is this a critical action such as a hospital, nursing home, fire station, or police station?**

- Yes → *Critical actions are prohibited in coastal high hazard areas unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

- No

**Does this action include new construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?**

- Yes, there is new construction of something that is not a functionally dependent use.  
New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).

→ *Continue to Question 6, 8-Step Process*

- No, this action concerns only existing construction.

Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ *Continue to Question 6, 8-Step Process*

**5. 500-year Floodplain**

**Is this a critical action?**

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary below.*

- Yes → *Continue to Question 6, 8-Step Process*

**6. 8-Step Process.**

**Is this 8-Step Process required? Select one of the following options:**

- 8-Step Process applies.

This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements.

→ *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

- 5-Step Process is applicable per 55.12(a)(1-3).

**Provide the applicable citation at 24 CFR 55.12(a) here.**

Click here to enter text.

→ *Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.*

- 8-Step Process is inapplicable per 55.12(b)(1-4).

**Provide the applicable citation at 24 CFR 55.12(b) here.**

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

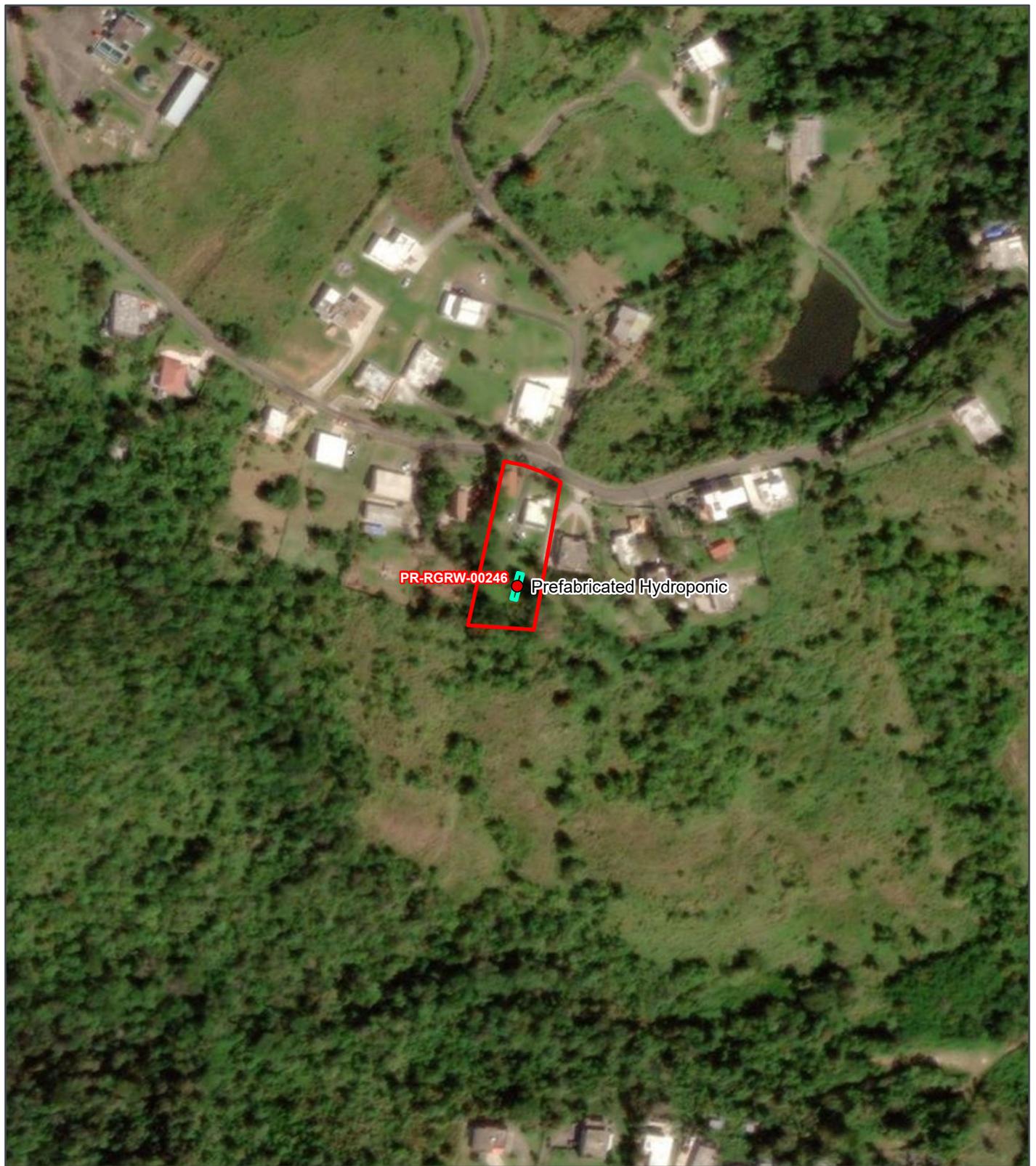
### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C1170H (effective date 04/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required.



REGROW PROGRAM

**Figure B 10-1:  
Advisory Base Flood  
Elevation For 100-Year  
Floodplain Map**

Applicant ID: PR-RGRW-00246



- Site
- Site Parcel
- Project Footprint (Option)
- Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone X (500-year floodplain)
- Zone/BFE Boundary

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282663°W 18.138572°N

Data Source: [https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico\\_ABFE\\_1PCT/MapServer](https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer)

Base Map: ESRI ArcGIS Online,  
accessed May 2023  
Updated: 5/26/2023  
Layout: ABFE 1Pct  
Aprx: 72428\_ReGrowTier2Maps



1:2,500 Puerto Rico



## **Attachment 11**

**Historic Preservation Partner Worksheet,  
SHPO Consultation, Historic Property Map,  
and Cultural Resources Map**



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Historic Preservation (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/historic-preservation>

### Threshold

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

- No, because a Programmatic Agreement states that all activities included in this project are exempt. (See the [PA Database](#) to find applicable PAs.)

**Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:**

Click here to enter text.

→ *Continue to the Worksheet Summary.*

- 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)].

**Either provide the memo itself or a link to it here. Explain and justify the other determination here:**

Click here to enter text.

→ *Continue to the Worksheet Summary.*

- Yes, because the project includes activities with potential to cause effects (direct or indirect). → *Continue to Step 1.*

#### **The Section 106 Process**

After determining the need to do a Section 106 review, HUD or the RE will initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

Only RE or HUD staff may initiate the Section 106 consultation process. Partner entities may gather information, including from SHPO records, identify and evaluate historic properties, and make initial assessments of effects of the project on properties listed in or eligible for the National Register of Historic Place. Partners should then provide their RE or HUD with all of their analysis and documentation so that they may initiate consultation.

## Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the [When To Consult With Tribes checklist](#) within [Notice CPD-12-006: Process for Tribal Consultation](#) to determine if the RE or HUD should invite tribes to consult on a particular project. Use the [Tribal Directory Assessment Tool \(TDAT\)](#) to identify tribes that may have an interest in the area where the project is located. Note that only HUD or the RE may initiate consultation with Tribes. Partner entities may prepare a draft letter for the RE or HUD to use to initiate consultation with tribes, but may not send the letter themselves.

**List all organizations and individuals that you believe may have an interest in the project here:**

SHPO, PRDOH, applicant

See SHPO consultation package for more information.

→ *Continue to Step 2.*

## Step 2 - Identify and Evaluate Historic Properties

**Provide a preliminary definition of the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE.** Attach an additional page if necessary.

Project location: 303 Calle Domingo Colon, Aibonito, PR 00705.

The proposed activities for Coqui Farm Products, Inc consist of installing a Farm in the City vertical greenery harvest container. The container will be anchored to the ground, and a set of columns will be set into the ground; the construction of the columns will require ground disturbance. The container will be connected to existing water and electrical infrastructure. The project area is located at 303 Calle Domingo Colon within the Municipality of Aibonito within the rear yard of the 0.57-acre parcel. Based on a review of historical aerial imagery, the general area was an active agricultural setting from at least 1958 (the earliest imagery available for the area) through 1977. Between 1977 and 1994 aerial imagery, the project area parcel, and adjacent parcels were developed into residential properties.

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the entire 0.57-acre parcel and the visual APE is the viewshed of the proposed project.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for

the National Register. Refer to HUD's website for guidance on identifying and evaluating historic properties.

**In the space below, list historic properties identified and evaluated in the APE.**

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

Project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There are no reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. No known archaeological sites or NRHP listed/eligible historic properties are within or adjacent to the property or the parcel in which the Area of Potential Effect is located. Two buildings are present on the parcel. A review of historic aerial imagery found that the buildings are present on 1998 aerial imagery, but absent from 1977 imagery. For the purpose of the program, the estimated date of construction for the structures is circa 1985. No modifications are proposed to either building as a part of the scope of work of this project.

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

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

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, [Guidance on Archeological Investigations in HUD Projects](#).

Yes → Provide survey(s) and report(s) and continue to Step 3.

Additional notes:

[Click here to enter text.](#)

No → Continue to Step 3.

**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 HUD guidance.

**Choose one of the findings below to recommend to the RE or HUD.**

Please note: this is a recommendation only. It is **not** the official finding, which will be made by the RE or HUD, but only your suggestion as a Partner entity.

No Historic Properties Affected

**Document reason for finding:**

No historic properties present.

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

No Adverse Effect

**Document reason for finding and provide any comments below.**

Comments may include recommendations for mitigation, monitoring, a plan for unanticipated discoveries, etc.

[Click here to enter text.](#)

Adverse Effect

**Document reason for finding:**

Copy and paste applicable Criteria into text box with summary and justification.

Criteria of Adverse Effect: [36 CFR 800.5](#)]

[Click here to enter text.](#)

**Provide any comments below:**

Comments may include recommendations for avoidance, minimization, and/or mitigation.

The project will involve the installation of a Farm in the City vertical greenery harvest container on undeveloped land and significant ground disturbing activities of previously undisturbed soil. State Historic Preservation Office (SHPO) consultation was performed.

No National Historic Landmark (NHL) are within or near the project area.

A site visit was conducted on May 10, 2023, by an SOI-qualified Archaeologist. Additionally, record reviews and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.

The results of the record search and the site inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE. The determination was submitted to SHPO by PRDOH for concurrence on February 2, 2023, and SHPO concurred with the No Historic Properties Affected determination on February 27, 2023. See SHPO consultation package for more information.

*Remember to provide all documentation that justifies your National Register Status determination and recommendations along with this worksheet.*



**GOVERNMENT OF PUERTO RICO**  
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

February 27, 2023

**Lauren Bair Poche**

HORNE- Architectural Historian Manager  
10000 Perkins Rowe, Suite 610 Bldg G  
Baton Rouge, LA 70810

SHPO: 02-01-23-01 PUERTO RICO DISASTER RECOVERY, CDBG-DR RE-GROW PR URBAN-RURAL AGRICULTURAL RE-GROW PROGRAM, PR-RGRW-00246, COQUÍ FARM PRODUCTS, INC., 303 CALLE DOMINGO COLÓN, AIBONITO, PUERTO RICO

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

Our records support your finding of **no historic properties affected** within the project's area of potential effects.

Please note that should the Agency discover other historic properties at any point during project implementation, you should notify the SHPO immediately. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela  
State Historic Preservation Officer  
CARC/GMO/LGC



February 2, 2023

Carlos A. Rubio Cancela  
Director Ejecutivo  
Oficina Estatal de Conservación Histórica  
Cuartel de Ballajá (Tercer Piso)  
San Juan, PR 00902-3935

## **Puerto Rico Disaster Recovery, CDBG-DR Re-Grow PR Urban-Rural Agricultural (Re-Grow PR) Program**

### **Section 106 NHPA Effect Determination Submittal: PR-RGRW-00246 – Coqui Farm Products, Inc. – 303 Calle Domingo Colon – No Historic Properties Affected**

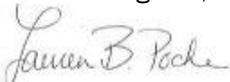
Dear Architect Rubio Cancela,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced projects on behalf of the Puerto Rico Department of Housing (PRDOH) and the Home Repair, Reconstruction, or Relocation (R3) Program. 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 (Housing) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents.

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, we are submitting documentation for activities proposed by Coqui Farm Products, Inc., at 303 Calle Domingo Colon in the municipality of Aibonito. This undertaking consists of installing a Farm in the City vertical greenery harvest container. The container will be anchored to the ground, and a set of columns will be set into the ground; the construction of the columns will require ground disturbance. The container will be connected to existing water and electrical infrastructure. Based on the submitted documentation prepared by SOI-qualified Lauren Bair Poche, M.A. and Jennifer Ort, M.S., the Program requests a concurrence that a determination of No Historic Properties Affected is appropriate for this proposed project.

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

Kindest regards,



**Lauren Bair Poche, M.A.**

Architectural Historian, Historic Preservation Senior Manager  
Enclosures

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b>		
<b>ReGROW PUERTO RICO PROGRAM</b>		
<b>Section 106 NHPA Effect Determination</b>		
<b>Applicant:</b> Coqui Farm Products, Inc.		
<b>Case ID:</b> PR-RGRW-00246	<b>City:</b> Aibonito	

<b>Project Location:</b> 303 Calle Domingo Colon	
<b>Project Coordinates:</b> 18.138726, -66.282667	
<b>TPID (Número de Catastro):</b> 297-000-003-36-000	
<b>Type of Undertaking:</b>	
<input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> ca. 1985	<b>Property Size (acres):</b> 0.57 ac

<b>SOI-Qualified Architect/Architectural Historian:</b> Lauren Bair Poche, M.A.
<b>Date Reviewed:</b> 1/27/2023
<b>SOI-Qualified Archaeologist:</b> Jennifer Ort, M.S., RPA
<b>Date Reviewed:</b> 1/27/2023

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the NRHP and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties.

### Project Description (Undertaking)

The proposed activities for Coqui Farm Products, Inc consist of installing a Farm in the City vertical greenery harvest container. The container will be anchored to the ground, and a set of columns will be set into the ground; the construction of the columns will require ground disturbance. The container will be connected to existing water and electrical infrastructure. The project area is located at 303 Calle Domingo Colon within the Municipality of Aibonito within the rear yard of the 0.57-acre parcel. Based on a review of historical aerial imagery, the general area was an active agricultural setting from at least 1958 (the earliest imagery available for the area) through 1977. Between 1977 and 1994 aerial imagery, the project area parcel, and adjacent parcels were developed into residential properties.

### Area of Potential Effects

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the entire 0.57-acre parcel and the visual APE is the viewshed of the proposed project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REgROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant:</b> Coqui Farm Products, Inc.	
<b>Case ID:</b> PR-RGRW-00246	<b>City:</b> Aibonito

### Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that there are no reported archaeological materials or significant cultural properties within a half-mile (mi) radius of the project location. The proposed project is located in a rural mountainous area at an elevation of 2,111 feet (ft; 643.4 meters [m]) above modern sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses two mapped soil series: Naranjito silty clay loam, 20 to 40 percent slopes in the northwestern corner of the parcel, and Mucara clay, 40 to 60 percent slopes throughout the remainder of the parcel. The project area APE is an open rear yard of a 0.57-acre parcel that includes two structures. The closest freshwater source is an unnamed first-order tributary of the Río de Aibonito, located 0.08 mi (0.13 kilometers [km]) southwest of the project area. The southern coast is approximately 13 mi (21 km) from the project area.

### Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this Undertaking. The review of this existing information by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center.

Two buildings are present on the parcel. A review of historic aerial imagery found that the buildings are present on 1998 aerial imagery, but absent from 1977 imagery. For the purpose of the program, the estimated date of construction for the structures is circa 1985. No modifications are proposed to either building as a part of the scope of work of this project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>ReGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Applicant:</b> Coqui Farm Products, Inc.	
<b>Case ID:</b> PR-RGRW-00246	<b>City:</b> Aibonito

**Determination**

The following historic properties have been identified within the APE:

- Direct Effect:
  - N/A
- Indirect Effect:
  - N/A

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There are no reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. No known archaeological sites or NRHP listed/eligible historic properties are within or adjacent to the property or the parcel in which the Area of Potential Effect of case PR-RGRW-00246 is located. The closest freshwater body is 0.08 mi (0.13 km) southwest of the project area. The construction of public roads and residential structures has minimally impacted the surrounding terrain. Therefore, no impact to cultural properties is anticipated for this reconstruction project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGrow PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Applicant:</b> Coqui Farm Products, Inc.	
<b>Case ID:</b> PR-RGRW-00246	<b>City:</b> Aibonito

**Recommendation**

The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

- No Historic Properties Affected
- No Adverse Effect  
    Condition (if applicable):
- Adverse Effect  
    Proposed Resolution (if applicable)

**This Section is to be Completed by SHPO Staff Only**

The Puerto Rico State Historic Preservation Office has reviewed the above information and:  <input type="checkbox"/> <b>Concurs</b> with the information provided. <input type="checkbox"/> <b>Does not concur</b> with the information provided.	
<b>Comments:</b>  	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito

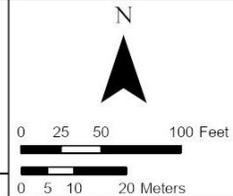
### Project (Parcel) Location – Area of Potential Effect Map (Aerial)



303 Calle Domingo Colon, Aibonito, Puerto Rico



Legend  
● PR-RGRW-00246  
□ Project Parcel/APE



Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:1,000



Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito

### Project (Parcel) Location - Aerial Map

**Historic Properties - Aerial Base**  
Puerto Rico Department of Housing  
Re-Grow Program

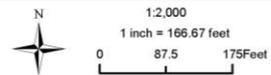
Latitude: 18.1387  
Longitude: -66.2827



Application ID#: PR-RGRW-00246  
Address: 303 Calle Domingo Colon, Aibonito, PR 00705



-  Historic Districts
-  Historic Communities
-  Traditional Urban Centers
-  Applicant Parcel
-  Parcels



Sources: Esri Imagery Basemap service.



Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito

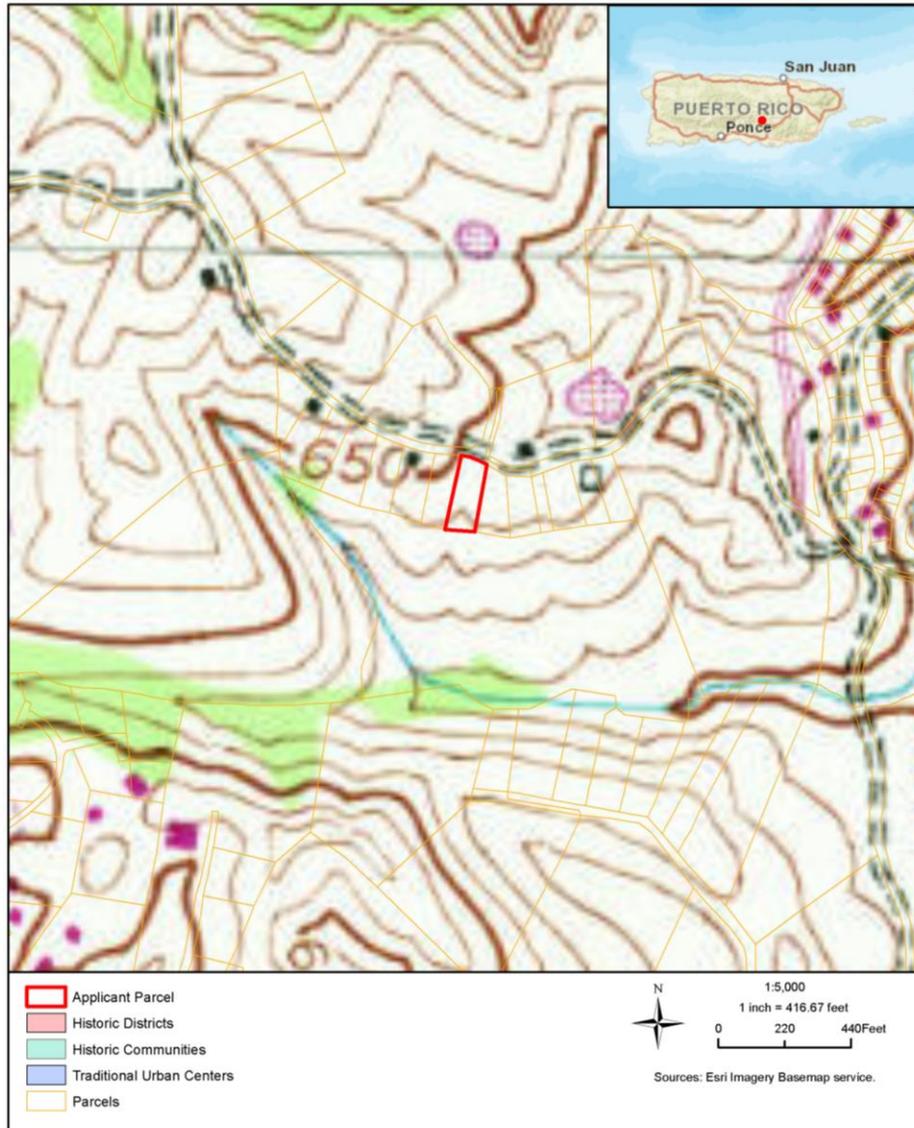
### Project (Parcel) Location - USGS Topographic Map

**Historic Properties - Topographic Base**  
Puerto Rico Department of Housing  
Re-Grow Program

Latitude: 18.1387  
Longitude: -66.2827



Application ID#: PR-RGRW-00246  
Address: 303 Calle Domingo Colon, Aibonito, PR 00705



Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito

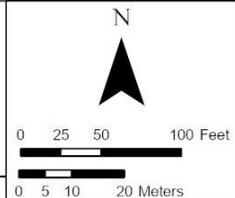
### Project (Parcel) Location – Soils Map



303 Calle Domingo Colon, Aibonito, Puerto Rico



- Legend
- PR-RGRW-00246
  - ▭ Project Parcel/APE
  - ▭ NRCS Soil Units



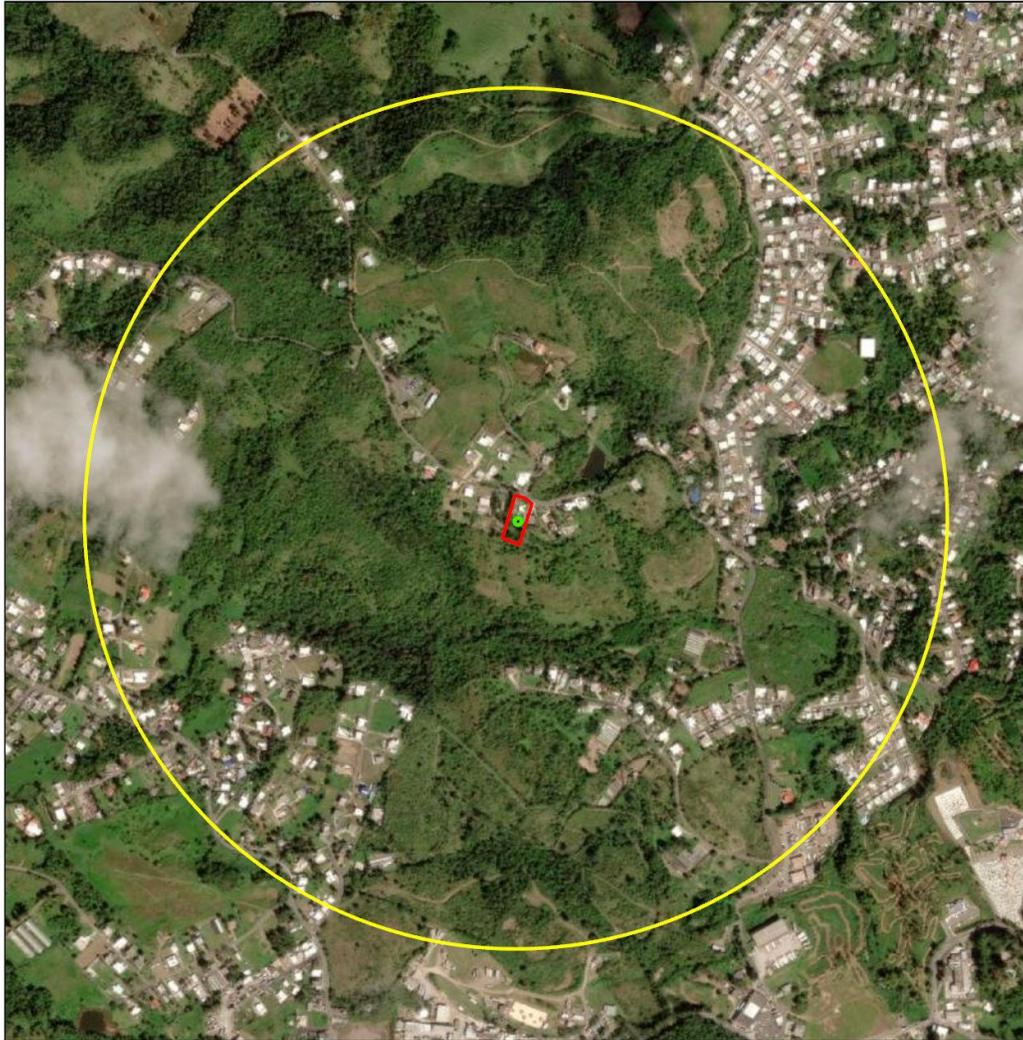
Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:1,000

Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito

### Project (Parcel) Location with Previous Investigations - Aerial Map

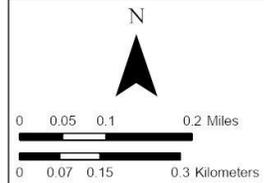


303 Calle Domingo Colon, Aibonito, Puerto Rico



Legend

- PR-RGRW-00246
- ▭ Project Parcel/APE
- Half-Mile Buffer



Name: WGS 1984 Web Mercator Auxiliary Sphere

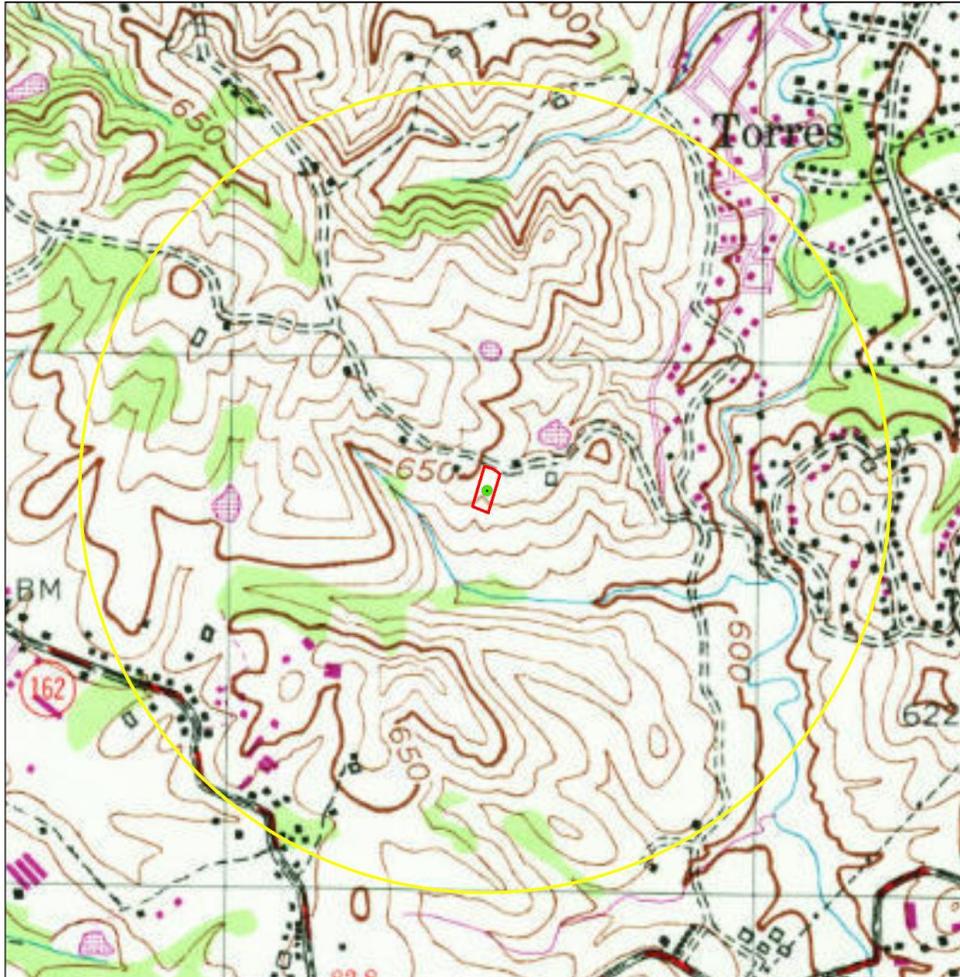
Scale: 1:9,000

Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito

### Project (Parcel) Location with Previously Recorded Cultural Resources USGS Topographic Map



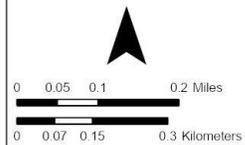
303 Calle Domingo Colon, Aibonito, Puerto Rico



Legend

- PR-RGRW-00246
- ▭ Project Parcel/APE
- Half-Mile Buffer

N



Name: WGS 1984 Web Mercator Auxiliary Sphere

Scale: 1:9,000

Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito

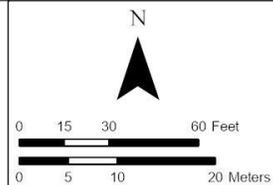
### Photograph Key



303 Calle Domingo Colon, Aibonito, Puerto Rico



- Legend
-  PR-RGRW-00246
  -  Project Parcel/APE



Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:500

**Applicant:** Coqui Farm Products, Inc.

**Case ID:** PR-RGRW-00246

**City:** Aibonito



**Photo #:** 1

**Description (include direction):** Overview of the proposed location of the Farm to City container. Looking southwest.

**Date:**

12/10/2021



**Photo #:** 2

**Description (include direction):** Overview of the proposed location of the Farm to City container. Looking southeast.

**Date:**

12/10/2021

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

REGrow PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Applicant: Coqui Farm Products, Inc.

Case ID: PR-RGRW-00246

City: Aibonito



Image #1

Description: Farm to City Container Module, similar to the unit that will be placed within the project APE.

Date: 1/2023



October 20, 2022

**Arch. Carlos A. Rubio Cancela**

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

**Re: Authorization to Submit Documents**

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 registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

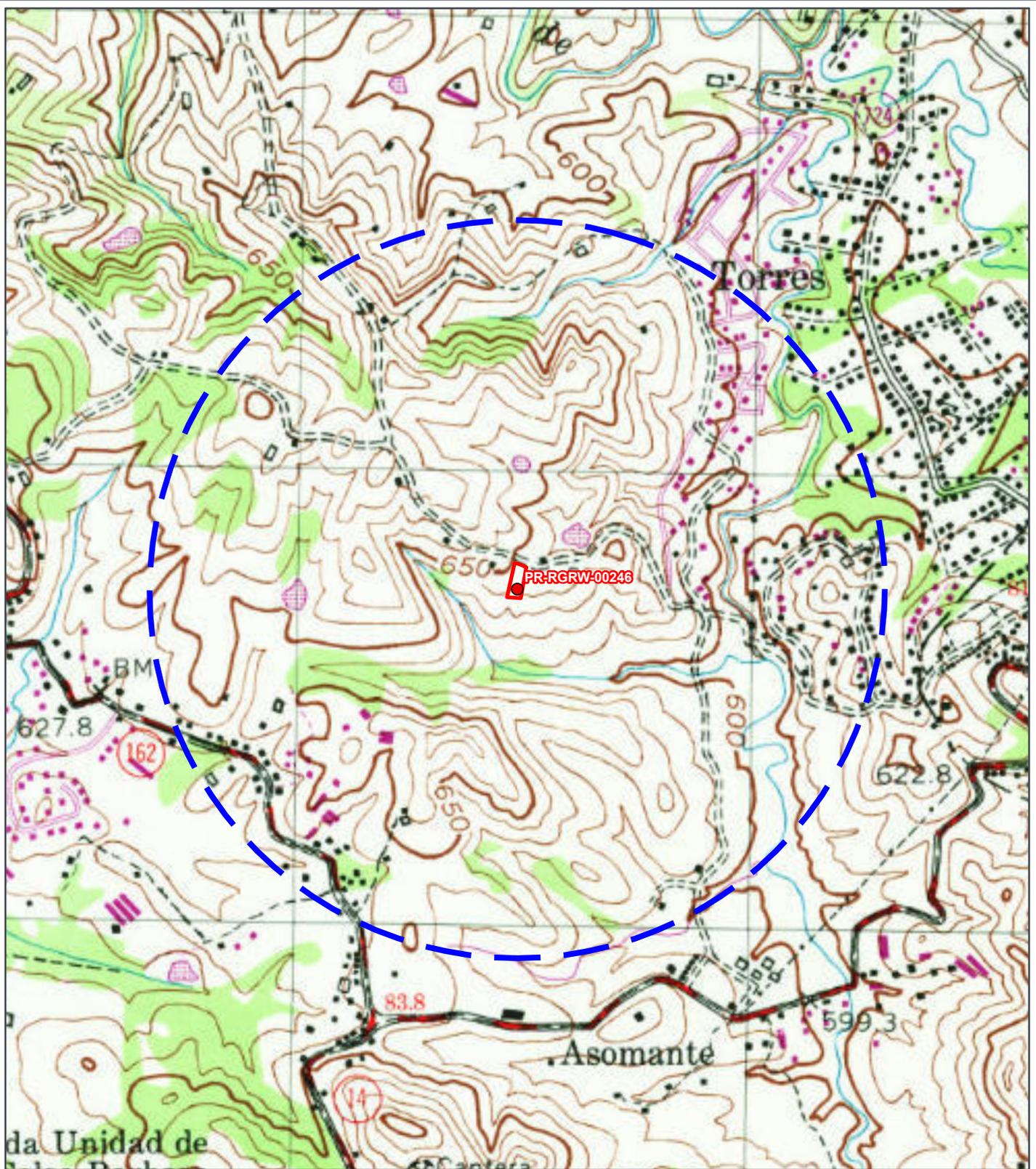
In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT



REGROW PROGRAM

**Figure B 11-1:  
Previously Recorded  
Cultural Resources  
Map**

Applicant ID: PR-RGRW-00246

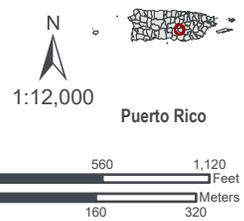


- |  |  |                             |
|--|--|-----------------------------|
| ● Site                                 | ● National Historic Landmark           | ■ Manati Historic Zone      |
| ▭ Site Parcel                          | ■ National Register of Historic Places | ■ Miramar Historic Zone     |
| — Buffer (0.5-mile)                    | ■ Historic Community                   | ■ Ponce Historic Zone       |
| ▲ Archaeological Site                  | ■ Historic District                    | ■ San German Historic Zone  |
| ■ Historical Place                     | ■ Arroyo Historic Zone                 | ■ San Juan Historic Zone    |
| ★ Historic Area Point                  | ■ Caguas Historic Zone                 | ■ Vega Baja Historic Zone   |
| ◆ JP Historical Sites                  | ■ Coamo Historic Zone                  | ■ Traditional Urban Centers |
| ● National Register of Historic Places | ■ Guayama Historic Zone                |                             |

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705  
Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282663°W 18.138572°N

Data Source: State Historic Preservation Office and Puerto Rico Institute of Culture

Base Map: ESRI ArcGIS Online, accessed May 2023  
Updated: 5/31/2023  
Layout: Cultural Resources  
Aprx: 72428\_ReGrowTier2Maps



**Attachment 12**

**Wetlands Protection Partner Worksheet and  
Wetland Map**



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Wetlands (CEST and EA) – Partner

<https://www.hudexchange.info/environmental-review/wetlands-protection>

**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" includes draining, dredging, channelizing, filling, diking, impounding, and related activities and construction of any any structures or facilities.

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

**2. Will the new construction or other ground disturbance impact a wetland as defined in E.O. 11990?**

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

Yes → *Work with HUD or the RE to assist with the 8-Step Process.* *Continue to Question 3.*

**3. Does Section 55.12 state that the 8-Step Process is not required?**

No, the 8-Step Process applies.

This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD’s elevation requirements.

→ *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

5-Step Process is applicable per 55.12(a).

**Provide the applicable citation at 24 CFR 55.12(a) here.**

[Click here to enter text.](#)

→ *Work with the RE/HUD to assist with the 5-Step Process. This project may require mitigation or alternations. Continue to Worksheet Summary.*

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

**Provide the applicable citation at 24 CFR 55.12(b) here.**

[Click here to enter text.](#)

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to Worksheet Summary.

8-Step Process is inapplicable per 55.12(c).

**Provide the applicable citation at 24 CFR 55.12(c) here.**

[Click here to enter text.](#)

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to Worksheet Summary.

### **Worksheet Summary**

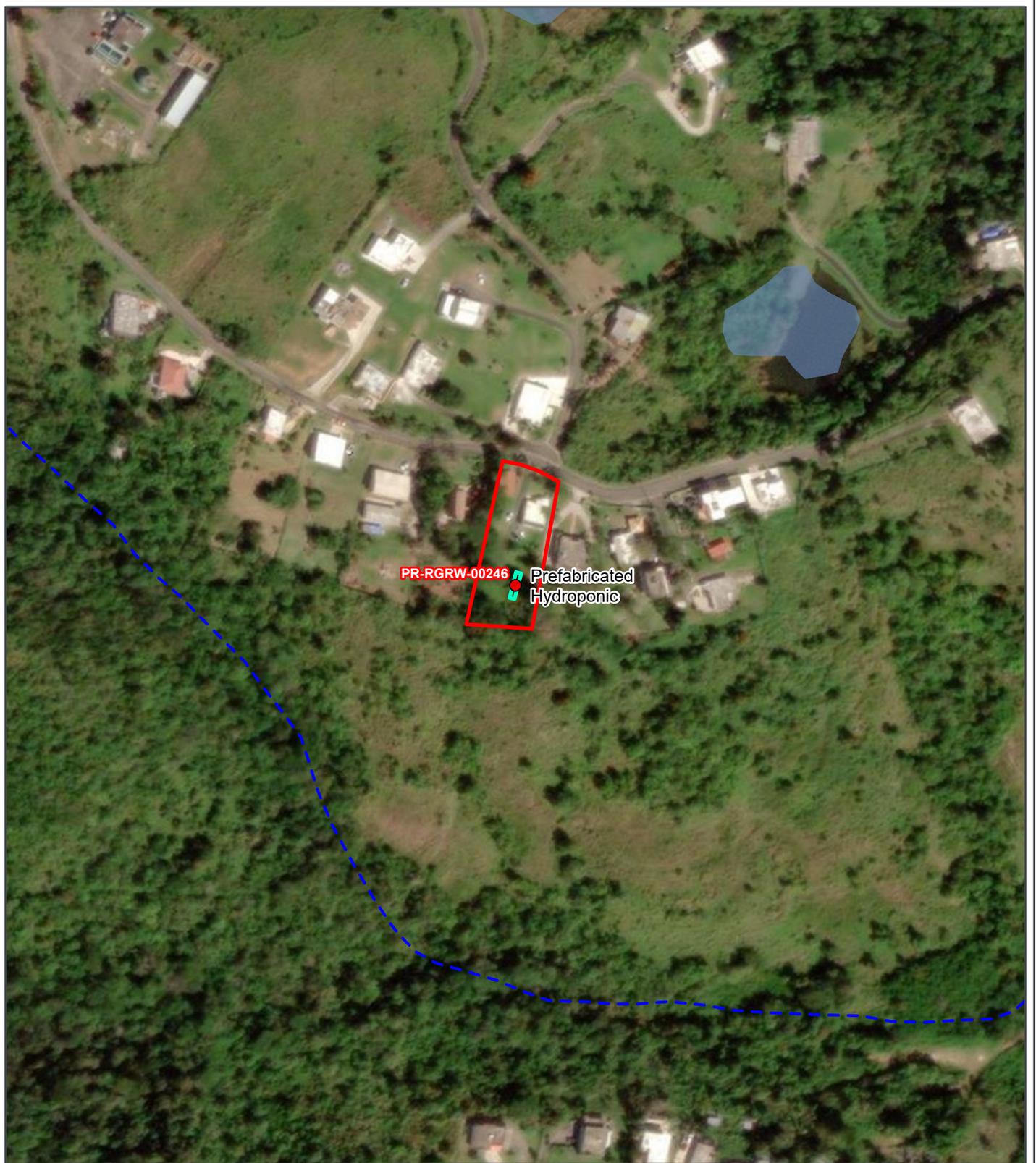
Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

### **Include all documentation supporting your findings in your submission to HUD.**

The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection.

A riverine wetland (shown as an NHD stream on Figure B 14-1) is located approximately 399 feet southwest of the greenhouse location and will not be affected by project activities; therefore, an 8-step decision making process is not required. Note- the NWI online webmapper, accessed on May 16, 2023, shows this NHD stream is a riverine wetland.



RGRW PROGRAM

**Figure B 12-1:  
Wetlands Protection  
Map**

Applicant ID: PR-RGRW-00246



- Site
- Site Parcel
- Project Footprint (Option)
- NHD Stream
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705  
Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.282663°W 18.138572°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>  
<https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: ESRI ArcGIS Online, accessed May 2023  
Updated: 5/30/2023  
Layout: Wetlands Protection

N

1:2,500  
Puerto Rico

0 110 220 Feet  
0 30 60 Meters

## **Attachment 13**

# **Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map**

## Wild and Scenic Rivers (CEST and EA) – PARTNER

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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
References		
<a href="https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers">https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers</a>		

### 1. Is your project within proximity of a NWSRS river as defined below?

**Wild & Scenic Rivers:** These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational

Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.

Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

No

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.*

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

→ *Continue to Question 2.*

**2. Could the project do *any* of the following?**

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

- No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

- Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *The RE/HUD must work with the Managing Agency to identify mitigation measures to mitigate the impact or effect of the project on the river.*

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Aibonito Municipio. The closest Wild and Scenic River segment is located 176,459 feet (33 miles) from the project site. The project is in compliance with this section. No further evaluation is required.

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

Yes

No



RGRW PROGRAM

**Figure B 13-1:  
National Wild and  
Scenic River Map**

Applicant ID: PR-RGRW-00246



- Site
- National Wild and Scenic River

303 Calle Domingo Colon  
Aibonito, Puerto Rico 00705

Parcel ID: 297-000-003-36-000  
Parcel Center:  
66.034171°W 18.189688°N

Data Source: [https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW\\_WildScenicRiverSegments\\_01/MapServer](https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/MapServer)

Base Map: ESRI ArcGIS Online, accessed May 2023

Updated: 5/30/2023

Layout: Wild and Scenic Rivers

N

1:350,000

Puerto Rico

0 10,000 20,000 Feet  
0 4,000 8,000 Meters

**Attachment 14**  
**Environmental Justice Partner Worksheet**  
**and EJScreen Report**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Environmental Justice (CEST and EA) – PARTNER

<https://www.hudexchange.info/environmental-review/environmental-justice>

**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 → *Continue to Question 2.*

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

**2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

Yes

**Explain:**

Click here to enter text.

→ *The RE/HUD must work with the affected low-income or minority community to decide what mitigation actions, if any, will be taken. Provide any supporting documentation.*

No

**Explain:**

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

### **Worksheet Summary**

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

The ReGrow Program intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by helping to establish an agricultural business. The project would not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations.

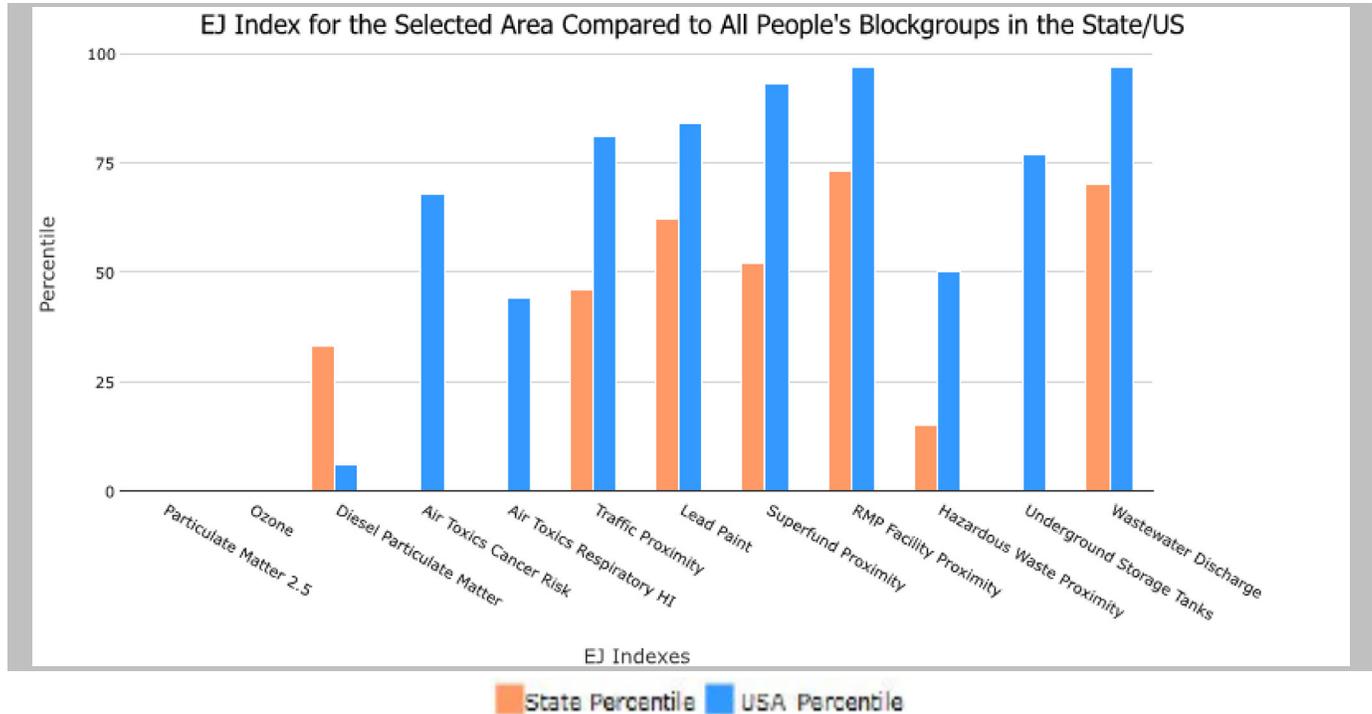
1 mile Ring Centered at 18.138725,-66.282669, PUERTO RICO, EPA Region 2

Approximate Population: 5,331

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	USA Percentile
<b>Environmental Justice Indexes</b>		
Particulate Matter 2.5 EJ index	N/A	N/A
Ozone EJ index	N/A	N/A
Diesel Particulate Matter EJ index*	33	6
Air Toxics Cancer Risk EJ index*	0	68
Air Toxics Respiratory HI EJ index*	0	44
Traffic Proximity EJ index	46	81
Lead Paint EJ index	62	84
Superfund Proximity EJ index	52	93
RMP Facility Proximity EJ index	73	97
Hazardous Waste Proximity EJ index	15	50
Underground Storage Tanks EJ index	0	77
Wastewater Discharge EJ index	70	97

EJ Indexes - The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

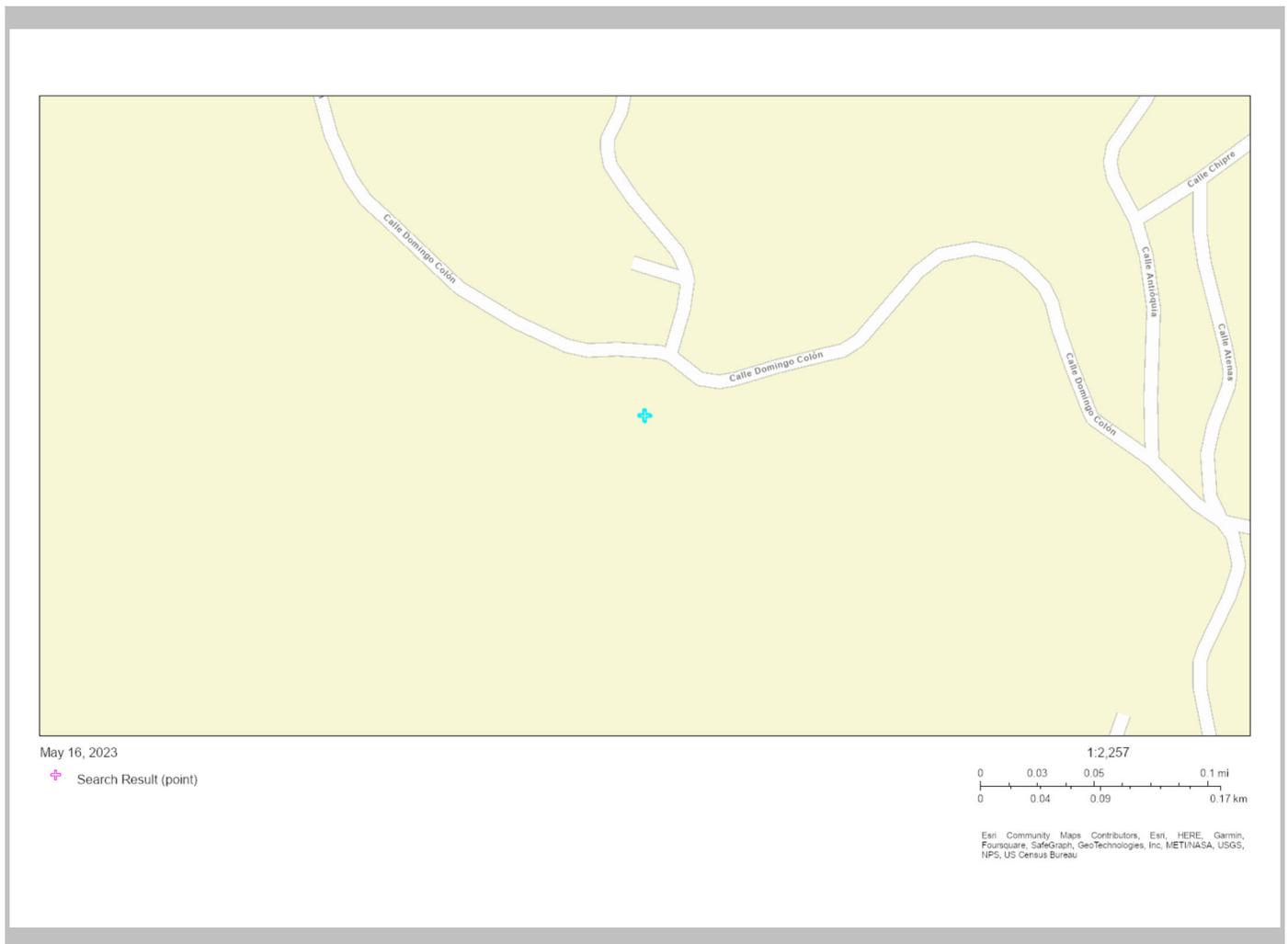


\*Diesel particular matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

1 mile Ring Centered at 18.138725,-66.282669, PUERTO RICO, EPA Region 2

Approximate Population: 5,331

Input Area (sq. miles): 3.14



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

## EJScreen Report (Version 2.11)



1 mile Ring Centered at 18.138725,-66.282669, PUERTO RICO, EPA Region 2

Approximate Population: 5,331

Input Area (sq. miles): 3.14

Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
<b>Pollution and Sources</b>					
Particulate Matter 2.5 ( $\mu\text{g}/\text{m}^3$ )	N/A	N/A	N/A	8.67	N/A
Ozone (ppb)	N/A	N/A	N/A	42.5	N/A
Diesel Particulate Matter* ( $\mu\text{g}/\text{m}^3$ )	0.0265	0.108	32	0.294	<50th
Air Toxics Cancer Risk* (lifetime risk per million)	20	23	0	28	<50th
Air Toxics Respiratory HI*	0.2	0.21	0	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	210	610	49	760	47
Lead Paint (% Pre-1960 Housing)	0.15	0.14	65	0.27	42
Superfund Proximity (site count/km distance)	0.078	0.15	49	0.13	58
RMP Facility Proximity (facility count/km distance)	1.3	0.97	76	0.77	81
Hazardous Waste Proximity (facility count/km distance)	0.074	0.9	14	2.2	14
Underground Storage Tanks (count/km <sup>2</sup> )	1.9	1.7	73	3.9	58
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.017	5	69	12	73
<b>Socioeconomic Indicators</b>					
Demographic Index	90%	83%	62	35%	98
Supplemental Demographic Index	45%	44%	49	15%	99
People of Color	99%	99%	30	40%	97
Low Income	81%	72%	62	30%	97
Unemployment Rate	6%	15%	27	5%	64
Limited English Speaking Households	69%	68%	47	5%	99
Less Than High School Education	24%	22%	59	12%	86
Under Age 5	5%	4%	72	6%	52
Over Age 64	19%	20%	42	16%	65
Low Life Expectancy	N/A	99900%	N/A	20%	N/A

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

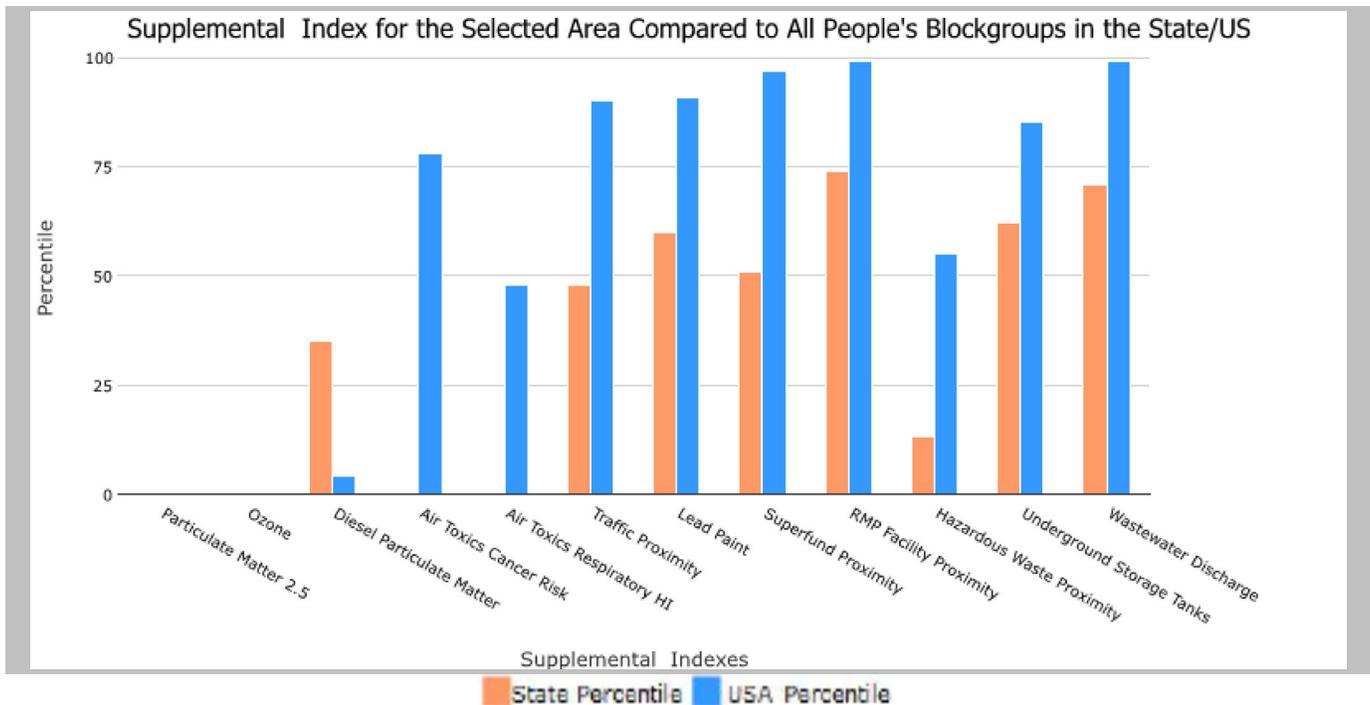
1 mile Ring Centered at 18.138725,-66.282669, PUERTO RICO, EPA Region 2

Approximate Population: 5,331

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	USA Percentile
<b>Supplemental Indexes</b>		
Particulate Matter 2.5 Supplemental Index	N/A	N/A
Ozone Supplemental Index	N/A	N/A
Diesel Particulate Matter Supplemental Index*	35	4
Air Toxics Cancer Risk Supplemental Index*	0	78
Air Toxics Respiratory HI Supplemental Index*	0	48
Traffic Proximity Supplemental Index	48	90
Lead Paint Supplemental Index	60	91
Superfund Proximity Supplemental Index	51	97
RMP Facility Proximity Supplemental Index	74	99
Hazardous Waste Proximity Supplemental Index	13	55
Underground Storage Tanks Supplemental Index	62	85
Wastewater Discharge Supplemental Index	71	99

Supplemental Indexes - The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on low-income, limited English speaking, less than high school education, unemployed, and low life expectancy populations with a single environmental indicator.



This report shows the values for environmental and demographic indicators, EJScreen indexes, and supplemental indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice).

**Appendix C**  
**Environmental Site Inspection Report**



**ENVIRONMENTAL FIELD ASSESSMENT FORM**  
**ReGrow**

Applicant Name: COQUI FARM PRODUCTS, INC.	Program ID: PR-RGRW-00246
Project Coordinates: 18.138726, -66.282667	Parcel ID: 297-000-003-36-000
Parcel Address: 303 Calle Domingo Colon	Municipio: Aibonito
Zip Code: 00705	

Inspector Name: Delise Torres Ortiz	Inspection Date: May 10, 2023
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**General Site Conditions**

Was property accessible by vehicle?	Yes	Comment:
Access issues?	No	Comment: None
Are water wells present?	No	Comment:
Are creeks or ponds present?	No	Comment:
Are any potential wetlands on-site or visible on adjacent parcel?	No	Comment:

**Parcel Conditions**

**Note – for Any Yes answers specify type, contents and location**

Do any of the proposed project work areas show evidence of site preparation?	No	Comment:
Are commercial or industrial hazardous facilities at parcel or within visual sight?	No	Comment:
Are there signs of underground storage tanks?	No	Comment:
Are above-ground tanks >10 gallons present? If Yes, also state condition.	Yes	Comment: there is a 100 lb propane gas tank, usually used for cooking (see picture 11).



**ENVIRONMENTAL FIELD ASSESSMENT FORM**  
**ReGrow**

Are 55-gallon drums present? If Yes, also state condition.	No	Comment:
Are abandoned vehicles or electrical equipment present?	No	Comment:
Is other potential environmentally hazardous debris on the parcel?	No	Comment:
Is there non-environmentally hazardous debris on the parcel?	No	Comment:
Are any leaks, soil stains, or stressed vegetation present associated with any of the above or separately?	No	Comment:
Are there any pungent, foul or noxious odors?	No	Comment:
Are there any potentially hazardous trees that could fall?	No	Comment:
Are any bird nests visible?	No	Comment:
Are there any animal burrows visible?	No	Comment:
Are there any buildings in direct visual sight of the project locations?	Yes	Comment: In the property, there are two structures: one is used as the applicant's residence, and the other building is used as a storage/office space. They were built around 1999. Two different structures are visible from the project location-one to the west and one to the east. The structure west of the project location was built around the 1980s, and the east was built around 1999 to 2000. These last two are used as residences. See pictures 15 to 20.



**Additional Needs Analysis**

Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental hazard is present?	No	Comment: There is a septic tank with two chambers above-ground, southeast of the property; see picture 14.
--	----	--

I verify that I have physically visited this property and that the findings outlined above are accurate.

*Delise Torres Ortiz*  
{Delise Torres Ortiz}  
{May 10<sup>th</sup>, 2023}



# ENVIRONMENTAL FIELD ASSESSMENT FORM

## ReGrow

Following pages are used for:

Location Map with parcel boundaries and building point (Aerial base with streets labelled)

Photos taken during inspection, with Date / Type / Direction associated with the photo

Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 01	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> Southeast		
<b>Description:</b> This picture overviews the site location for a freight container modified to be a hydroponic 40 by 8 ft showing a partial view of a paved access road, an open field with a 15 to 25% or more slope, and the area's vegetation. The construction of a base with the exact dimensions is needed to install the container.		

<b>Photo #:</b> 02	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> Southwest		
<b>Description:</b> This picture overviews the site location for a freight container modified to be a hydroponic 40 by 8 ft showing a partial view of a paved access road, an open field with a 15 to 25% or more slope, and the area's vegetation. The construction of a base with the exact dimensions is needed to install the container.		

Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 03	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> Southwest		
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation, taken from the northeast corner.		

<b>Photo #:</b> 04	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> Northwest		
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation, a partial view of the residence next door (northwest), a partial view of a structure used as a storage/office, and a car taken from the southeast corner.		

Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 05	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> Northeast	
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation, a partial view of a structure used as a residence, a partial view of the residence next door (east), taken from the southwest corner.	



<b>Photo #:</b> 06	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> Southeast	
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation taken from the northwest corner.	



Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 07	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> North		
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation, a partial view of the residence to the west of the property, a partial view of a car, taken from the center.		

<b>Photo #:</b> 08	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> East		
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation, a partial view of the applicant's residence, a partial view of the residence east of the property, taken from the center.		

Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 09	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> South		
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation and a partial view of the septic tank chambers taken from the center.		

<b>Photo #:</b> 10	<b>Date:</b> 05/10/ 2023	
<b>Photo Direction:</b> West		
<b>Description:</b> This picture overviews the site location for a freight container modified to be hydroponic with a base 40 by 8 ft (both), showing the area's vegetation and the border of the following property taken from the center.		

Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 11	<b>Date:</b> 05/10/ 2023
-----------------------	--------------------------------

**Photo Direction:**  
North

**Description:**  
This picture presents the water connection that will be used to connect the irrigation system to the freight container / hydroponic; the pipes will be underground and the above-ground propane gas tank of 100lb (used for cooking).



<b>Photo #:</b> 12	<b>Date:</b> 05/10/ 2023
-----------------------	-----------------------------

**Photo Direction:**  
Southwest

**Description:**  
This picture presents the electrical pedestal that will be used to power the freight container / hydroponic; the connection will be underground on either side of the paved access road inside the property (it depends on what is more economical), and at the end of the paved road, the cable will turn left to the project location. See the documents provided by the applicant.



Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 13	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> Northeast	
<b>Description:</b> This picture presents the electrical connection at the side of the applicant's residence that will be used to power the freight container / hydroponic; the connection will be underground on either side of the paved access road inside the property (it depends on what is more economical), and at the end of the paved road, the cable will turn left to the project location. See the documents provided by the applicant.	



<b>Photo #:</b> 14	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> Southeast	
<b>Description:</b> This picture shows the above-ground septic tank of two chambers located in the southern area of the property east of the project location.	



Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 15	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> North	
<b>Description:</b> This picture shows the backside of the applicant's residence, built in 1999, and the area's vegetation from the site location.	



<b>Photo #:</b> 16	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> Southeast	
<b>Description:</b> This picture shows the front of the applicant's residence, built in 1999, and the paved access road, taken from the community byroad, close, to electrical pedestal.	



Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 17	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> West	
<b>Description:</b> This picture shows a structure the applicant uses as an office and storage, built around the 1990s to 2000s, taken from the property's entrance.	



<b>Photo #:</b> 18	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> Southeast	
<b>Description:</b> This picture shows the applicant's office/storage, residence, and one of the neighbor's residences to the east of the property. All were built around the 1990s to 2000s, taken from the community byroad.	



Project #: PR-RGRW-00246	Photographer: Delise Torres Ortiz
Location Address: 303 Calle Domingo Colon, Aibonito, PR 00705	Coordinates: 18.138726, -66.282667

<b>Photo #:</b> 19	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> Southwest	
<b>Description:</b> This picture shows one of the neighbor's residences to the west of the property, built around the 1980s, taken from the community byroad. This structure is partially visible from the project location.	



<b>Photo #:</b> 20	<b>Date:</b> 05/10/ 2023
<b>Photo Direction:</b> South	
<b>Description:</b> This picture shows the applicant's one of the neighbor's residences to the east of the property, built around the 2000s, taken from the community byroad. This structure is partially visible from the project location.	



## **Appendix D**

# **Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds (FONSI/NOI-RROF)**

**Appendix E**  
**Request for Release of Funds**  
**(HUD Form 7015.15)**  
**and**  
**Authority to Use Grant Funds**  
**(HUD Form 7015.16)**