

# **Environmental Assessment**

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

### **24 CFR Part 58**

#### **Project Information**

**Project ID:** PR-RGRW-03836

**Project Name:** Empresas Coki LLC

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

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

**State/Local Identifier:** Puerto Rico / Municipio of Toa Alta

**Preparer:** Heath Anderson, Deputy Program Manager

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

##### Permit and Environmental Compliance Officers:

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

**Direct Comments to:** PR Department of Housing, [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov)

#### **Project Location:**

The proposed project, which includes the construction of a fence and purchase of calves and heifers, is located on a 236.12-acre parcel (Cadastral Number 084-000-002-08-999) at Carretera PR 819 Bo. Mucarabones, Toa Alta, PR 00953 (see Appendix A, Figure 1- Site Location and Figure 2- Site Vicinity). This property is in a rural area in the northeast portion

of Toa Alta Municipio. Access to the project areas is provided via an existing unpaved road that runs north/south through the central 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 (EA), also shown on Figures 1 and 2:

- Fence follows the property boundaries as well as going north to south throughout the parcel, creating segments within the property. (Centerpoint: 18.387707, -66.227899)

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

The proposed project includes the purchase of calves, heifers, and materials for the construction of a fence, including 'treated' stakes and barbed wire. The scope of work, including the purchase of calves and heifers, that will be purchased by the applicant as listed in the Intended Use of Grant Funds falls under the "categorically excluded, not subject to (CENST)" category under HUD guidelines (24 CFR 58.35(b)(4)). SWCA was notified of the split Environmental Review Record on 8 November 2023 and a separate CENST was completed for the calves and heifers.

The proposed fence work totals approximately 17,329 linear feet, which will surround the entire property. (see Figure A-2). The new fence work will include dividers that will be added in throughout the property to help separate cattle and minimize overgrazing. New fencing will be secured to the ground using wood posts that are 6.5 feet in height extending 2 feet deep into the ground. Each new post will require a 0.5-foot diameter hole in the ground. The posts will be spaced approximately 10 feet apart. Based on information provided from the applicant, repair and replacement of fence section will require approximately 2,000 wood posts.

The project will involve some ground disturbance, but no tree clearing is required for construction. The majority of the property has a thorned vegetation called 'zarza', which will need to be pruned in some areas where the fence will be going through. No electrical or water utility connections will be required.

The applicant owns the property; therefore, no acquisition 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 nor has the applicant received any other outside source of funding for the project. The new fence will help increase agricultural production by providing pasture rotation for cattle. 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 general topography of the property is hilly with open pastures and vegetated areas. The property is classified as rustic agricultural land. The proposed activities are for agricultural purposes and are consistent with the current land use.

**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:** \$36,183.69

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$36,183.69

## **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 (ft) of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Fernando Luis Ribas Dominicci, is located 48,828 ft (9 miles [mi]) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 75,729 ft (14 mi) from the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.</p> <p>The Airport Hazards Partner Worksheet and Airport Hazards Map (<b>Figure B 1-1</b>) are provided in <b>Appendix B, Attachment 1</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>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 Toa Alta. The closest CBRS unit, Punta Salinas, is located 30,399 ft (6 mi) from the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.</p> <p>The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier</p>

		Resources Map ( <b>Figure B 2-1</b> ) are provided in <b>Appendix B, Attachment 2</b> .
<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 72000C0340H (effective date 04/19/2005), shows the project site and structures are in Flood Zone A, which is a Special Flood Hazard Area (SFHA). Although the project activities are located within a FEMA Special Flood Hazard Area on the FEMA FIRM, the scope of work including the construction of a fence is not considered insurable property under the NFIP. Therefore, flood insurance is not 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>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b>		
<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 Toa Alta Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include the new construction of a fence and purchase of calves and heifers. The project is not anticipated to have a negative impact on air quality. 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. No further evaluation is required. 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 19,771 ft (4 mi) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map (<b>Figure B 5-1</b>) are provided in <b>Appendix B, Attachment 5</b>.</p>
<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 08/28/2023 (Appendix C) 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.</p> <p>The site inspection did not identify any onsite hazards, stained soil or vegetation and the project is in compliance with contamination and toxic substances requirements.</p> <p>The project does not involve any occupied structures, and therefore, is exempt from considering radon as part of the site contamination analysis as per HUD Notice CDP- 23-103.</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 parcel has been used for agricultural purposes and there has been no change in land use in the last 20 years. The project is located in a rural area of Toa Alta</p>

		<p>Municipio and will continue to be used for agricultural purpose.</p> <p>The desktop review found three of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area. However, due to the nature of the project activities and the absence of identified violations at the sites of concern, none of the facilities identified will affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.</p> <p>The Contamination and Toxics Substances Partner Worksheet, Contamination and Toxics Sites Summary, and Contamination and Toxic Substances Map (<b>Figure B 6-1</b>) are provided in <b>Appendix B, Attachment 6</b>.</p>
<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 checked="" type="checkbox"/>    <input 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. In addition, critical species habitat was reviewed through the USFWS IPaC Critical Habitat Portal.</p> <p>The review identified one federally listed species (Puerto Rican boa [<i>Chilobothrus inornatus</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 14,148 feet (3 miles) away.</p> <p>The project activities will result in ground disturbing activities, including vegetation removal and installation of wood posts for the construction of a</p>

		<p>new fence. A qualified biologist reviewed the proposed activity location(s) and determined that the project will have <i>no effect</i> on critical habitat. Due to the generalist nature of the Puerto Rican boa, forested habitat surrounding the project areas, and dense ground cover present throughout the review area, the Puerto Rican boa may occur within the project area. The applicant will employ the conservation measures outlined in the USFWS 2024 General Project Design Guidelines for the Puerto Rican boa. As such, it is anticipated that the project may <i>affect, but is not likely to adversely affect</i> the Puerto Rican boa. Informal consultation was made with USFWS regarding this determination and concurrence was received November 9, 2023.</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 CM shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</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 purchase of materials for the construction of a fence, including 'treated' stakes and barbed wire. The project itself is not the development of a hazardous facility nor will the project increase residential densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.</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. Per the USGS/NRCS Web Soil Survey, the project area crosses 12 mapped soil series: AmB (Almirante clay, 2 to 5 percent slopes); Ba (Bajura clay, 0 to 2 percent slopes); CrD2 (Colinas clay loam (12 to 20 percent slopes); CrE2 (Colinas clay loam, 20 to 40 percent slopes); CrF2 (Colinas clay loam, 40 to 60 percent slopes); JnD2 (Juncal clay, 5 to 20 percent slopes, eroded); LaB (Lares clay, 2 to 5 percent slopes); LaC2 (Lares clay, 5 to 12 percent slopes, eroded); Mp (Martin Pena muck); TaF (Tanama-Rock outcrop complex, 20 to 60 percent slopes); Uv (Urban land-Vega Alta complex, 20 to 60 percent slopes); and VaC2 (Vega Alta clay loam, 5 to 12 percent slopes, eroded). Prime farmlands and 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. The project is in compliance with the Farmland Protection Policy Act.</p> <p>The Farmlands Protection Partner Worksheet and Prime Farmland Map (<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 checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>An Advisory Base Flood Elevation (ABFE) map was developed by FEMA for this FIRM, which shows the 236.12-acre project site is in the 100-year floodplain (Flood Zone A).</p>

		<p>Floodplain impacts associated with the project are limited to the installation of a barbed wire fence to contain and rotate areas for cattle grazing within 0.34 acres of the floodplain. The Puerto Rico Department of Housing (PRDOH) completed an eight-step process in order to comply with EO 11988. An Early notice published on 04/17/2024 and subsequent final notice published on 06/18/2024; no comments were received.</p> <p>As a site-specific condition, the applicant will not install fence posts in the stream channel. Best management practices, such as proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization will be followed to minimize potential impacts to wetlands.</p> <p>Additionally, the project meets wet proofing mitigation requirements as the fence will not restrict or prevent the flow of flood waters on the property. The project is in compliance with Executive Order 11988.</p> <p>The Flood Insurance Partner Worksheet, Early Public Notice (04/17/2024), Final Public Notice (6/18/2024), 8-Step Analysis, and Floodplain Map (<b>Figure B 10-1</b>) are provided in <b>Appendix B, Attachment 10</b>.</p>
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<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 new construction of a fence on an undeveloped property 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>Record reviews and research were conducted at the SHPO and the Instituto de Cultura Puertorriqueña (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.</p> <p>The determination was submitted to SHPO by PRDOH for concurrence on December 1, 2023 and SHPO concurred with the No Historic Properties Affected determination on December 7, 2023 No further evaluation is required. The project is in compliance with the National Historic Preservation Act.</p> <p>The Historic Preservation Partner Worksheet and SHPO consultation 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</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project activities are limited to the purchase of materials for the construction of a fence, including 'treated' stakes and barbed wire. and do not involve residential new construction or rehabilitation. No further</p>

Communities Act of 1978; 24 CFR Part 51 Subpart B		evaluation is required. The project is in compliance with HUD's noise regulation.
<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>The Sole Source Aquifer Partner Worksheet and Sole Source Aquifer Map (<b>Figure B 12-1</b>) are provided in <b>Appendix B, Attachment 12.</b></p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>A review of the National Wetland Inventory (NWI) identified a freshwater forested/shrub wetland on the western portion of the project site where approximately 2,162.12 lf of the fence is within the mapped area resulting in impact to approximately 0.048 acres of riverine wetlands. The 8-step process was completed with an early wetland notice published on April 17, 2024 and subsequent final notice published on June 18, 2024; no comments were received. While the site-visit inspection of the area did not identify potential wetland indicators and the project would result in minimal impacts to the area, allowing water to continue flowing freely within the stream channel, the project will further minimize potential impacts by requiring applicant contractors to implement appropriate best management practices (BMPs) including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization during construction activities. In addition, as a site-specific condition, the applicant will not install fence posts in the stream channel. The project is in compliance with Executive Order 11990.</p> <p>The Wetlands Protection Partner Worksheet, 8-Step, and Wetland Map (<b>Figure B 13-1</b>) are provided in <b>Appendix B, Attachment 13.</b></p>

<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 Toa Alta Municipio. The closest Wild and Scenic River segment is located 155,128 ft (29 mi) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.</p> <p>The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (<b>Figure B 14-1</b>) are provided in <b>Appendix B, Attachment 14</b>.</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<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 improving agricultural use and production. 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. The project is in compliance with Executive Order 12898.</p> <p>The Environmental Justice Partner Worksheet and EJScreen Report are provided in <b>Appendix B, Attachment 15</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 activity includes the purchase and construction of a fence. The project site location(s) is classified as Agrícola Productivo (A-P) land use. The proposed action is continued agricultural use of property, which is compatible with zoning and existing land use.</p> <p>Construction actions include new construction which increase the current function of the existing land use. There is no change in land use since the land will continue to be used for agriculture purposes. The project site is in a suburban area of Toa Alta Municipio, and project activities will not contribute to urban sprawl.</p> <p>The applicant and/or construction manager is required to obtain any necessary local and territorial building and environmental permits prior to construction activities commencing.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The project activity includes the purchase and construction of a fence. Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Per the USGS/NRCS Web Soil Survey, the project area crosses 12 mapped soil series: AmB (Almirante clay, 2 to 5 percent slopes); Ba (Bajura clay, 0 to 2 percent slopes); CrD2 (Colinas clay loam (12 to 20 percent slopes); CrE2 (Colinas clay loam, 20 to 40 percent slopes); CrF2 (Colinas clay</p>

		<p>loam, 40 to 60 percent slopes); JnD2 (Juncal clay, 5 to 20 percent slopes, eroded); LaB (Lares clay, 2 to 5 percent slopes); LaC2 (Lares clay, 5 to 12 percent slopes, eroded); Mp (Martin Pena muck); TaF (Tanama-Rock outcrop complex, 20 to 60 percent slopes); Uv (Urban land-Vega Alta complex, 20 to 60 percent slopes); and VaC2 (Vega Alta clay loam, 5 to 12 percent slopes, eroded).</p> <p>Contractors will be required to use best management practices during construction to control erosion and prevent runoff. The soil is currently being used for agriculture purposes.</p> <p>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). Department of Natural and Environmental Resources (DNER) authorization is required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>The project activity includes the purchase and construction of a fence.</p> <p>Noise levels will temporarily increase during construction which may impact surrounding neighbors; 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 and to the hours established in the Regulation for Noise Control and Pollution in Puerto Rico. Additionally, the project does not include housing to where inhabitants would be affected.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	<p>The project activity includes the purchase and construction of a fence.</p> <p>The project is not anticipated to have a significant impact on employment and income patterns;</p>

		however, the project may help restore employment opportunities and income patterns.
Demographic Character Changes, Displacement	2	The project activity includes the purchase and construction of a fence.  The project is a rural area in Toa Alta Municipio and will not alter the demographics or character of the surrounding community. Project activities will not result in any direct or indirect displacement of individuals or families.
Environmental Justice	2	The project activity includes the purchase and construction of a fence.  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 improving agricultural use and production. The project will not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. 60% of individuals located in Toa Alta Municipio are classified as having low-income (see EJ Screen Report in <b>Attachment 15</b> ).

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The project activity includes the purchase and construction of a fence 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 includes the purchase and construction of a fence. The proposed project will increase agricultural production, resulting in a net positive impact to the applicant's farm commercial output and a positive benefit to surrounding commercial enterprises who purchase and sell the cattle; however, the project will not put undue pressure on commercial facilities.
Health Care and Social Services	2	The project activity includes the purchase and construction of a fence on private land and will not



		affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	<p>The project activity includes the purchase and construction of a fence.</p> <p>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.</p>
Wastewater / Sanitary Sewers	2	<p>The purchase of materials for the construction of a fence, including 'treated' stakes and barbed wire is not expected to result in any changes in the property's current wastewater or sanitary sewer use. No sewage utilities will be installed or connected to this project.</p> <p>Sewage will not be generated from the project. No new wastewater or sanitary sewer connections are required for this project.</p>
Water Supply	2	The proposed project includes the purchase and construction of a fence. The proposed project activities are not expected to result in any changes to water supply.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project includes the purchase and construction of a fence 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 includes the purchase and construction of a fence 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 proposed project includes the purchase and construction of a fence 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	<p>The project activity includes the purchase and construction of a fence.</p> <p>A riverine runs along the center of the property as well as another riverine running along the eastern and southern boundaries of the applicant's property. Construction activities will not affect water quality or access to the riverines. As a site-specific condition, the applicant will not install fence posts in the stream channel. Best management practices, such as proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization will be followed to minimize potential impacts to wetlands. Additionally, the project meets wet proofing mitigation requirements as the fence will not restrict or prevent the flow of flood waters on the property.</p>
Vegetation, Wildlife	2	<p>The project activity includes the purchase and construction of a fence.</p> <p>The project area has already been previously disturbed for farm operations. Although there will be some pruning of vegetation, the project is not anticipated to negatively impact trees, vegetation, wildlife, or native plant communities. No tree clearing will occur.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>CLIMATE AND ENERGY</b>		
Climate Change Impacts	2	<p>The project activity includes the purchase and construction of a fence.</p> <p>The proposed ReGrow program project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters, including drought. The Climate Mapping for Resilience and Adaptation Assessment tool (<a href="https://resilience.climate.gov/#assessment-tool">https://resilience.climate.gov/#assessment-tool</a>) provides historical and future climate data for five common climate-related hazards (extreme heat,</p>

		<p>drought, wildfires, flooding, and coastal inundation). The data model for the census tract that includes application location does not indicate a significant increase in hazard risks from climate change for drought, wildfire, or flooding, when comparing historical data (1976-2005) to future projections. The model projects a greater number of days where temperatures will exceed 90 degrees Fahrenheit after 2015, which is a systemic trend in the model across the Island.</p> <p>The specific activities proposed for this economic development project are limited in scale and land impacts. The proposed fence construction activities are for individual farm use and will not result in a significant increase in electricity or water draw. The equipment that will be used during construction and operation will also be limited to occasional use at this specific land parcel, and therefore will not generate a significant amount of greenhouse gas. Additionally, project activities will not result in tree clearing that would contribute to a loss in carbon capture.</p>
Energy Efficiency	2	<p>The project activity includes the purchase and construction of a fence.</p> <p>The project does not require any connections to electricity. Therefore, the project will not result in additional energy consumption or require any expansion to existing power facilities.</p>

**Additional Studies Performed:**

No additional studies were performed.

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

Field inspection completed on August 28, 2023, by Heath Anderson, SWCA Environmental Consultants.

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

Department of Natural and Environmental Resources (DNER). 2023. Puerto Rico DNER Species Ranges – under construction. Accessed September 26, 2023. Available at: <https://arcg.is/1S9aju0>.

Federal Aviation Administration (FAA). 2022. National Plan for Integrated Airport Systems 2023-2027. Accessed September 6, 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 72000C0340H (effective 4/19/2005). Accessed October 13, 2023. Available at: <https://msc.fema.gov/portal/home>.

Institute of Puerto Rican Culture (ICP). 2023. San Juan, Puerto Rico. Data collection conducted on September 28, 2024.

National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management. 2023. Puerto Rico Coastal Zone Boundary. Accessed October 13, 2023. Available at: [Puerto Rico Coastal Vulnerability Viewer \(arcgis.com\)](#).

State Historic Preservation Office (SHPO). 2023. San Juan, Puerto Rico. Data collection conducted on September 28, 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 October 13, 2023. Available at: <https://geopub.epa.gov/arcgis/rest/services/EMEF/efpoints/MapServer>.

USEPA. 2022b. Sole Source Aquifer Map. Accessed February 23, 2024. 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 February 26, 2024. 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 November 27, 2023. Available at: <https://www.epa.gov/ejscreen/download-ejscreen-data>.

U.S. Fish and Wildlife Service (USFWS). 2019. Coastal Barrier Resources System. Accessed September 6, 2023. Available at: <https://www.fws.gov/CBRA/Maps/Mapper.html>.

USFWS. 2023a. Information for Planning and Consultation (IPaC). Accessed September 26, 2023. Available at: <https://ipac.ecosphere.fws.gov/location/index>.

USFWS. 2023b. Critical Habitat for Threatened & Endangered Species. Accessed October 16, 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 October 13, 2023. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

U.S. Forest Service. 2022. National Wild and Scenic River Segments. Accessed September 6, 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 October 13, 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 will be 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 installation of fences 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. Overall, the project will have a net positive impact by helping a small business increase their capacity for agricultural production. 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]**

Within the boundaries of the property, the applicant could realign the new segments of the proposed fence line in other locations. However, this alternative prevents the applicant from having full use of property for agricultural purposes. All other alignments could be considered for the new fence portions; however, other alignments may result in tree clearing prior to construction.

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

Under the No Action Alternative, the applicant would not receive federal funding for the installation of a fence. Consequently, the applicant may not be able to recover and continue 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

**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 construction manager shall contact the Puerto Rico DNER to relocate the Boa. The USFWS has developed the following conservation measures for the Boa:</p> <ol style="list-style-type: none"><li>1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.</li><li>2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid</li></ol>

further habitat degradation into forested and conservation areas.

3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.

4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). Do not capture the boa. If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #: (787) 724-5700, (787) 230-5550, (787) 771-1124). If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue.

5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior. Last Revised: January 2024

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.

7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers

	<p>for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.</p> <p>8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.</p> <p>9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.</p> <p>10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><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.</p>
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>Any necessary environmental permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>Soil suitability will be assessed prior to construction. Contractors will be required to use best management practices during construction.</p>



	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 comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours and to the hours established in the Regulation for Noise Control and Pollution in Puerto Rico.
Solid Waste Disposal / Recycling	All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste).
Floodplain Management and Wetland Protection	As a site-specific condition, the applicant will not install fence posts in the stream channel. Best management practices, such as proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization will be followed to minimize potential impacts to wetlands. Additionally, the project meets wet proofing mitigation requirements as the fence will not restrict or prevent the flow of flood waters on the property.


**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:  Date: 8 October 2024

Name/Title/Organization: Heath Anderson, Ph.D., Deputy Program Manager

SWCA Environmental Consultants

Certifying Officer Signature:  Date: October 11, 2024

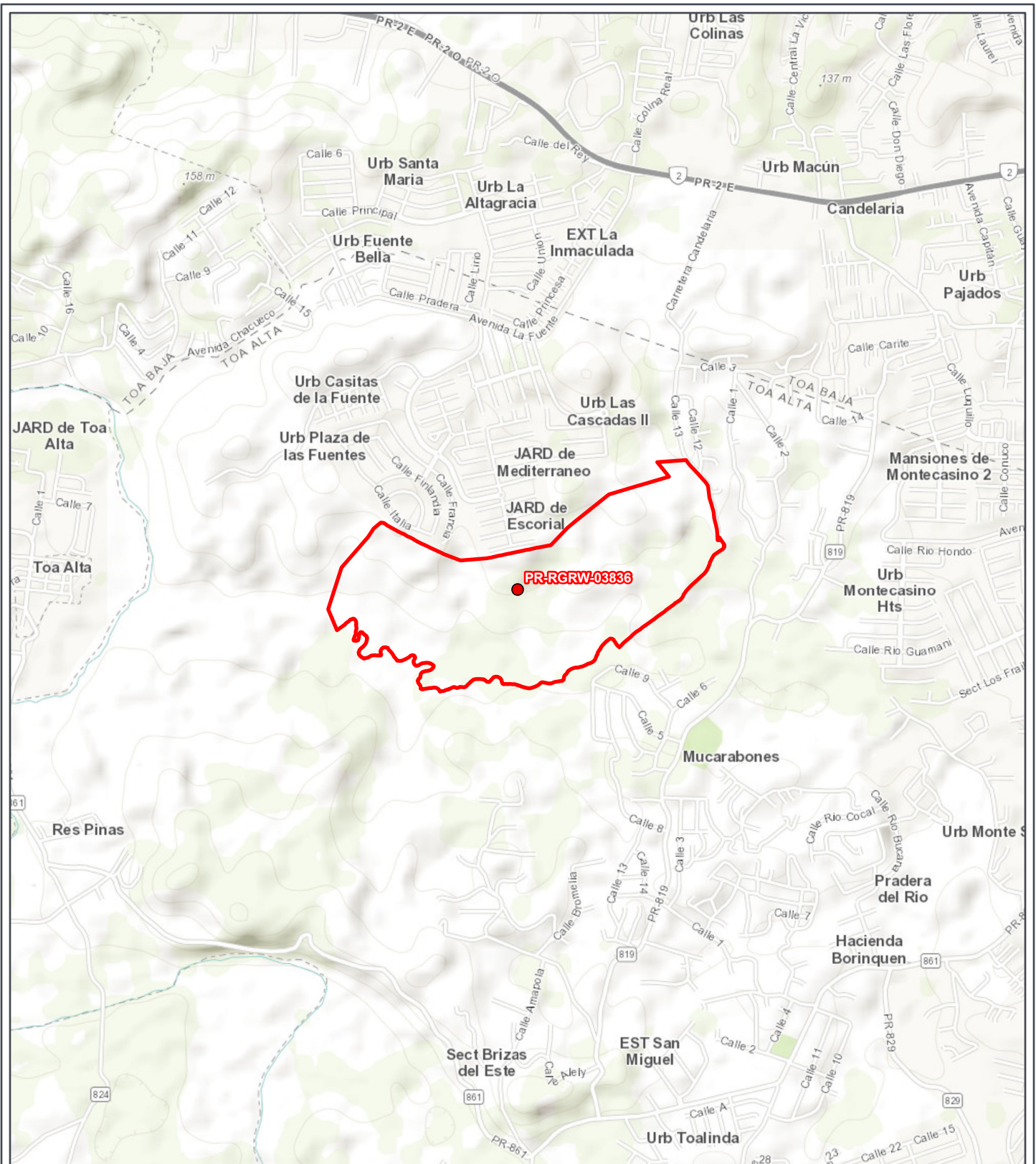
Name/Title: Sally Z. Acevedo Cosme- Permits and Environmental Compliance Specialist

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**



REGROW PROGRAM

**Figure A-1:  
Site Location**

Applicant ID: PR-RGRW-03836



- Site
- Site Parcel

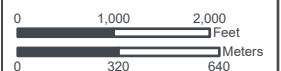
Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N



1:24,000

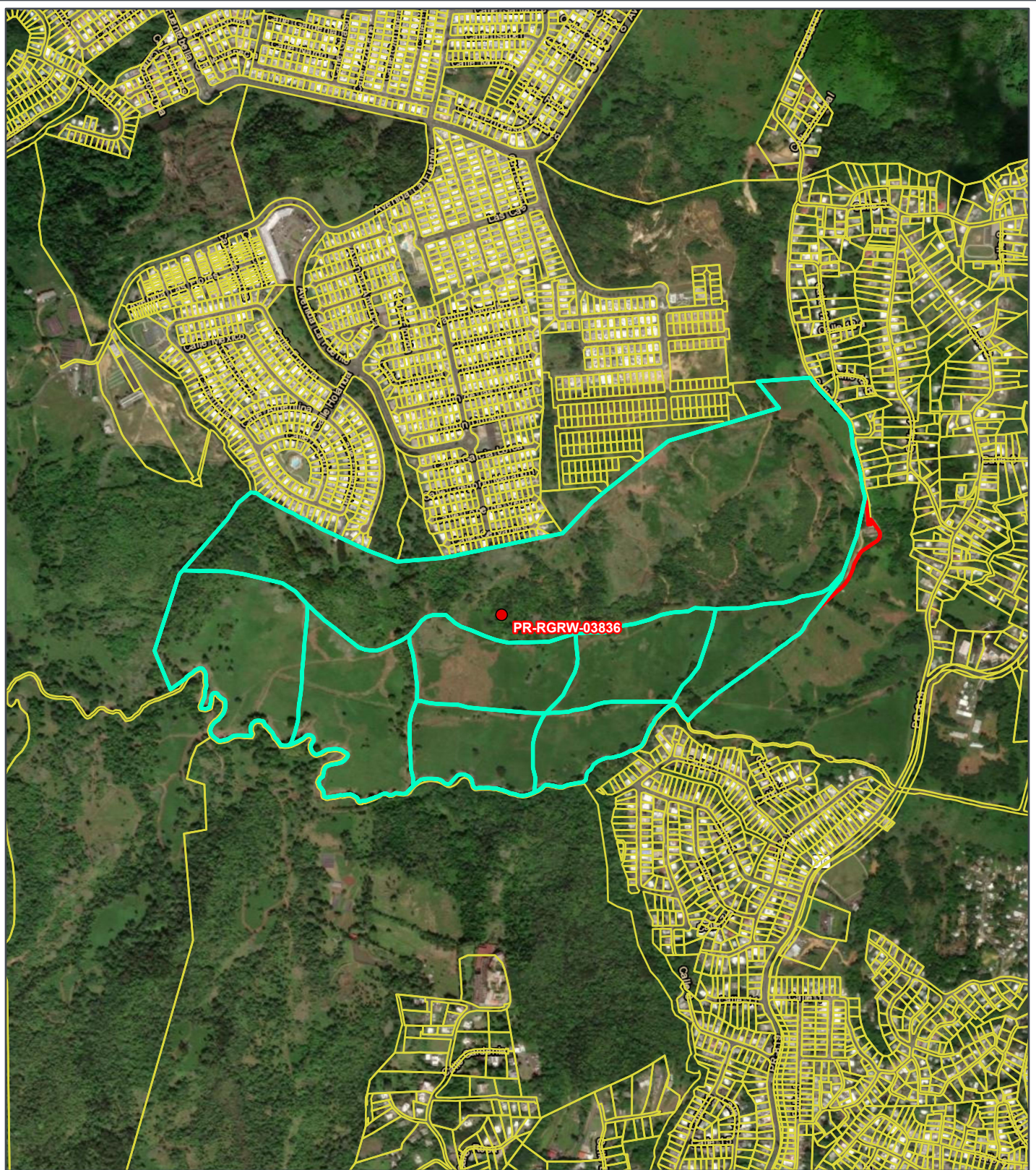
Puerto Rico



Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023

Layout: Site Location  
Aprx: 72428\_ReGrowTier2Maps

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



REGROW PROGRAM

**Figure A-2:  
Site Vicinity**

Applicant ID: PR-RGRW-03836

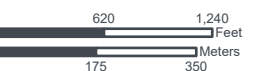


- Site
- Site Parcel
- Project Footprint (Option)

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

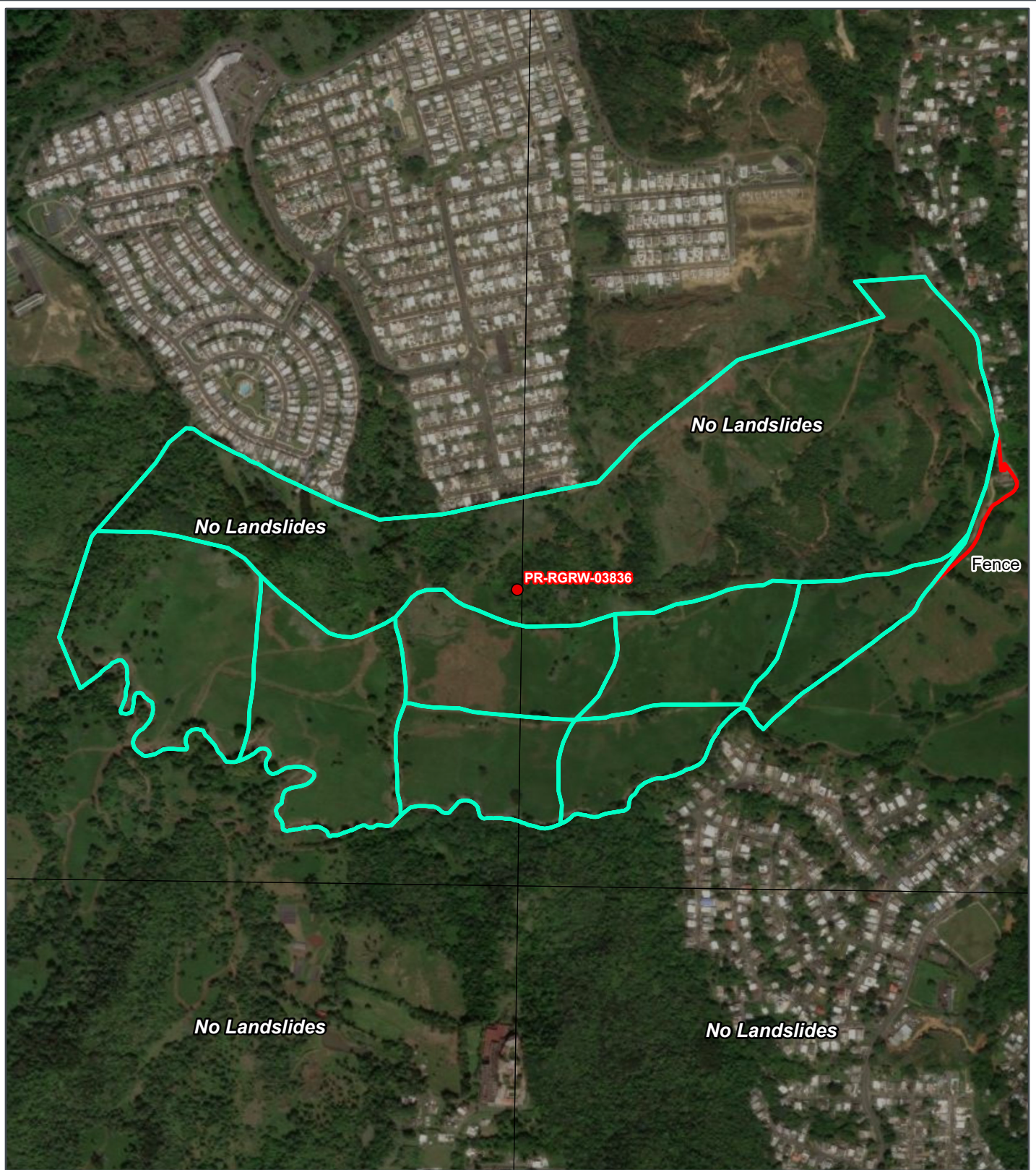
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps



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





REGROW PROGRAM

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

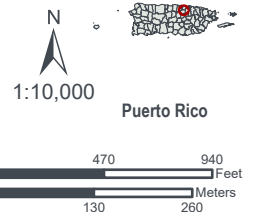
Applicant ID: PR-RGRW-03836



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Potential Area of Disturbance
- ▭ Greater than 25 Landslides per sq km
- ▭ Less than 25 Landslides per sq km
- ▭ No Landslides
- ▭ Not Examined

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°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 October 2023  
Updated: 10/13/2023  
Layout: Landslide



**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 à *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 à *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 à *Continue to Question 3.*

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

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

à *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.

à *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. à *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.](#)

*à 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 (ft) of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Fernando Luis Ribas Dominicci, is located 48,828 ft (9 miles [mi]) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 75,729 ft (14 mi) from the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836



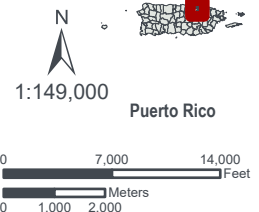
- Site
- Airport Runway
- Accident Potential Zones (APZ)
- Runway Protection Zones (RPZ)
- 2,500-FT Civil Airport Buffer
- 15,000-FT Military Airport Buffer

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

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

Updated: 9/6/2023  
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 Toa Alta. The closest CBRS unit, Punta Salinas, is located 30,399





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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.

feet (6 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836

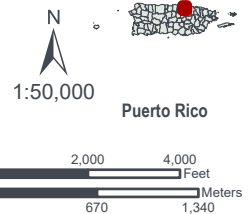


- Site
- Otherwise Protected Area
- System Unit

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>  
Base Map: ESRI ArcGIS Online, accessed September 2023  
Updated: 9/6/2023  
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.  
à *Continue to the Worksheet Summary.*

Yes à *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 à *Continue to the Worksheet Summary.*

Yes à *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.  
à *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.  
à *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.

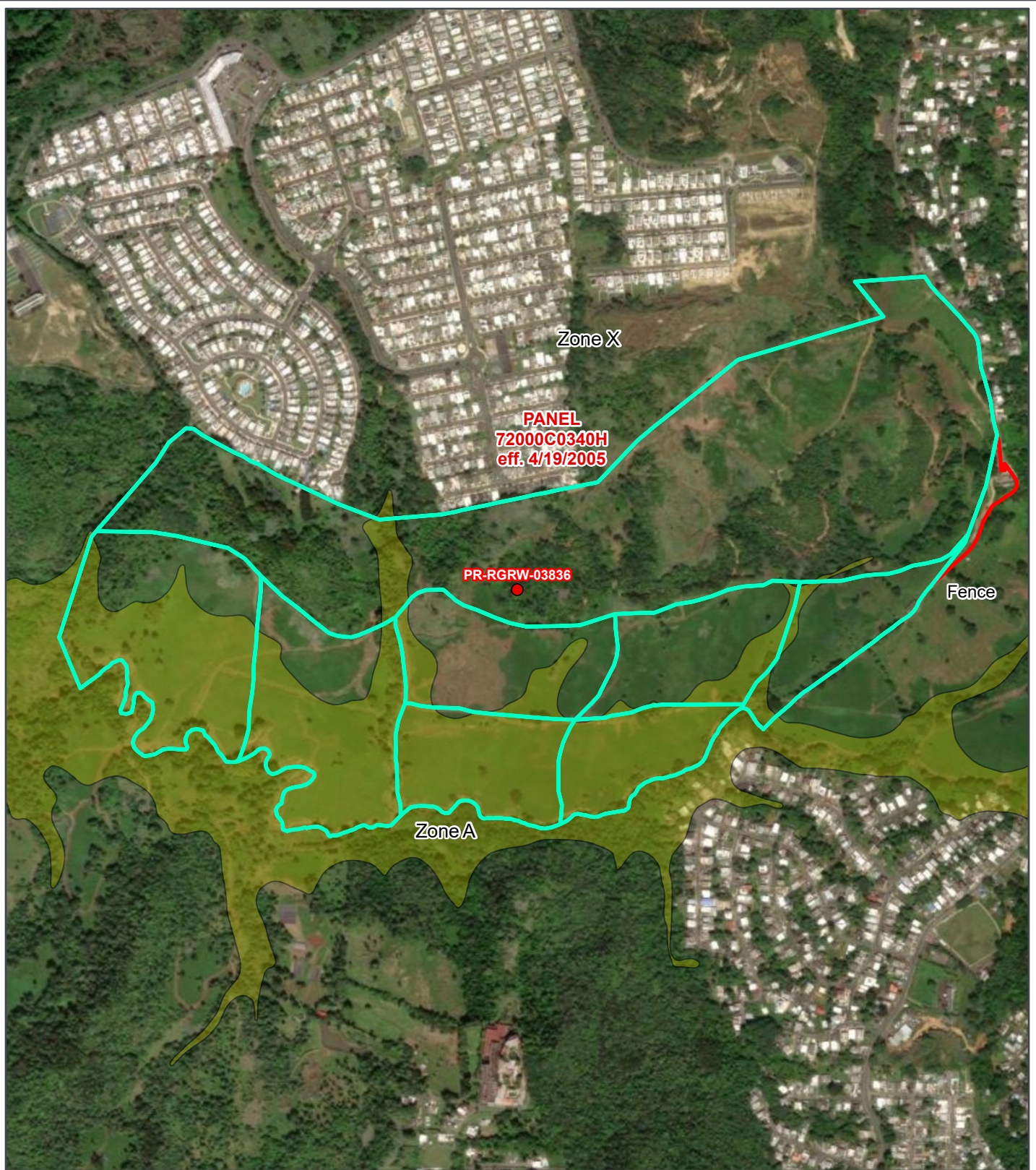
### **Worksheet Summary**

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 72000C0340H (effective date 04/19/2005), shows the project site and structures are in Flood Zone A, which is a Special Flood Hazard Area (SFHA). Flood insurance is required.



REGROW PROGRAM

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

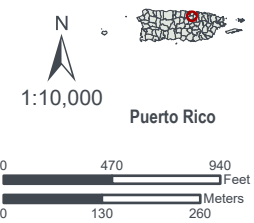
Applicant ID: PR-RGRW-03836



- 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

Carr PR 819 Bo. Mucarabones  
 Toa Alta, Puerto Rico 00953  
 Parcel ID: 084-000-002-08-999  
 Parcel Center:  
 66.227899°W 18.387707°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>  
 Base Map: ESRI ArcGIS Online, accessed October 2023  
 Updated: 10/13/2023  
 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 Toa Alta Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include the new construction of a fence and purchase of calves and heifers. The project is not anticipated to have a negative impact on air quality. 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. No further evaluation is required. The project is in compliance with the Clean Air Act.



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 January 31, 2024

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	1112131415161718192021222324	//		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	18192021222324	//		Part	22,921	72/021
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	18192021222324	//		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	18192021222324	//		Part	23,802	72/061
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	18192021222324	//		Part	23,401	72/123
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	18192021222324	//		Part	147,963	72/127
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	18192021222324	//		Part	52,441	72/137

Important Notes

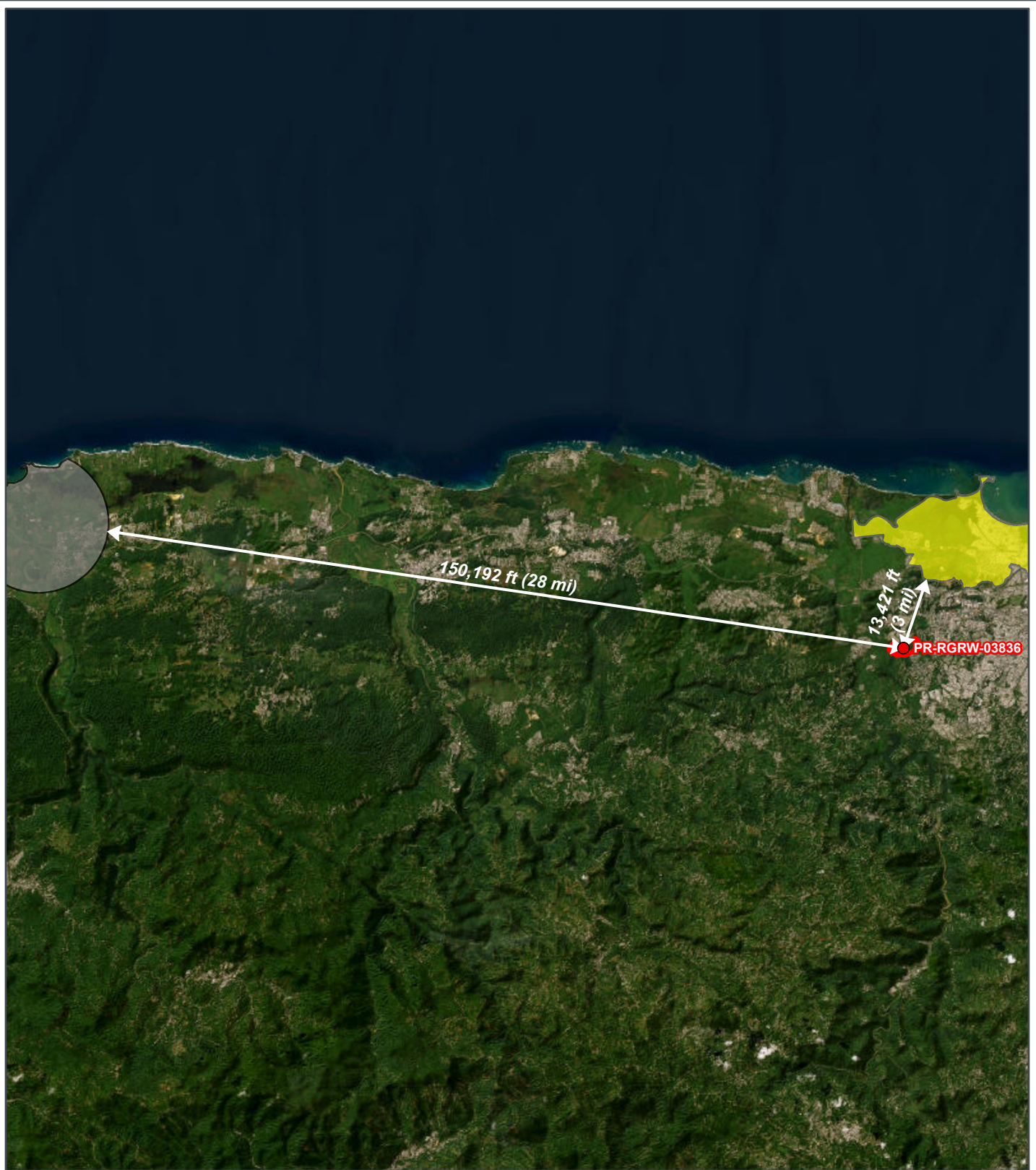
Discover.

Connect.

Ask.

Follow.

2024-01-31



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836



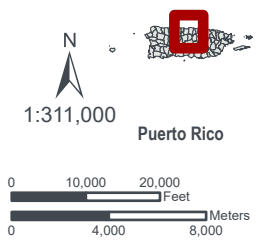
- Site
- 8-Hour Ozone (2015 Standard)\*
- Lead (2008 Standard)
- PM-2.5 (2012 Standard)\*
- Sulfur Dioxide (2010 Standard)

\*No Data in Puerto Rico

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: [https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic\\_fgdb/MapServer](https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic_fgdb/MapServer)  
Base Map: ESRI ArcGIS Online, accessed September 2023  
Updated: 9/6/2023  
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.

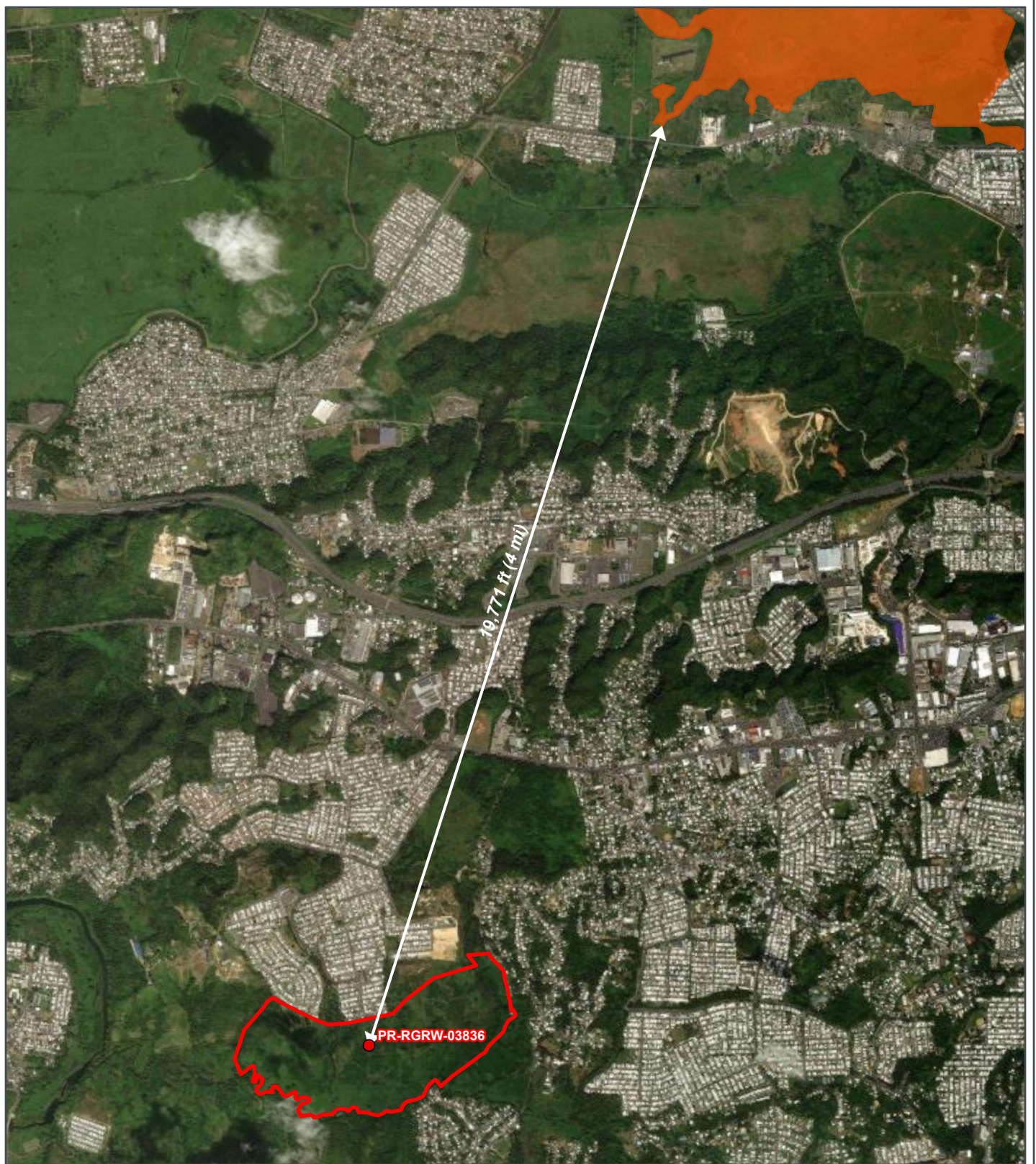
### **Worksheet Summary**

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 19,771 feet (4 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836

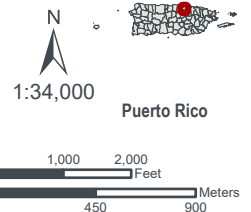


- Site
- Coastal Management Zone

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.219207°W 18.413634°N

Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/>  
Base Map: ESRI ArcGIS Online, accessed September 2023  
Updated: 9/6/2023  
Layout: Coastal Zone Management  
Aprx: 72428\_ReGrowTier2Maps



## **Attachment 6**

# **Contamination and Toxics Substances Partner Worksheet, Desktop Review Summary, and 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

*à 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 **à Explain below.**

The Environmental Site Inspection and Desktop Review did not reveal any potential contamination or hazards.

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

- Yes *à 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.  
à *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)

à *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 08/28/2023 (Appendix C) 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, stained soil or vegetation and the project is in compliance with contamination and toxic substances requirements.

The project does not involve any occupied structures, and therefore, is exempt from considering radon as part of the site contamination analysis as per HUD Notice CDP- 23-103.

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

---

<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.

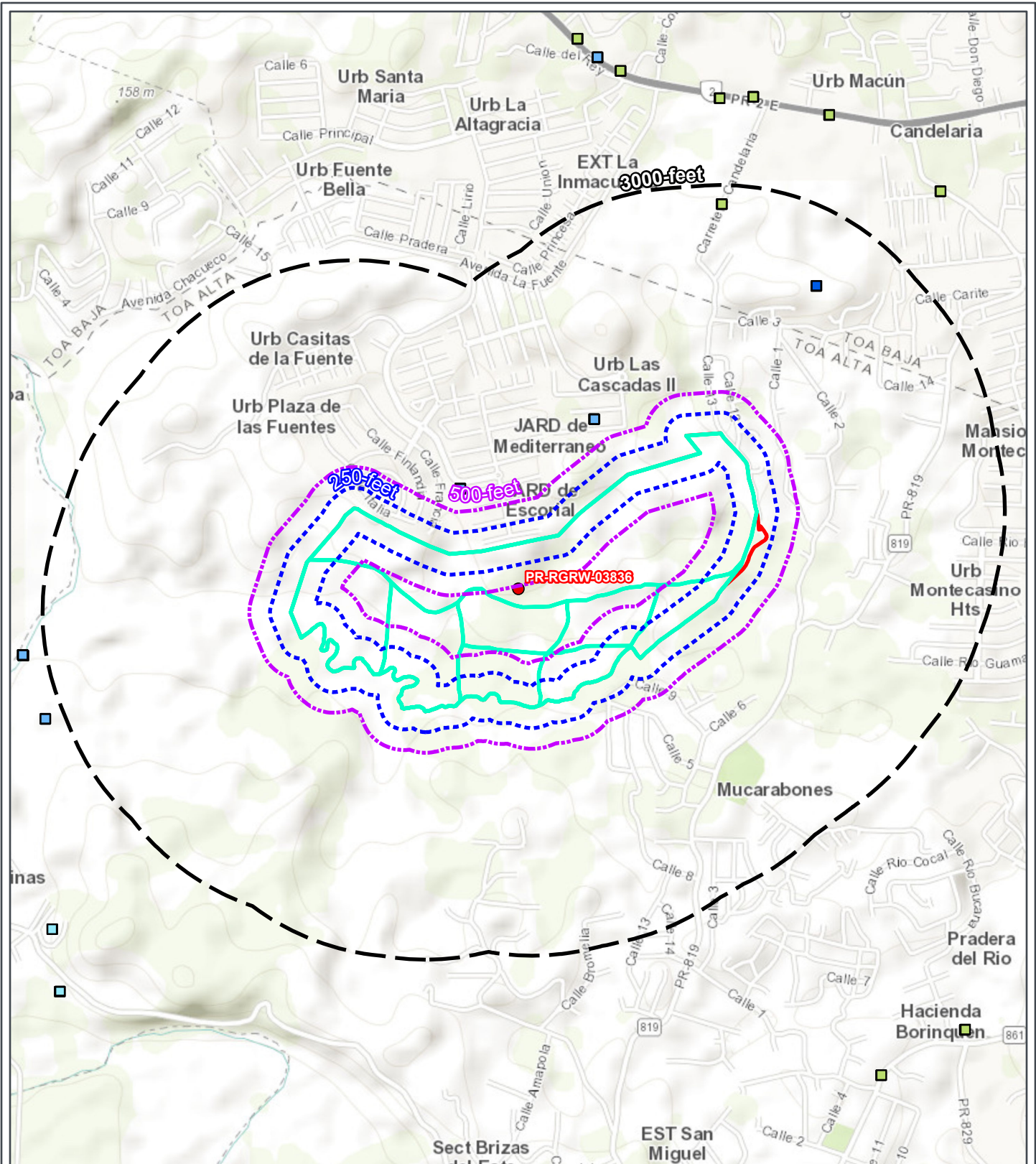
<sup>4</sup> Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted 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.

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 parcel has been used for agricultural purposes and there has been no change in land use in the last 20 years. The project is located in a rural area of Toa Alta Municipio and will continue to be used for agricultural purpose.

The desktop review found three of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area. However, due to the nature of the project activities and the absence of identified violations at the sites of concern, none of the facilities identified will affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.

**Contamination and Toxics Sites Summary**  
**Carretera PR 819 Bo. Mucarabones, Toa Alta, PR 00953**

Database	Primary ID	Facility Name	Facility Address	Secondary ID	Latitude	Longitude	Distance (ft)	Status
NPDES	110054969655	LAS CASCADAS II DEVELOPMENT	ROAD # 2, KM 18.25, BUCARABONES WARD	PRU008096	18.393361	-66.22525	742	Non-Major Permit No Violations Identified
ICIS-Air	110010361571	BLOQUITO	NO STREET ADDRESS, PUERTO RICO, PR 00757	PR0000007213500004	18.397778	-66.2175	2,125	Permanently Closed Minor Permit No Violations Identified
RCRA	110032966440	MASTER CONCRETE CORP	CARR #2 KM 2.0 BO CANDELARIA, TOA BAJA, PR 00949	PRR000020594	18.400512	-66.220792	2,741	Active VSQG, No Violation Identified



REGROW PROGRAM

**Figure B 6-1:  
Contamination and  
Toxic Substances Map**

Applicant ID: PR-RGRW-03836

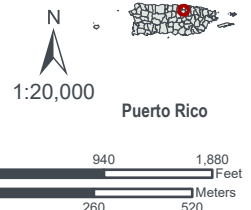


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (250-feet)
- ▭ Buffer (500-feet)
- ▭ Buffer (3000-feet)
- ▭ Water dischargers

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

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/MapServer>  
Base Map: ESRI ArcGIS Online, accessed October 2023  
Updated: 10/13/2023  
Layout: Contamination and Toxic Substances



## **Attachment 7**

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



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

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## 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.**

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. The review identified one federally listed species, the Puerto Rican boa (*Chilabothrus inornatus*), with the potential to occur within the project area.

The project site is 14,148 feet (3 miles) away from the closest final designated critical habitat; therefore, project activities will have *no effect* on critical habitat. Due to the generalist nature of the Puerto Rican boa, forested habitat surrounding the project areas, and dense ground cover present throughout the



review area, the Puerto Rican boa may occur within the project area. The applicant will employ the conservation measures outlined in the USFWS 2023 General Project Design Guidelines for the Puerto Rican boa. As such, it is anticipated that the project *may affect, but is not likely to adversely affect* the Puerto Rican boa. See the attached USFWS informal consultation request and subsequent concurrence, received on November 9, 2023.

## ENVIRONMENTAL MEMORANDUM

**Date:** 8/23/2024

**To:** Environmental Review Record (ERR) File

**Subject:** Explanation of Conflicting Information within the ERR

**Applicant Name:** Israel E. Alicea Soto

**Application Number:** PR-RGRW-03836

---

This memorandum serves to provide an explanation as to the presence of conflicting pieces of information within the Environmental Review Record (ERR) file.

Confliction Information:  Coordinates  Address  Municipio  Parcel ID/Cadaster Number  
 Construction Date  Applicant Name  Other: Scope of Work

Location(s) of EA and T&E Consultation  
Conflicting Information:

Explanation: The T&E documents note the construction of a greenhouse. The scope of work throughout the EA is the construction of a fence throughout the property. Any mention of a greenhouse throughout the T&E documents was inadvertent and should be excluded from the review.



## United States Department of the Interior

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



In Reply Refer to:  
FWS/R4/CESFO/72135-Gen

Submitted Via Electronic Mail: [jcperez@vivienda.pr.gov](mailto:jcperez@vivienda.pr.gov)

Juan Carlos Pérez-Bofill, PE, MEng.  
Director – Disaster Recovery CDBG-DR Program  
Puerto Rico Department of Housing  
P.O. Box 21365  
San Juan, P.R 00928-1365

Re: CDBG-DR PR-RGRW-03836 Empresas Coki  
LLC, Toa Alta, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated October 30, 2023, requesting comments on the above referenced project. As per your request, our comments are provided under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) on behalf of Empresas Coki LLC (the Applicant) is proposing the construction of a new fence and a greenhouse on a 236 acres parcel. Clearing of thorny vegetation along the proposed fence line will be require, but no tree clearing is anticipated. The proposed project location will be at PR-819, Bo. Mucarabones (18°23'18.7"N 66°13'40.0"W) in the municipality of Toa Alta, Puerto Rico.

Using the Information for Planning and Consultation (IPaC) system the proponent has determined that the proposed project lies within the range of Puerto Rican boa (*Epicrates inornatus* now known as *Chilabothrus inornatus*).

Based on the nature of the project, scope of work, information available, and existing habitat, the proponent has determined that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa. Conservation measures will be implemented prior to and during the construction to avoid or minimize impacts to these species.

We have reviewed the information provided in your letter and our files, and concur with your determination that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa with the implementation of the conservation measures. As per the conservation recommendations, please note that if a Puerto Rican boa is encountered during the project

activities, it should not be captured. If a boa needs to be moved out of harm's way, the Puerto Rico Department of Natural and Environmental Resources (PRDNER) should be contacted for safe capture and relocation of the animal. If immediate relocation is not an option, project-related activities in the area where the boa is found must stop until it moves out of harm's way on its own.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on this project. If you have any questions or require additional information, please contact us via email at [caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov) or by phone at (786) 244-0081.

Sincerely yours,

MARELISA  
RIVERA

Digitally signed by  
MARELISA RIVERA  
Date: 2023.11.09 09:27:36  
-04'00'

For Edwin E. Muñiz  
Field Supervisor

dr

cc:  
Susan Fischer, SWCA



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Houston, Texas 77040  
Tel 281.617.3217 Fax 281.617.3227  
www.swca.com

August 23, 2024

Edwin E Muñiz, Field Supervisor  
Caribbean Ecological Services Field Office  
U.S. Fish and Wildlife Service  
P.O. Box 491  
Boquerón, Puerto Rico 00622  
Email: [caribbean@es@fws.gov](mailto:caribbean@es@fws.gov)

**Re: Federally Listed Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-03836 Project/ SWCA Project No. 72428**

Dear Mr. Muñiz:

SWCA Environmental Consultants (SWCA), on behalf of the Puerto Rico Department of Housing, is requesting informal consultation under Section 7(a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 *et seq.*), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 *et seq.*) for the proposed ReGrow PR-RGRW-03836 Project (project). The Project is located on 236 acres at Carretera PR 819 Bo. Mucarabones, Toa Alta, PR 00953 (-66.219444°W 18.389504°N).

The proposed Project involves the construction of a new fence. Construction of the greenhouse would require some clearing of the thorny vegetation along the proposed fence line, but no tree clearing is anticipated.

Using the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system, we have determined that the proposed project lies within the range of the following federally listed species:

Species	Listing Status
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered

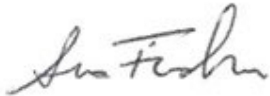
No designated or proposed critical habitat for any listed species was identified within the project area. Based on the nature of the project, scope of work, information available, and a careful analysis of the existing habitat, we have made the following effects determinations:

Species	Effect Determination	Conservation Measures to be Implemented
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Not likely to adversely affect (NLAA)	Puerto Rican Boa General Project Design Guidelines

In accordance with the 2023 Puerto Rican Boa General Project Design Guidelines, if a Puerto Rican Boa (PR Boa) is found in the project action site, work shall cease until the individual moves off on its own. If the PR Boa does not move off, the construction manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the PR Boa.

In order to complete the informal consultation process, we are requesting your concurrence for the NLAA determinations included in this letter. Attached to this letter, we are including the documents used to reach our effect determinations for the listed species. If you have any questions or require any additional information, please contact me at (346) 388-1157 or [susan.fischer@swca.com](mailto:susan.fischer@swca.com).

Sincerely,



Susan Fischer  
Wildlife Ecologist  
SWCA Environmental Consultants

Attachments: Threatened and Endangered Species Technical Memorandum



ENVIRONMENTAL CONSULTANTS

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10245 West Little York Road, Suite 600  
Houston, Texas 77040  
Tel 281.617.3217 Fax 713.896.3189  
www.swca.com

## TECHNICAL MEMORANDUM

**To:** Caribbean Ecological Services Field Office  
U.S. Fish and Wildlife Service  
P.O. Box 491  
Boquerón, Puerto Rico 00622

**From:** Susan Fischer, Project Biologist on behalf of the Puerto Rico Department of Housing

**Date:** October 16, 2023

**Re:** **Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-03836 Project/ SWCA Project No. 72428**

---

### Project Description

Empresas Coki LLC, the applicant, is proposing to construct a new fence on a 236-acre property in the Municipio of Toa Alta, Puerto Rico (project) (Appendix A, Figure 1). The project is located at Carretera PR 819 Bo. Mucarabones, Toa Alta, PR 00953, in a rural area. The proposed fence work totals approximately 17,329 linear feet, which will surround the entire property (Appendix A, Figure 2).

### Existing conditions

The existing habitat conditions at the proposed property consist of overgrown herbaceous vegetation, interspersed with patches of wooded areas to the north. Forested areas lie adjacent to the west and south. There is also one spring-fed drainage that runs north-south in the western portion of the property, and Río Bucarabones runs along the southern boundary. Construction of the greenhouse would require some clearing of the thorny vegetation along the proposed fence line, but no tree clearing is anticipated. Representative photographs of the proposed locations are provided in Appendix B.

### Federal and State Protected Species

SWCA obtained a federal threatened and endangered species list from the USFWS (2023a) Information for Planning and Consultation (“IPaC”) website for a 100-foot buffer around the fence location (review area) (Appendix C). The IPaC automatically generates a list of species and other resources of concern, such as critical habitat, that are known or expected to be in the specified area and could potentially be directly or indirectly affected. According to the IPaC query for the project, one federally listed endangered species has the potential to occur in the review area; the Puerto Rican boa (*Chilabothrus inornatus*). SWCA also evaluated the review area for potential habitat for bald eagles (*Haliaeetus leucocephalus*) and golden eagles (*Aquila chrysaetos*) as they are protected by the Bald and Golden Eagle Protection Act of 1940 (“BGEPA”).

SWCA accessed the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Species Ranges, and Puerto Rico State Wildlife Action Plan\_a Ten Year Review online mapping databases

(PRDNER 2023a, PRDNER 2023b) and referenced the *Puerto Rico State Wildlife Action Plan: Ten Year Review* (PRDNER 2015) to compile a list of state threatened and endangered species with ranges that overlap with the review area. The review identified three additional listed species with the potential to occur within the review area: the state listed endangered brown pelican (*Pelecanus occidentalis*), the state listed critically endangered West Indian whistling duck (*Dendrocygna arborea*), and the state proposed critically endangered palma de lluvia (*Gaussia attenuate*).

The bald and golden eagle's range do not extend into Puerto Rico (Cornell Lab of Ornithology 2023); therefore, these species were eliminated from further analysis for this project. Table 1 identifies the species carried forward for further evaluation and summarizes each species' habitat requirements, potential for occurrence in the project area, and determination of effects.

**Table 1. Federal and State Listed Species Range and/or Habitat Requirements**

Common Name (Scientific Name)	Status*	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effects/Impacts
<b>Birds</b>				
Brown Pelican ( <i>Pelecanus occidentalis</i> )	D/EN	The brown pelican is a common resident to Puerto Rico, inhabiting shallow inshore waters, estuaries, and bays, but is also present in inland freshwater reservoirs (Birds of Puerto Rico 2023).	<i>Unlikely to occur.</i> There are no waterbodies located along the project area.	<i>No impact.</i> There is no suitable habitat for the brown pelican within the project area.
West Indian Whistling Duck ( <i>Dendrocygna arborea</i> )	--/CR	The West Indian whistling duck occurs primarily in swamps and marshes surrounded by abundant tree cover, but can also be found in other shallow fresh/brackish/saline ponds, including man-made dams and rice fields (Cornell Lab of Ornithology 2023).	<i>Unlikely to occur.</i> There are no waterbodies located along the project area.	<i>No effect.</i> There is no suitable habitat for the West Indian whistling duck in the project area.
<b>Reptiles</b>				
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	FE/CR	Considered to be a habitat generalist, the Puerto Rican boa tolerates a wide variety of terrestrial and arboreal habitats, including rocky areas, haystack hill, trees and branches, rotting stumps, caves, plantations, various types of forested areas such as karst and mangrove forests, forested urban and rural areas, and along streams and road edges (USFWS 2011).	<i>May occur.</i> The project area is located within and adjacent to the forested areas and dense vegetative ground cover is present throughout the review area.	<i>May affect, but not likely to adversely affect.</i> See discussion below.
<b>Plants</b>				
Palma de Lluvia ( <i>Gaussia attenuata</i> )	--/PCR	Grows in the open humid forests on rocky-calcareous steep hill slopes (Monaco Nature Encyclopedia 2023).	<i>Unlikely to occur.</i> There are no forested areas on steep hill slopes within the project area.	<i>No effect.</i> There is no suitable habitat for the palma de lluvia within the project area. Furthermore, no tree clearing is proposed.

\*Status Definitions:

D = Federally delisted; EN = State listed endangered; FE = Federally listed endangered; CR = State listed critically endangered; PCR = State proposed critically endangered



### **Federally Protected Species**

Due to the generalist nature of the Puerto Rican boa, forested habitat surrounding the project areas, and dense ground cover present throughout the review area, the Puerto Rican boa may occur within the project area. The applicant will employ the conservation measures outlined in the 2023 USFWS General Project Design Guidelines for the Puerto Rican boa (Appendix D), including but not limited to issuing a stop work if a Puerto Rican boa were to occur within the project area, and contacting the PRDNER for safe capture and relocation of the individual if such action is required. Consequently, it is anticipated that the project *may affect, but is not likely to adversely affect* the Puerto Rican boa. The USFWS Consistency Letter obtained through IPaC is included in Appendix E.

### **State Protected Species**

Based on a site visit and habitat evaluations, there is no suitable habitat for the brown pelican, West Indian whistling duck, or palma de lluvia within the project area. Therefore, the project will have *no impact* on state listed species.

### **Critical Habitat and National Wildlife Refuges**

Potential effects to habitat(s) within the project area critical to endangered species must be analyzed along with the endangered species themselves, while any activity proposed on National Wildlife Refuge lands must undergo a compatibility determination conducted by the Refuge. No designated critical habitats are present within 100-feet of any of the proposed project location options (Appendix A, Figure 3) (USFWS 2023b).

## LITERATURE CITED

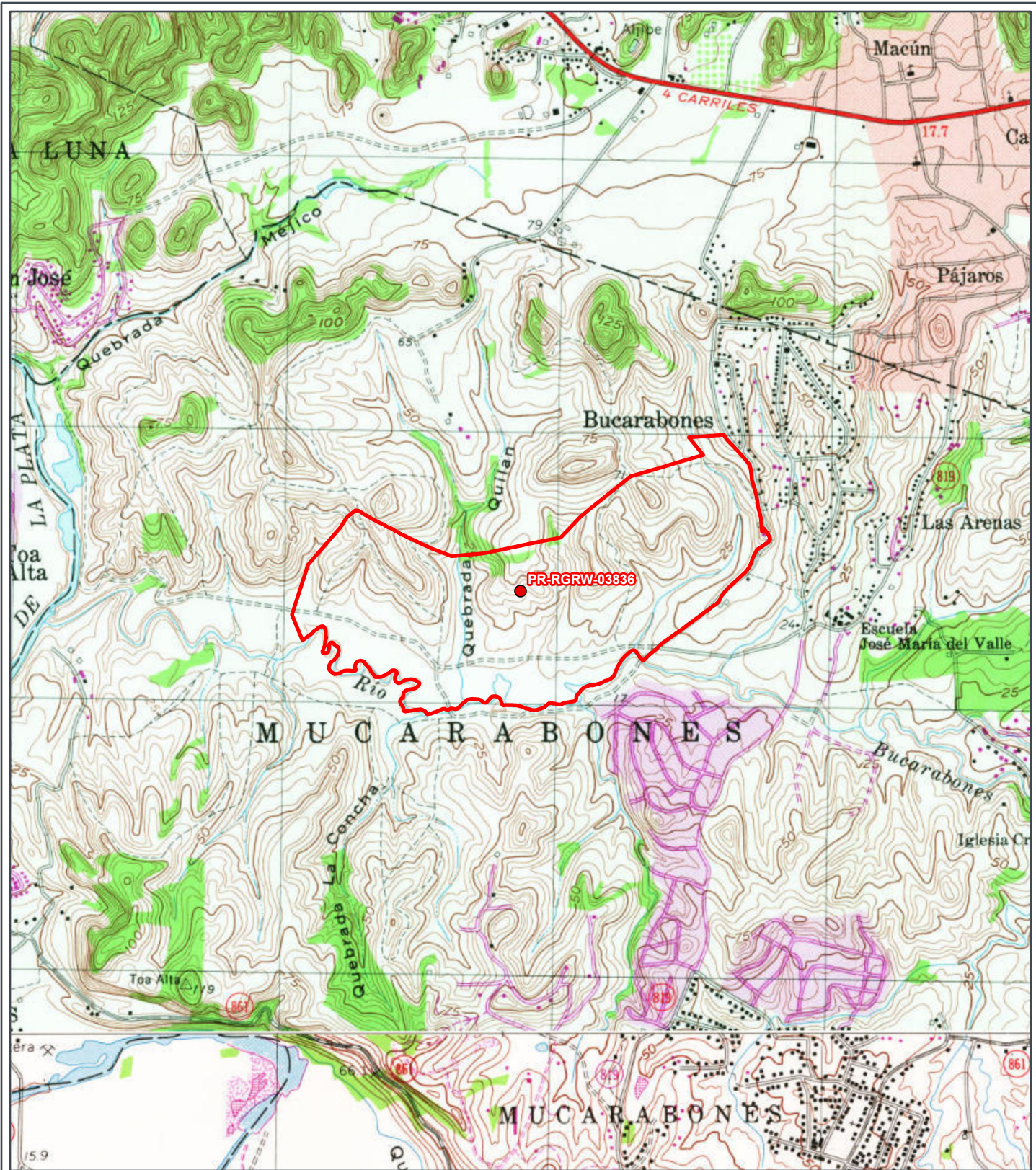
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## **APPENDIX A**

### **Maps**

**Figure 1**

**USGS Topographic Map**



REGROW PROGRAM

**USGS Topographic Map**

Applicant ID: PR-RGRW-03836



- Site
- Site Parcel

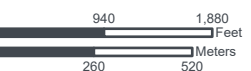
Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999

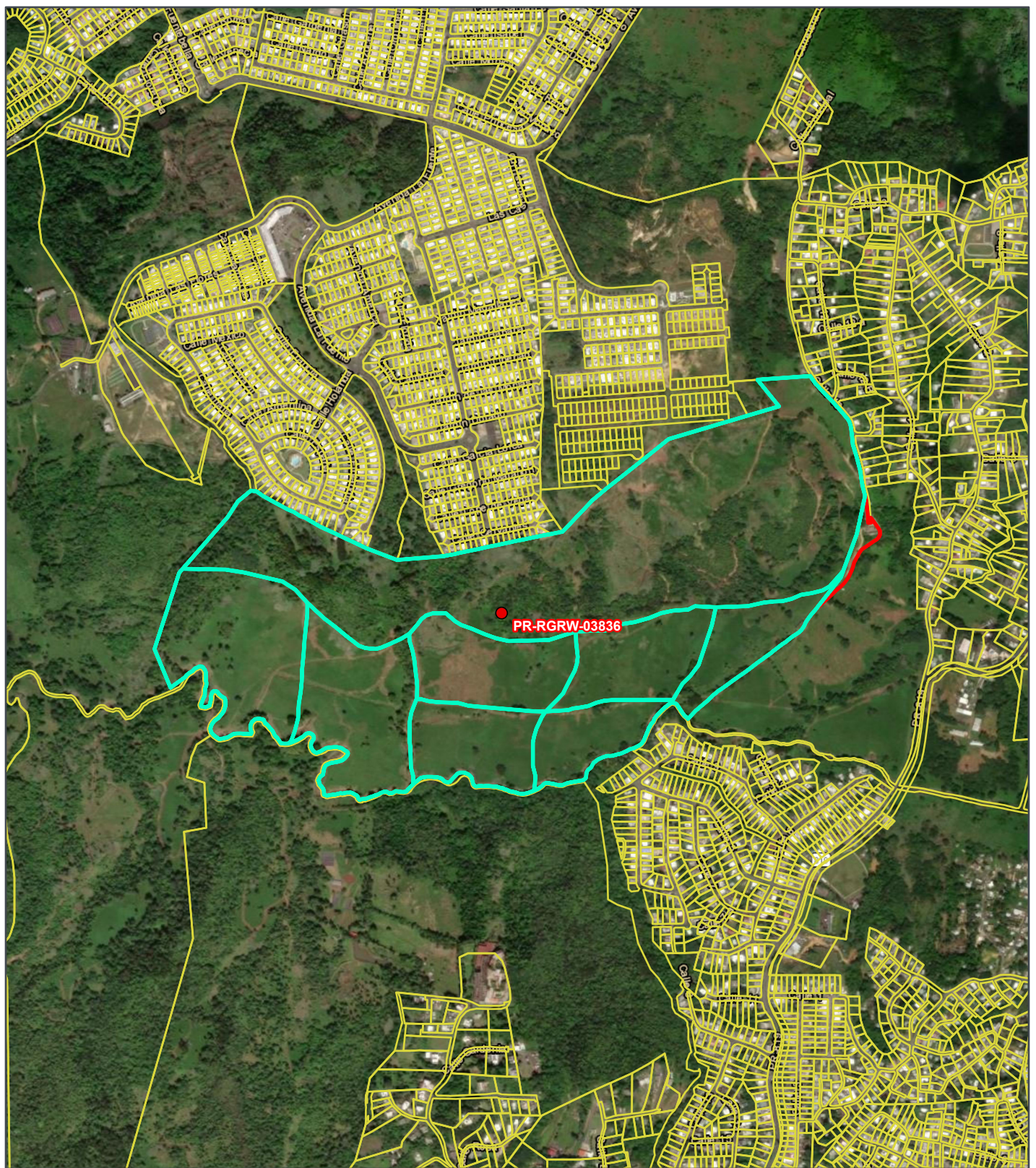
Parcel Center:  
66.227899°W 18.387707°N

Base Map: ESRI ArcGIS Online,  
accessed September 2023  
Updated: 9/27/2023

Layout: USGS Topographic Map  
Aprx: 72428\_ReGrowTier2Maps



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



REGROW PROGRAM

**Site Vicinity**

Applicant ID: PR-RGRW-03836

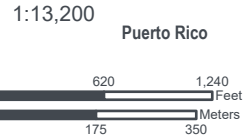


- Site
- Site Parcel
- Project Footprint (Option)

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

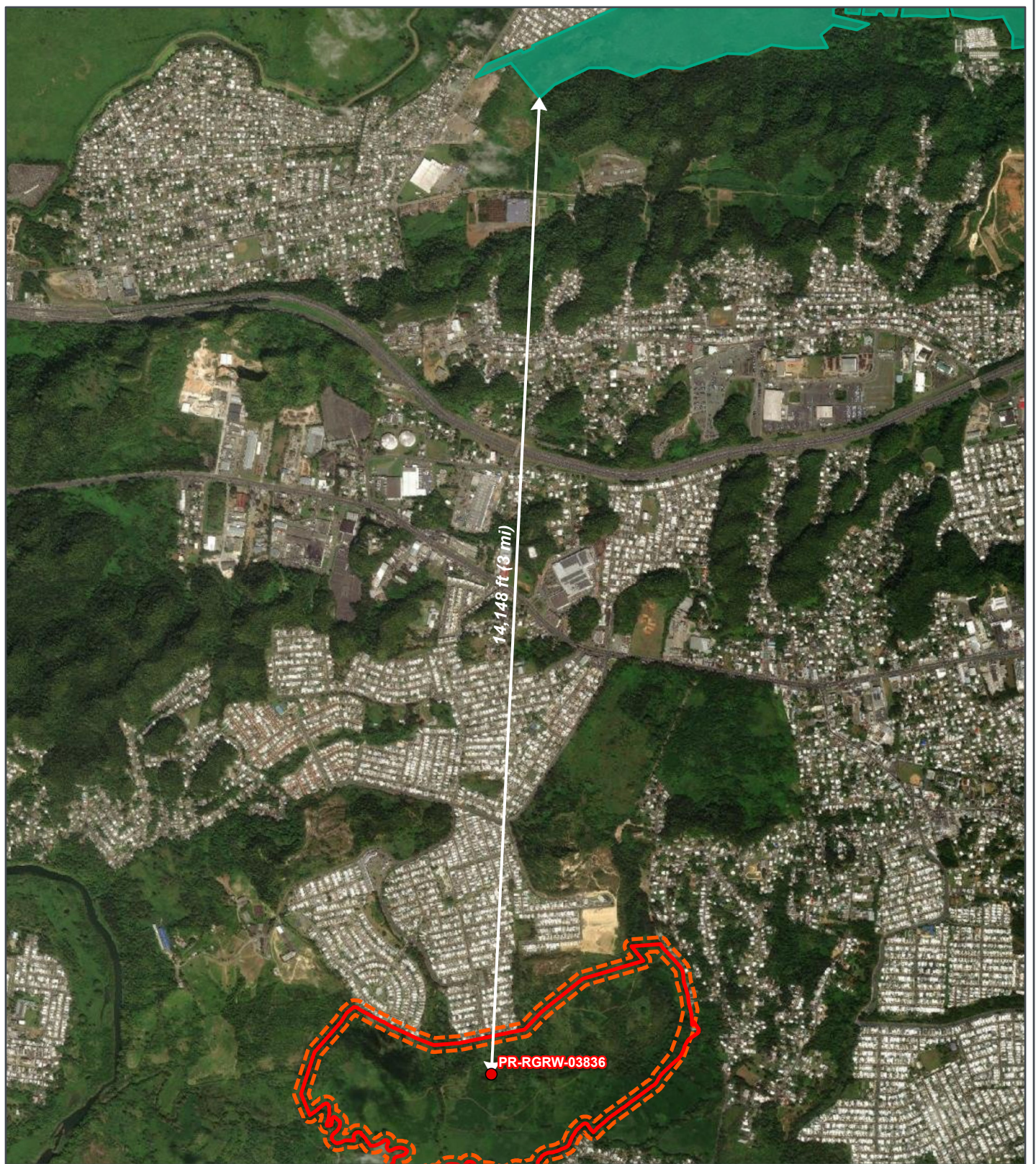
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.22754°W 18.388254°N

Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps



**Figure 3**  
**Critical Habitat Map**





REGROW PROGRAM

**Critical Habitat Map**

Applicant ID: PR-RGRW-03836

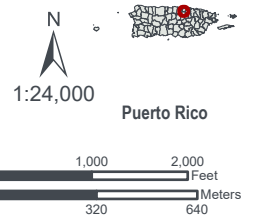


- Site
- Site Parcel
- Buffer (100-ft)
- Critical Habitat - Final
- National Wildlife Refuges

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: [https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS\\_Critical\\_Habitat/](https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/)  
Base Map: ESRI ArcGIS Online, accessed September 2023  
Updated: 9/6/2023  
Layout: Critical Habitat  
Aprx: 72428\_ReGrowTier2Maps



## **APPENDIX B**

### **Photographic Log**

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 01	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Northwest		
<b>Description:</b> Permanent, spring-fed drainage obscured by vegetation in foreground; in background, hilltop with prominent tree within northern property boundary		

<b>Photo #:</b> 02	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Northeast		
<b>Description:</b> Two-track road that runs southwest from former dairy structure – part of proposed fence will run along the west (i.e., left) side of this two-track road.		

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 03	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Northwest		
<b>Description:</b> Spring-fed, permanent drainage located in the background, obscured by vegetation, runs from northeast to southwest and is tributary to the Río Bucarabones, which runs along the south property boundary.		

<b>Photo #:</b> 04	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Southwest		
<b>Description:</b> Storage structure associated with former sugarcane cultivation – according to applicant, structure would have been in active use ca. 1930s; proposed fence line will pass just to the left (i.e., southeast) side of this structure		

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 05	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> Thorned 'zarza' vegetation in foreground; spring-fed, permanent drainage obscured by vegetation in background. Most of this area is subject to flash flooding and/or inundated during heavy rain events.	



<b>Photo #:</b> 06	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> This photo depicts a spring-fed, permanent drainage as it passes under two-track road through large, concrete drain pipe installed at an unknown date	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 07	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> Southwest	
<b>Description:</b> This photo shows a spring-fed, permanent drainage passes through large, concrete drain pipe in foreground under two-track road – proposed fence line will be located ca. 35 meters to the southwest, where the drainage feeds into the Río Bucarabones	



<b>Photo #:</b> 08	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> Fields overgrown with thorned 'zarza' vegetation – if funds allow, applicant intends to construct additional fence lines in various, undetermined locations in these areas to subdivide the property into separate cow pastures	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 09	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> South	
<b>Description:</b> This photo shows fields overgrown with thorned 'zarza' vegetation in the background. Wooded area in deep background beyond fields denotes the Río Bucarabones – proposed fence line will run along the north (i.e., near) bank of this river.	



<b>Photo #:</b> 10	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> East	
<b>Description:</b> This photo shows the main two-track road that traverses the majority of the length of the southern portion of the property – one of the few routes of access through the property due to the thickness of 'zarza' vegetation.	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 11	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> This photo depicts one of the small clumps of trees that occur rarely along the two-track road – these trees are likely representative of the vegetation in the area before it was cleared for sugar cultivation ca. 1930s or earlier. Most of this area is inundated during heavy rain events.	



<b>Photo #:</b> 12	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> This photo depicts the central portion of the project area, which is overgrown with thorned 'zarza' vegetation. Funds permitting, applicant intends to construct additional fence lines in as-yet-undetermined locations to subdivide these areas into separate cow pastures	





Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 13	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> South	
<b>Description:</b> This photo shows the location of the Río Bucarabones, located approx. 200 meters from this point. Proposed fence line will run along the north (i.e., near) side of the river. The area with thorned 'zarza' vegetation in the foreground is inundated during heavy rain events.	



<b>Photo #:</b> 14	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> Permanent, spring-fed drainage that runs from north to south at its intersection with a two-track road	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 15	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> This photo demonstrates the near-impassability of many sections of the two-track roads that provide access to some of the property due to exuberant vegetation growth, including the thorned 'zarza' type	



<b>Photo #:</b> 16	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> South	
<b>Description:</b> This photo depicts areas that are commonly inundated near the Río Buscarabones, indicated by the edge of the wooded areas in the background, located approx. 200 meters to the south.	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 17	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> This photo is a detail shot of the thorned 'zarza' vegetation that dominates the majority of the property and precludes access on foot to most of the locations of the proposed fence line that will surround the property.	



<b>Photo #:</b> 18	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> The photo shows the woody vegetation associated with the Río Bucarabones in the southwestern portion of the project area – Applicant intends to construct fence line at the interface between grassy/herbaceous growth and trees to avoid cutting trees.	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 19	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> East		
<b>Description:</b> This photo depicts the stands of bamboo that grow near the Río Bucarabones in the southwestern portion of the project area – most of this area is inundated during heavy rain events.		

<b>Photo #:</b> 20	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Southeast		
<b>Description:</b> This photo shows the Río Bucarabones in the southwestern portion of the project area. The river is tributary to the Río de la Plata to the west, and forms the south boundary of the applicant's property, which will be enclosed on all sides by the proposed fence line.		

## **APPENDIX C**

### **USFWS Information for Planning and Consultation**



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (787) 834-1600 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project Code: 2023-0133637  
Project Name: PR-RGRW-03836

September 27, 2023

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

This species list is provided by:

---

Caribbean Ecological Services Field Office

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

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

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

## OFFICIAL SPECIES LIST

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

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(787) 834-1600

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## PROJECT SUMMARY

Project Code: 2023-0133637  
Project Name: PR-RGRW-03836  
Project Type: Disaster-related Grants  
Project Description: Fence installation  
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.3885335,-66.22778267156738,14z>



Counties: Toa Alta County, Puerto Rico

---

## ENDANGERED SPECIES ACT SPECIES

There is a total of 1 threatened, endangered, or candidate species on this species list.

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

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

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

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

## REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/5P6WDXGWV5ATDLKISJ4HU3FELI/documents/generated/6941.pdf">https://ipac.ecosphere.fws.gov/project/5P6WDXGWV5ATDLKISJ4HU3FELI/documents/generated/6941.pdf</a>	Endangered

## CRITICAL HABITATS

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

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

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

---

## BALD & GOLDEN EAGLES

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

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

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

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

## 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<sup>3</sup> 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.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

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

## WETLANDS

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

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

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

RIVERINE

- [R4SBC](#)
-

- [R5UBH](#)

## **IPAC USER CONTACT INFORMATION**

Agency: SWCA Environmental Consultants  
Name: Susan Fischer  
Address: 10245 West Little York Road  
Address Line 2: Suite 600  
City: Houston  
State: TX  
Zip: 77040  
Email: susan.fischer@swca.com  
Phone: 3463881157

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## **APPENDIX D**

### **Project Design Guidelines for the Puerto Rican Boa**

# General Project Design Guidelines (1 Species)

Generated October 01, 2024 01:22 PM UTC, IPaC v6.114.0-rc2



# Table of Contents

Species Document Availability . . . . .	<a href="#">1</a>
Puerto Rican Boa - Caribbean Ecological Services Field Office . . . . .	<a href="#">2</a>



# Species Document Availability

## Species with general design guidelines

Puerto Rican Boa *Chilabothrus inornatus*

## Species without general design guidelines available

Puerto Rican Broad-winged Hawk *Buteo platypterus brunnescens*

Puerto Rican Parrot *Amazona vittata*

Puerto Rican Sharp-shinned Hawk *Accipiter striatus venator*

West Indian Walnut (=nogal) *Juglans jamaicensis*

# General Project Design Guidelines - Puerto Rican Sharp-shinned Hawk and 4 more species

Published by Caribbean Ecological Services Field Office for the following species included in your project

Puerto Rican Sharp-shinned Hawk *Accipiter striatus venator*

West Indian Walnut (=nogal) *Juglans jamaicensis*

Puerto Rican Parrot *Amazona vittata*

Puerto Rican Boa *Chilabothrus inornatus*

Puerto Rican Broad-winged Hawk *Buteo platypterus brunnescens*



## U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

### Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.



The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

#### Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #: (787) 724-5700, (787) 230-5550, (787) 771-1124). **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own.** Activities at other work sites, where no boas have been found after surveying the area, may continue.
5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.
7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.
8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
  - Email: [jose\\_cruz-burgos@fws.gov](mailto:jose_cruz-burgos@fws.gov)
  - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
  - Email: [jan\\_zegarra@fws.gov](mailto:jan_zegarra@fws.gov)
  - Office phone (786) 933-1451

**APPENDIX E**

**USFWS Consistency Letter**



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (787) 834-1600 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project code: 2023-0133637  
Project Name: PR-RGRW-03836

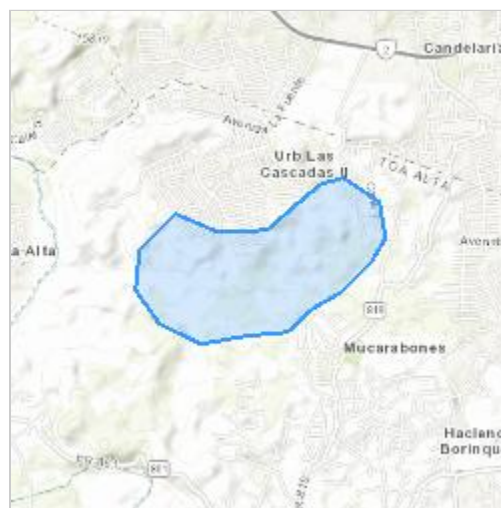
September 27, 2023

Subject: Consistency letter for the project named 'PR-RGRW-03836' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On September 27, 2023, Susan Fischer used the Caribbean DKey; dated February 08, 2023, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-03836'. The project is located in Toa Alta County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.3885335,-66.22778267156738,14z>



The following description was provided for the project 'PR-RGRW-03836':

### Fence installation

Based on your answers and the assistance of the Service's Caribbean DKey, you made the following effect determination(s) for the proposed Action:

<b>Species</b>	<b>Listing Status</b>	<b>Determination</b>
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered	May affect

**Consultation with the Service is not complete.** Further consultation with the Caribbean Ecological Services office is required for those species with a determination of "may affect" listed above. Please contact the Caribbean Ecological Services office to discuss methods to avoid or minimize potential adverse effects to those species.

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

---



**Action Description**

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

**1. Name**

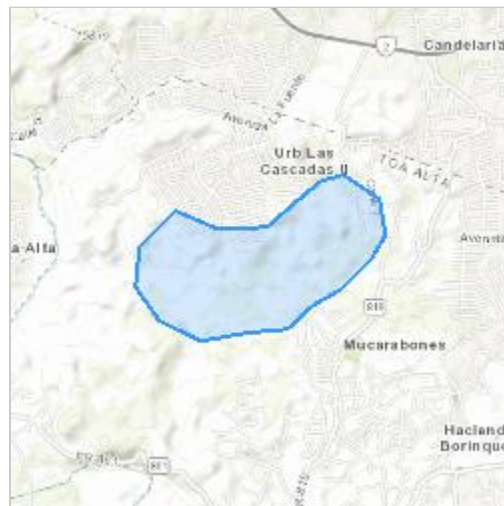
PR-RGRW-03836

**2. Description**

The following description was provided for the project 'PR-RGRW-03836':

Fence installation

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.3885335,-66.22778267156738,14z>



## QUALIFICATION INTERVIEW

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

*No*

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

*No*

3. Does the proposed project consist of rehabilitation or demolition of existing single-family homes and buildings?

*No*

4. Does the proposed project consist of improvements to existing facilities?

**Note:** Examples of facilities are occupied single family homes, and buildings; existing recreational facilities, including the installation of roofs to existing basketball courts, etc.

*No*

5. Does the proposed project consist of repavement or repair of existing roads and installing transit signage or guardrails?

*No*

6. Does the proposed project consist of the construction of gutters and/or sidewalks along existing roads, and developments?

*No*

7. Does the proposed project consist of replacement or repair of existing bridges which include cutting vegetation or earth movement?

*No*

8. Does the proposed project consist of activities within existing Right of Ways (ROWs) along roads which include cutting vegetation or earth movement?

*No*

9. Is the proposed project located within a rural area covered by grassland (pasture lands "pastos")?

*No*

10. Is the proposed project adjacent or within a forested area?

**Note:** Examples of immediately adjacent to forested areas are rock walls and haystack hills ("mogotes"), wet montane forest, lowland wet forest, remnant coastal, mangrove forest, damp and dry limestone karst forests, pastureland with patches of exotic trees.

*Yes*

11. Is the project area more than 1 acre?

*Yes*

---

12. Is the proposed project an existing facility or the expansion of an existing facility within the footprint of the already developed area?

*No*

13. Is the proposed project a new facility which would require earth moving, vegetation clearing, or debris removal using heavy machinery, the use of staging areas, construction of temporary access roads?

*No*

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

**Automatically answered**

*Yes*

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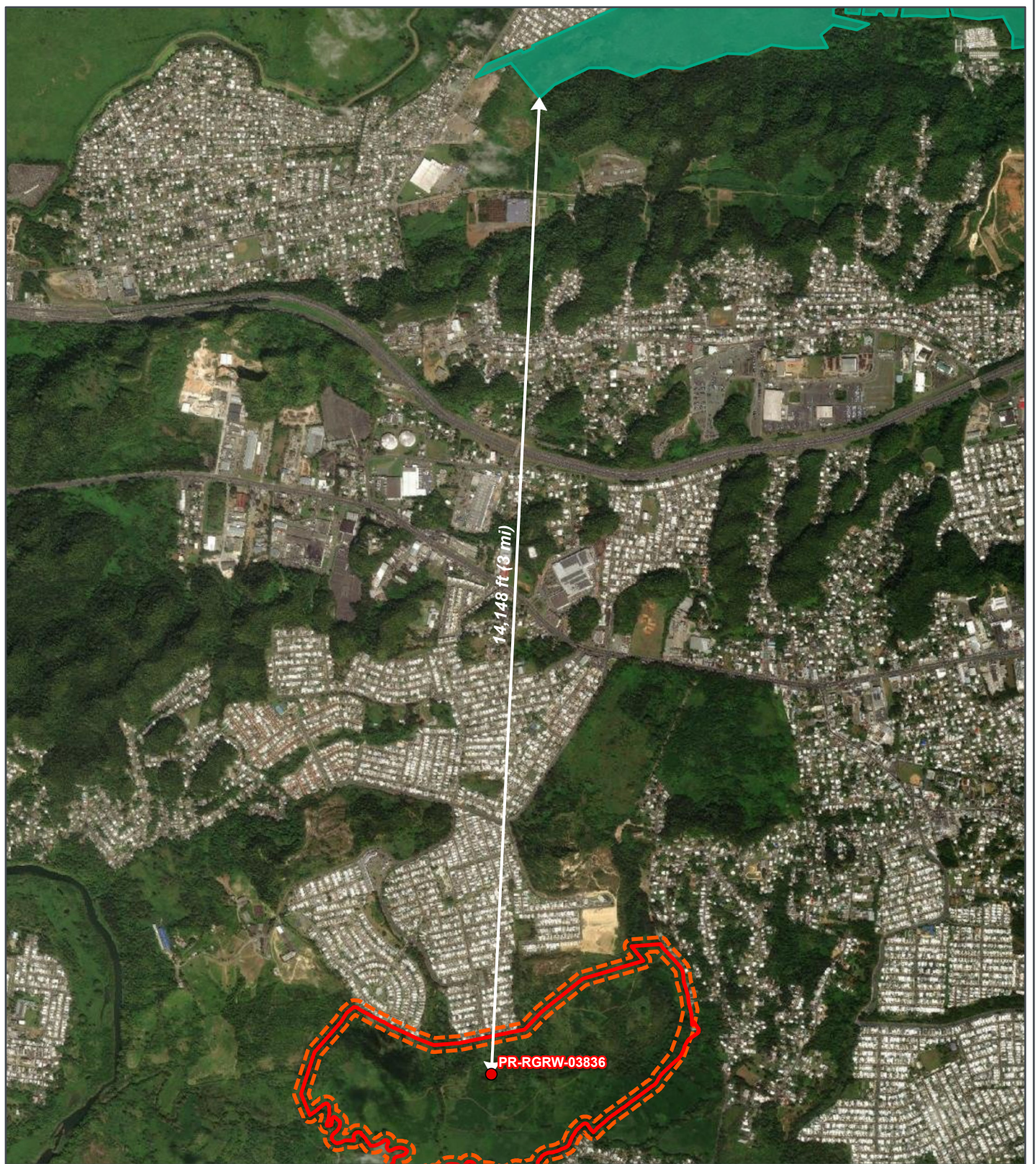
**IPAC USER CONTACT INFORMATION**

Agency: SWCA Environmental Consultants  
Name: Susan Fischer  
Address: 10245 West Little York Road  
Address Line 2: Suite 600  
City: Houston  
State: TX  
Zip: 77040  
Email: susan.fischer@swca.com  
Phone: 3463881157

**LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Department of Housing and Urban Development

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REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836

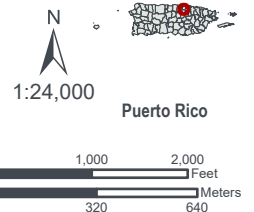


- Site
- Site Parcel
- Buffer (100-ft)
- Critical Habitat - Final
- National Wildlife Refuges

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: [https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS\\_Critical\\_Habitat/](https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/)  
Base Map: ESRI ArcGIS Online,  
accessed September 2023  
Updated: 9/6/2023  
Layout: Critical Habitat  
Aprx: 72428\_ReGrowTier2Maps



**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 purchase of calves, heifers, and materials for the construction of a fence, including ‘treated’ stakes and barbed wire. The project itself is not the development of a hazardous



facility nor will the project increase residential densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.

**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.*

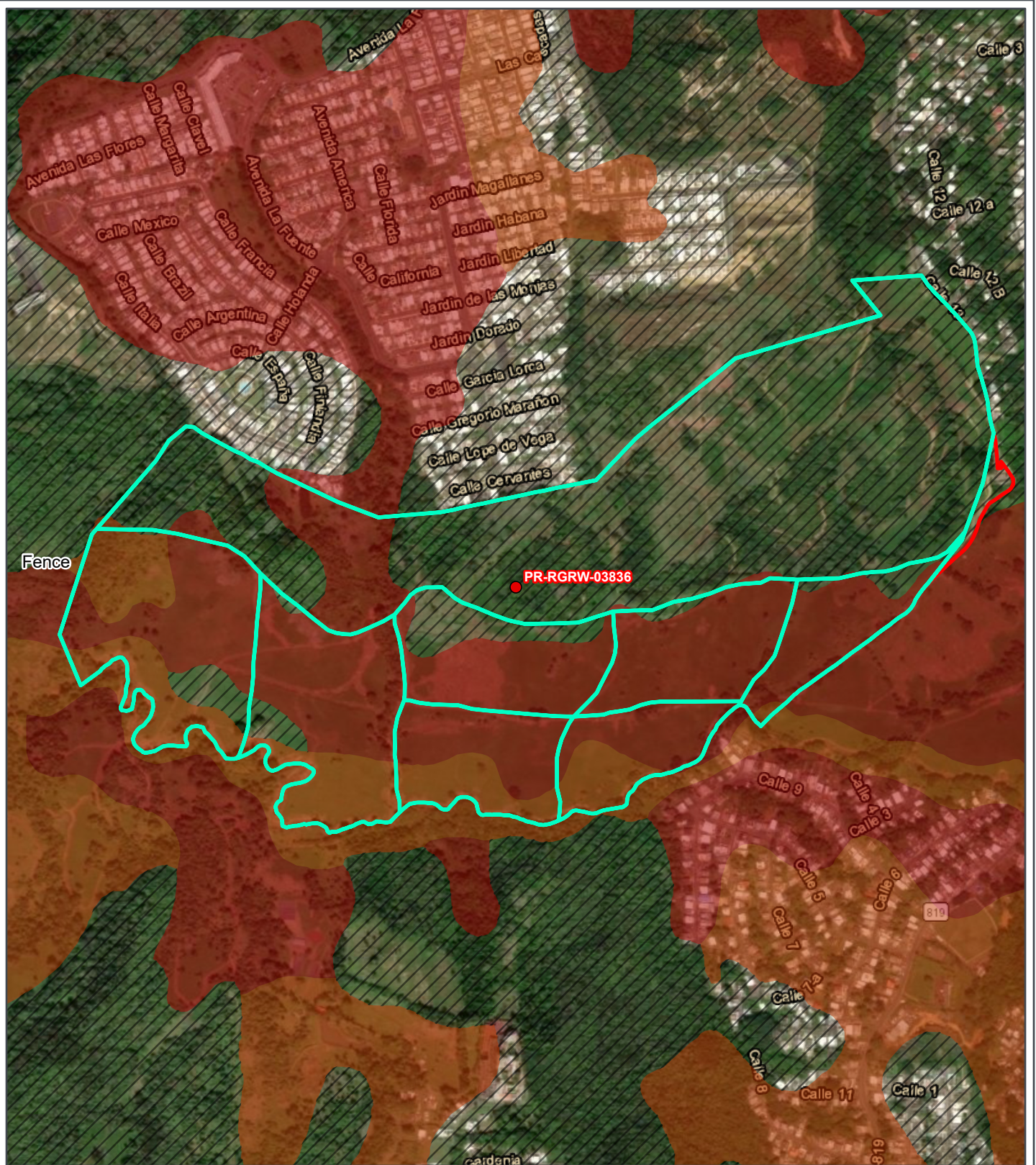
### **Worksheet Summary**

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. Per the USGS/NRCS Web Soil Survey, the project area crosses 12 mapped soil series: AmB (Almirante clay, 2 to 5 percent slopes); Ba (Bajura clay, 0 to 2 percent slopes); CrD2 (Colinas clay loam (12 to 20 percent slopes); CrE2 (Colinas clay loam, 20 to 40 percent slopes); CrF2 (Colinas clay loam, 40 to 60 percent slopes); JnD2 (Juncal clay, 5 to 20 percent slopes, eroded); LaB (Lares clay, 2 to 5 percent slopes); LaC2 (Lares clay, 5 to 12 percent slopes, eroded); Mp (Martin Pena muck); TaF (Tanama-Rock outcrop complex, 20 to 60 percent slopes); Uv (Urban land-Vega Alta complex, 20 to 60 percent slopes); and VaC2 (Vega Alta clay loam, 5 to 12 percent slopes, eroded). 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. The project is in compliance with the Farmland Protection Policy Act.



REGROW PROGRAM

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

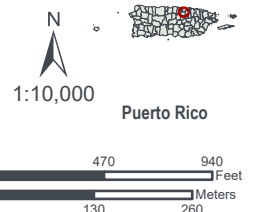
Applicant ID: PR-RGRW-03836



- 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

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: <https://websoilsurvey.nrc.usda.gov/app/>  
Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Prime Farmland  
Aprx: 72428\_ReGrowTier2Maps



## **Attachment 10**

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

### Floodplain Management (CEST and EA)

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 Executive Order 13690 42 USC <u>4001-4128</u> 42 USC 5154a	24 CFR 55
<b>Reference</b>		
<a href="https://www.hudexchange.info/environmental-review/floodplain-management">https://www.hudexchange.info/environmental-review/floodplain-management</a>		

1. Does this project meet an exemption at [24 CFR 55.12](#) from compliance with HUD’s floodplain management regulations in Part 55 or utilize the delayed compliance date for certain Office of Housing programs?

Yes

Select the applicable citation at [24 CFR 55.12](#) and provide supporting documentation for the determination if applicable.

- a)  HUD-assisted activities described in 24 CFR 58.34 and 58.35(b)
- b)  HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19
- c)  The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property’s continued use for flood control, wetland protection, open space, or park land, but only if:
  - (1) The property is cleared of all existing buildings and walled structures; and
  - (2) The property is cleared of related improvements except those which:
    - (i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
    - (ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
    - (iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

- d)  An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance
- e)  Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions
- f)  A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland;
- g)  HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if:
  - (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and
  - (2) the proposed project will not result in any new construction in or modifications of a wetland
- h)  Issuance or use of Housing Vouchers or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies)
- i)  Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Exemptions do not apply due to the project activities being the construction of a fence.

*Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes. Office of Housing programs utilizing the January 1, 2025 compliance date. These reviews must comply with the 2013 version of the Part 55 regulations. Continue to Worksheet Summary for 2013 version to upload supporting documentation.

No. *Continue to Question 2.*

**2. Does the project include a Critical Action?**

Yes. Describe the Critical Action. Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants. Continue to Question 4.

No, the project is not a Critical Action as defined in 24 CFR 55.2(b)(3)

No. Continue to Question 3.



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

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

**Select one of the following three options:**

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

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

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

**a. Does your project occur in the FFRMS floodplain?**

Yes, continue to part b.

No. Review for floodplain management is complete.

**b. Is your project located in any of the floodplain categories below? Select all that apply. If none apply, continue to question 7.**

Floodway: *Continue to Question 5. Floodways.*

Coastal High Hazard Area (V Zone) or Limit of Moderate Wave Action (LiMWA): *Continue to Question 6. Coastal High Hazard Areas and LiMWAs.*

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

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), or the higher of the 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information to determine flood elevation. Note that newly constructed and substantially improved structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

**Utilize CISA to determine the FFRMS floodplain for critical actions**

CISA for Critical Actions. If using a local tool, ensure that the FFRMS elevation provided is higher than the 0.2 PFA or 3' above the base flood elevation.

**OR;**

**Choose the higher of 0.2 PFA or FVA elevations**

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

FVA. For critical actions, the FFRMS floodplain is the area that results from adding three feet to the base flood elevation as established by the effective FEMA FIRM or FIS or—if available—a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

**a. Does your project occur in the FFRMS floodplain?**

Yes, continue to part b.

No. Review for floodplain management is complete.

**b. Is your project located in any of the floodplain categories below? Select all that apply. If none apply, continue to question 7.**

Floodway: *Continue to Question 5. Floodways.*

Coastal High Hazard Area (V Zone) or LiMWA: *Continue to Question 6. Coastal High Hazard Areas and LiMWAs.*

**5. Floodways**

**Do the floodway exemptions at [55.8](#) or [55.21](#) apply?**

Yes

The 8-Step Process is required. Document mitigation measures necessary to meet the requirements in 55.8 or 55.21. Provide a completed 8-Step Process, including the early public notice and the final notice.

*Continue to Question 7. 8-Step Process.*

No

**Federal assistance may not be used at this location.** You must either choose an alternate site or cancel the project at this location.

**6. Coastal High Hazard Area (V Zone) and LiMWAs**

**Do the exemptions at [55.8](#) or [55.21](#) apply?**

Yes

The 8-Step Process is required. Document mitigation measures necessary to meet the requirements in 55.8 or 55.21. Provide a completed 8-Step Process, including the early public notice and the final notice.

*Continue to Question 7. 8-Step Process.*

No

Federal assistance may not be used at this location. You must either choose an alternate site or cancel the project at this location.

## 7. 8-Step Process.

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

8-Step Process is inapplicable per 55.13.

Select the applicable citation:

- (a) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging, or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the NFIP and in good standing ( i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway, coastal high hazard area, or LiMWA;
- (b) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(12);
- (c) HUD or a recipient's actions involving the disposition of individual HUD or recipient held, one- to four-family properties;
- (d) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573), where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance;
- (e) The approval of financial assistance to lease units within an existing structure located within the floodplain, but only if;
  - (1) The structure is located outside the floodway or coastal high hazard area, and is in a community that is in the Regular Program of the NFIP and in good standing ( i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and
  - (2) The project is not a critical action; and
  - (3) The entire structure is or will be fully insured or insured to the maximum extent available under the NFIP for at least the term of the lease.
- (f) Special projects for the purpose of improving efficiency of utilities or installing renewable energy that involve the repair, rehabilitation, modernization, weatherization, or improvement of existing structures or infrastructure, do not meet the thresholds for "substantial improvement" under § 55.2(b)(12), and do not include the installation of equipment below the FFRMS floodplain elevation.

*Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

5-Step Process is applicable per 55.14.

Provide documentation of 5-Step Process.

Select the applicable citation:

- (a) HUD actions involving the disposition of HUD-acquired multifamily housing projects or “bulk sales” of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).
- (b) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.
- (c) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10), and the footprint of the structure and paved areas is not increased by more than 20 percent.
- (d) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10) and that the footprint of the structure and paved areas is not increased by more than 20 percent
- (e) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, or replacement of existing nonstructural improvements including streets, curbs and gutters, where any increase of the total impervious surface area of the facility is de minimis. This provision does not include critical actions, levee systems, chemical storage facilities (including any tanks), wastewater facilities, or sewer lagoons.

*Continue to Question 8. Mitigation.*

8-Step Process applies.

Provide a completed 8-Step Process, including the early public notice and the final notice.

*Continue to Question 8. Mitigation.*

## **8. Mitigation**

**For the project to comply with this section, all adverse impacts must be mitigated. Explain in detail the measures that must be implemented to mitigate the impact or effect, including the timeline for implementation. Note: newly constructed and substantially improved structures within the FFRMS floodplain must be elevated to the FFRMS floodplain elevation or floodproofed, if applicable.**

N/A

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

- Buyout and demolition or other supported clearance of floodplain structures
- Insurance purchased in excess of statutory requirement under the Flood Disaster Protection Act of 1973
- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology
- Planting or restoring native plant species
- Bioswales
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements or similar easements
- Floodproofing of structures as allowable (e.g. non-residential floors)
- Elevating structures (including freeboard above the required base flood elevations)
- Levee or structural protection from flooding
- Channelizing or redefining the floodway or floodplain through a Letter of Map Revision (LOMR)

*Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

### **Worksheet Summary**

#### **Compliance Determination**

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

- FIRM panel numbers
- CISA data or maps
- Information on other data or tools used or accessed
- 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

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

See below.

**Worksheet Summary for 2013 Version**  
**Compliance Determination**

Attach 'Floodplain Management Partner Worksheet' (OMB No. 2506-0177), FIRM map indicating project location, and summary of 8-step or 5-step decision making process if applicable.

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

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

An Advisory Base Flood Elevation (ABFE) map was developed by FEMA for this FIRM, which shows the 236.12- acre project site is in the 100-year floodplain (Flood Zone A). The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach. The project is in compliance with Executive Order 11988, as amended by Executive Order 13690.

Floodplain impacts associated with the project are limited to the installation of a barbed wire fence to contain and rotate areas for cattle grazing within 0.34 acres of the floodplain. The Puerto Rico Department of Housing (PRDOH) completed an eight-step process in order to comply with EO 11988. An Early notice published on 04/17/2024 and subsequent final notice published on 06/18/2024; no comments were received. As a site-specific condition, the applicant will not install fence posts in the stream channel. Best management practices, such as proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization will be followed to minimize potential impacts to wetlands. Additionally, the project meets wet proofing mitigation requirements as the fence will not restrict or prevent the flow of flood waters on the property. The project is in compliance with Executive Order 11988.

HUD implemented new floodplain regulations under 89 FR 30850 effective June 24, 2024 which created the Federal Flood Risk Management Standard (FFRMS). The current project comprises non-critical actions that are within the 0.1-percent-annual-chance (100-year flood elevation) as identified on the ABFE map, therefore the project will be elevated and/or floodproofed in alignment with FEMA certification requirements post-construction and the 8-step process was completed.

The Flood Insurance Partner Worksheet, Public Notice (04/17/2024), 8-Step Analysis, and Floodplain Map (Figure B 10-1) are provided in Appendix B, Attachment 10.

PUERTO RICO DEPARTMENT OF HOUSING  
EMPRESAS COKI LLC. (PR-RGRW-03836)  
TOA ALTA, PUERTO RICO

**Procedure for Making Determination on Floodplain Management and Wetlands**  
**Eight Step Process**

The Puerto Rico Department of Housing (PRDOH) intends to use U.S. Department of Housing and Urban Development (HUD) - Community Development Block Grant (CDBG) funding to engage in for the purchase of materials / equipment and installation of a fence. PR-RGRW-03836 project is proposed to take place at Carretera PR 819 Bo. Mucarabones, Toa Alta, PR 00953; 18.389504, -66.219444.

The proposed project includes the purchase of materials for the construction of a barb wire fence, including ‘treated’ stakes and barb wire.

The proposed barb wire fence work totals approximately 17,329 linear feet (ft), which will surround the entire property and include dividers within the perimeter of the fence. The fence dividers also be made of stakes strung with barb wire and will help separate cattle and minimize overgrazing. The fencing will be secured to the ground using wood posts that are 6.5 ft in height extending 2 ft deep into the ground. Each new post will require a 0.5 ft diameter hole in the ground. The posts will be spaced approximately 10 ft apart and strung with barb wire. Based on information provided from the applicant, repair and replacement of fence section will require approximately 2,000 wooden posts.

Pursuant to Executive Orders (EOs) 11988 and 11990, the PRDOH has determined based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and/or Advisory Base Flood Elevation (ABFE) map that some portions of this project are inside the 100-year floodplain, and based on the United States Fish and Wildlife Service National Wetland Inventory (NWI) map, some project activities are mapped as occurring in a potential wetland, specifically a U.S. Geological Survey, 2023, National Hydrography Dataset (NHD) Stream. Therefore EO 11988 and EO 11990 both apply to this project, which was enacted “*in order to avoid to the extent possible the long and short term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative*”. A riverine wetland crosses segments of the proposed fence line along the southern boundary and near the eastern boundary, and throughout the central-west portion of the property. Based on the attached map (Figure 1) that includes National (NWI) and NHD, approximately 2,126.12 linear feet of the proposed fence are within the mapped area of the NHD stream. Based on the FEMA Firm map, 13,255 linear ft of the proposed fence are within the 100-year floodplain. The project would potentially impact a total of 0.35 acres of riverine wetlands and floodplain.

Detailed below is a summary of the eight-step process and how the PRDOH has or will comply with EO 11988 and EO 11990.

### **Step 1- Determination of whether the proposed action is located within a 100-year floodplain and/or wetland**

Regarding EO 11988, based on the FEMA FIRM and ABFE map, the majority of the site is located within the 100-year floodplain. Floodplain impacts are expected to be minimal as a result of this action as they are limited to the installation of a barb wire fence to contain and rotate areas for cattle grazing. Regarding EO 11990, approximately 0.048 acres of the proposed fence are within the mapped areas are located within a mapped NWI NHD wetland (see Figure 1) and 0.34 acres of the floodplain (see Figure 2). Wetland impacts are expected to be minimal as a result of this action with the implementation of the site-specific condition that the applicant does not install fence posts in the stream channel and use of other best management practices (BMPs), such as proper site management, erosion and sedimentation control measures, and soil stabilization. Regarding EO 11988, the project area was determined to be within the 100-year floodplain based on current FEMA FIRM and ABFE maps (Community Panel 72000C0340H, effective date 04/19/2005).

### **Step 2- Early Notification and Involvement of the Public in the Decision-Making Process**

The Re-Grow PR Urban-Rural Agriculture Program, under the Puerto Rico Community Development Block Grant Program for Disaster Recovery (CDBG-DR) allocated funds to help shape and implement the future vision in communities that were affected by Hurricanes Irma and María.

Based on the program goals, it was determined for Toa Alta that this project, purchase of materials for the installation of a fence, would be beneficial to the surrounding community. For the improvements, the Municipality of Toa Alta and PRDOH notified the public of the proposed actions located within the floodplain and potential wetlands through an Early Floodplain and Wetlands Notice in local newspapers, for purposes of eliciting public comments for consideration during this review.

Copies of the Early Floodplain and Wetlands Notice were sent to potentially interested parties, such as the Environmental Protection Agency, State Environmental Natural Resources Department, Puerto Rico Planning Board, Puerto Rico Department of Economic Development Commerce, Federal Emergency Management Agency, the National Oceanic and Atmospheric Administration, U.S. Department of Housing and Urban Development, Fish and Wildlife Service, the United States Department of Agriculture Natural Resource Conservation Service, the State Department of Transportation and Public Works. A copy of the Early Floodplain Notice has been included within the Environmental Review Record for this action. No comments were received during the 15-day public comment period applicable to the Early Floodplain and Wetlands Notice.

### **Step 3- Identification and Evaluation of Practicable Alternatives.**

This project includes purchase of materials for the installation of a fence. The project aims to increase agricultural production and support continued local agricultural production during future disasters. In accordance with the Department of Housing and Urban Development guidelines, practical alternatives to locating the proposed action in a wetland were identified and evaluated. These included the following alternatives:



- 1) Realigning fence to other locations;
- 2) Impact of taking no action.

For each of these alternatives, various factors were considered including cost, feasibility, technology, hazard reduction, and environmental impacts. The evaluation of each alternative is summarized below.

### **Alternative 1**

The applicant would realign the new segments of the proposed fence line along the north side of the stream around the northern border of the 100-year floodplain. The benefit of this alternative would be no impacts to wetlands or the floodplain. This alternative prevents the applicant from having full use of the property for agricultural purposes and livestock would not be able to get water from the stream. This would also create a divide between the eastern and western portion of the parcel as the floodplain goes past the northern boundary of the property in one area. This alternative would minimize the fenced-in portion of the parcel for agricultural purposes, and livestock would have limited access for grazing and rotation. This alternative may result in tree clearing prior to construction.

### **Alternative 2**

No Action – Under the No Action Alternative, no wetlands or floodplains would be impacted. The applicant would not receive federal funding for the purchase of materials / equipment and installation of a fence. Consequently, the applicant may not be able to recover and continue 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.

### **Step 4- Potential Direct and Indirect Impact of the Proposed Action on the Floodplain and Wetlands**

Potential direct and indirect impacts resulting from the proposed action on the wetlands and floodplain are anticipated to be the minor alteration of 0.048 acres of NWI NHD wetlands, 0.34 acres of the floodplain and the potential to indirectly disturb or alter water quality, as stormwater flow across a construction site can transport sediment and construction waste materials into adjacent surface waters or wetlands. Construction activities would consist of digging a 0.5-foot diameter hole in the ground for each wood post and extending the wood post 2 feet deep into the ground. The project will minimize these impacts by constructing the fence using posts that have a minimal footprint (0.5-foot diameter separated by 10-foot intervals) and barbed wire that will allow floodwaters to pass without creating an impermeable barrier. Sand and rocks will be used to improve drainage where the fence line crosses the lower elevation areas.

### **Step 5- Minimization of Potential Adverse Impacts via Design or Modifications to the Proposed Actions**

As a site-specific condition, the applicant will not install fence posts in the stream channel. Best management practices, such as proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization will be followed to minimize potential impacts to wetlands.

### **Step 6- Reevaluation of the Proposed Action**

The project is located within the 100-year floodplain, however, there will not be any adverse impacts that would be considered under Executive Orders 11990 and 11988. With respect to wetlands and waters of the United States, the proposed project actions do lie within approximately 0.048 acres of wetlands as identified by the NWI and NHD and 0.34 acres of the floodplain. Based on the type of project activities and the property's current use as agricultural land, prohibiting future construction or renovations in this area is not practical due to existing severe need within Puerto Rico for developing additional agricultural capacity and the minimal impacts that are anticipated to result under the project activities.

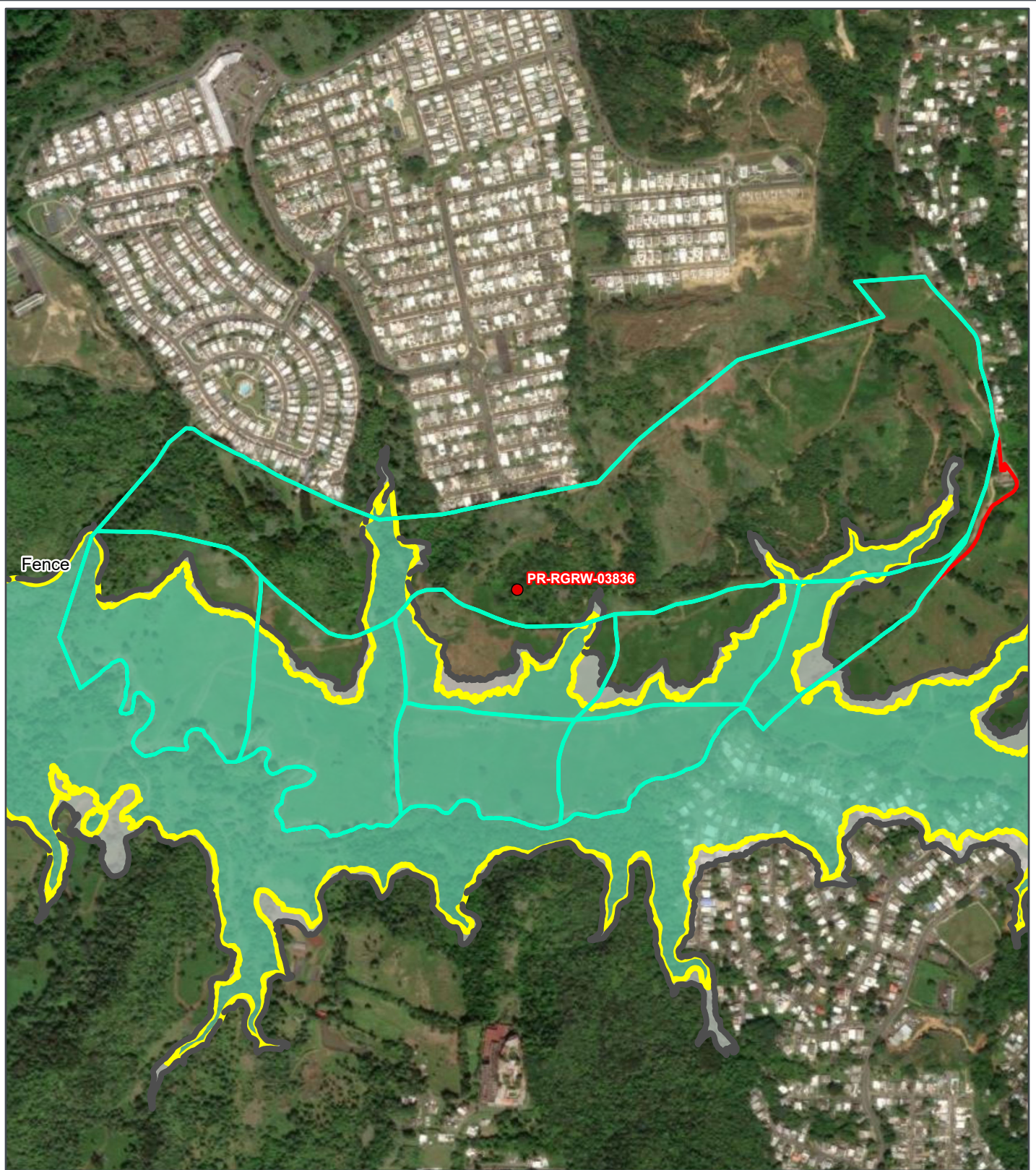
Based on a review of the practical alternatives and their implementation wherever possible, the proposed action of the PR-RGRW-03836 project is deemed to be the most appropriate and is selected as the final action. This determination is made on the basis of feasibility, cost, enhancement of quality of life, features for the community, land availability, current land use and lack of significant impacts to wetlands.

### **Step 7- Publication of the Final Notice**

In our reevaluation we have determined that there is no other practical alternative to the proposed actions. Therefore, a Final Floodplain and Wetland Explanation Notice for the PR-RGRW-03836 project was published in the local newspapers in Toa Alta, Puerto Rico. This notice cites the reasons why the proposed actions must be located within the mapped wetlands, a list of the alternatives considered, and the design modifications taken to minimize adverse impacts.

### **Step 8- Implementation of the Proposed Action**

The proposed action is anticipated to begin in calendar year 2024.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836



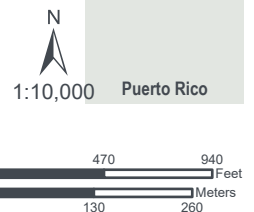
- Site
- Site Parcel
- Project Footprint (Option)
- Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone X (500-year floodplain)
- Zone/BFE Boundary

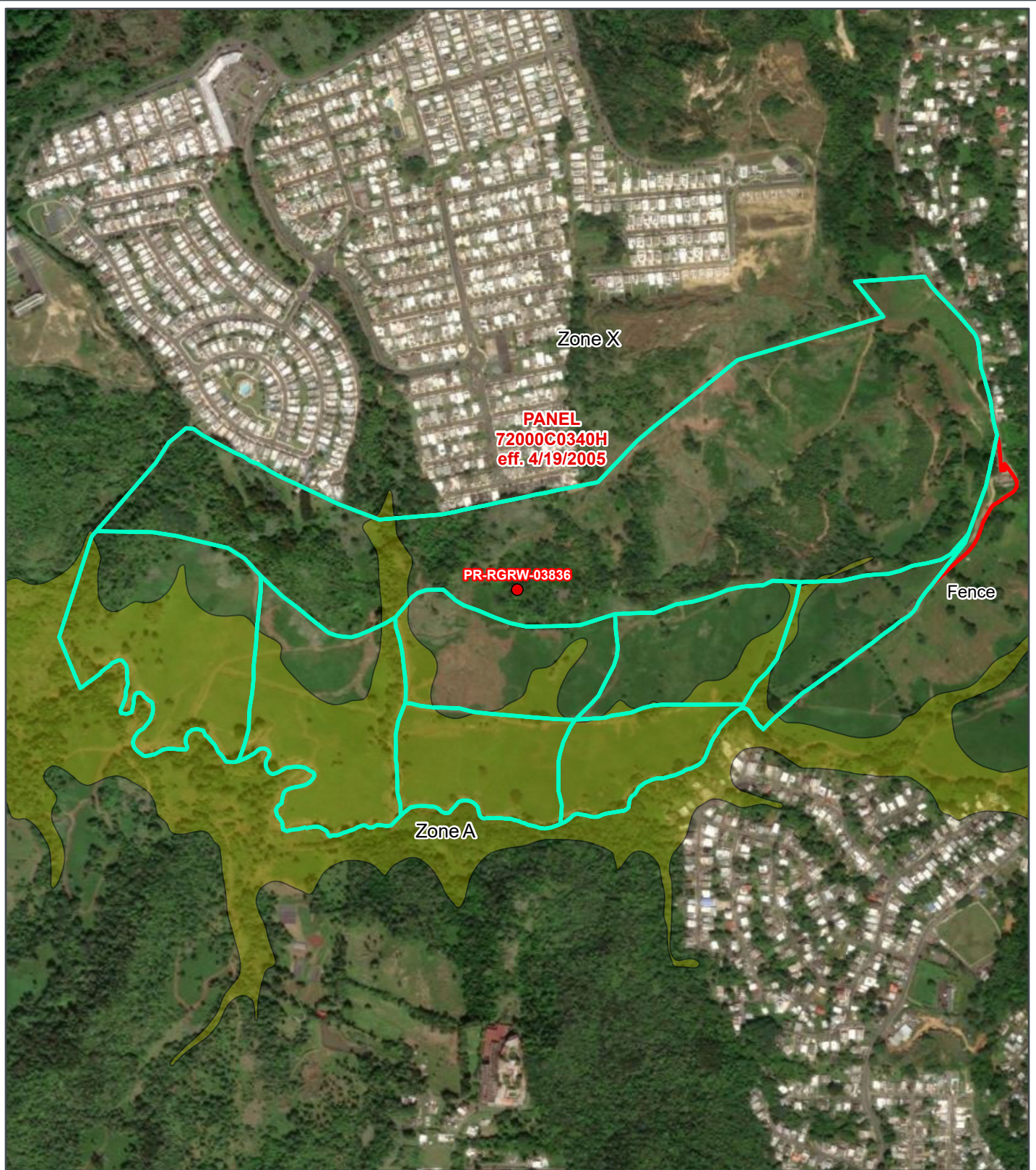
Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°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 October 2023  
Updated: 10/13/2023  
Layout: ABFE 1Pct  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

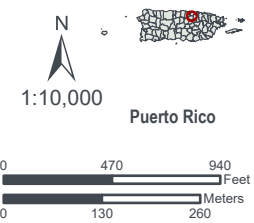
Applicant ID: PR-RGRW-03836

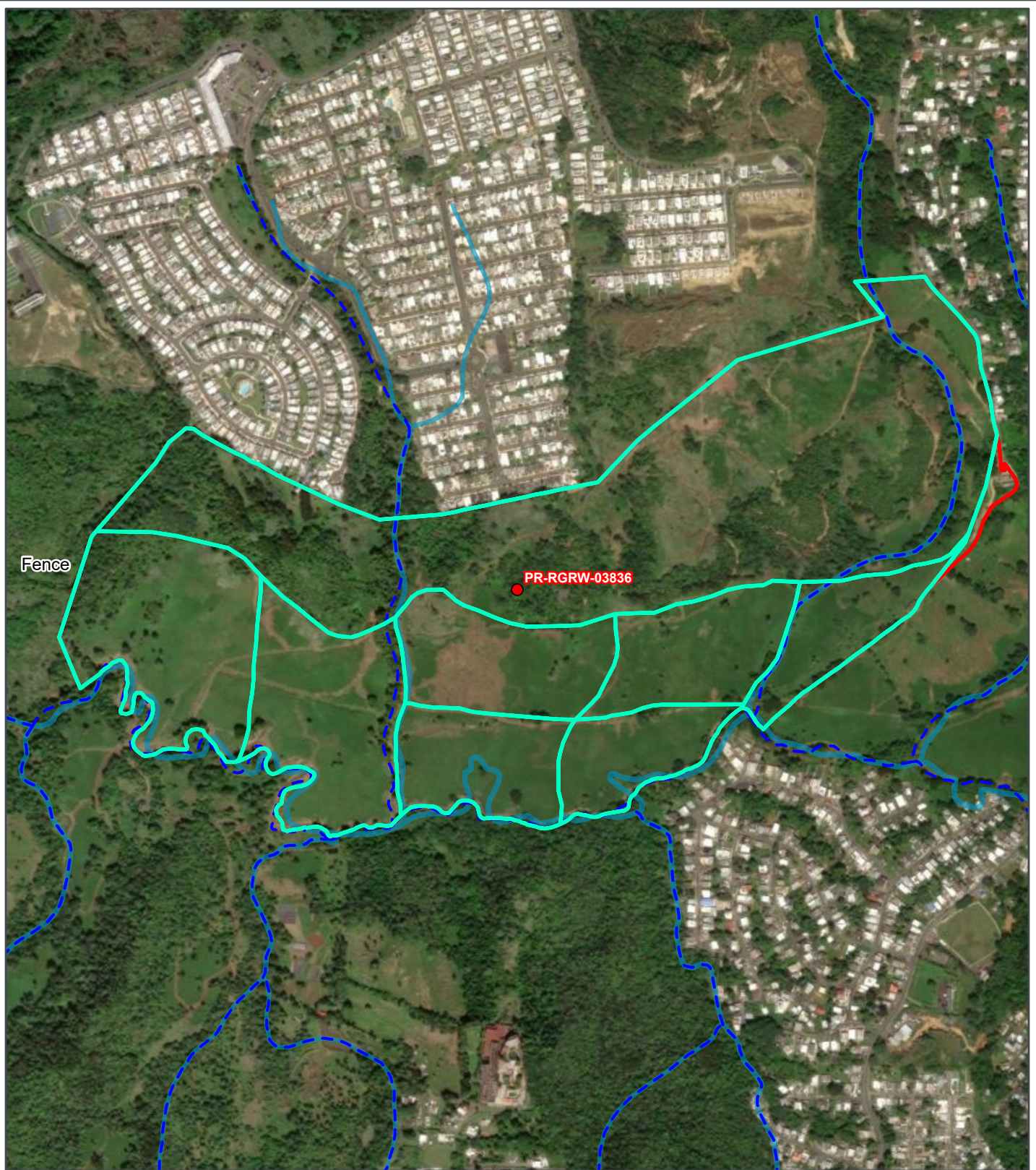


- Site
- Site Parcel
- Project Footprint (Option)
- Base Flood Elevations
- Zone A
- Zone AE
- Zone AH
- Zone AO
- Zone VE
- Floodway
- Zone X - Shaded (500-year floodplain)
- Zone X - Unshaded
- Area Not Included
- Open Water

Carr PR 819 Bo. Mucarabones  
 Toa Alta, Puerto Rico 00953  
 Parcel ID: 084-000-002-08-999  
 Parcel Center:  
 66.227899°W 18.387707°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>  
 Base Map: ESRI ArcGIS Online, accessed October 2023  
 Updated: 10/13/2023  
 Layout: Effective Floodplain  
 Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

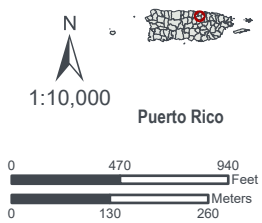
Applicant ID: PR-RGRW-03836



- 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

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>  
<https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Wetlands Protection



**FLOODPLAIN AND WETLANDS  
PUBLICATIONS**

## aviso público

### Aviso Preliminar y Revisión Pública de una Actividad Propuesta en un valle inundable de 100 años y humedal

Empresas Coki, LLC  
PR-RGRW-03836

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) ha determinado que la siguiente acción propuesta bajo el Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), número de subvención B-17-DM-72-0001 y B-18-DP-72-0001, se encuentra en un valle inundable de 100 años y humedal. Vivienda estará evaluando e identificando alternativas prácticas para realizar la acción propuesta y el impacto potencial en el valle inundable y humedal debido a la acción propuesta, según establecido por la Orden Ejecutiva 11988 y 11990, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subparte C - Procedimientos para tomar determinaciones sobre el manejo de llanuras aluviales y la protección de humedales. El proyecto propuesto, PR-RGRW-03836, se encuentra dentro de un municipio que sufrió daños debido a los huracanes Irma y María, y está localizado en carretera PR-819, barrio Mucarabones, Toa Alta, PR 00953. El proyecto consiste en la compra de terneros, novillas y materiales para la construcción de una cerca, incluyendo estacas tratadas y alambre de púas. El trabajo de la cerca propuesta totaliza aproximadamente 17,329 pies lineales, que rodeará toda la propiedad e incluirá divisores dentro del perímetro de la cerca. La cerca se asegurará al suelo mediante postes de madera de 6.5 pies de altura y se extenderán 2 pies de profundidad en el suelo. Un humedal ribereño cruza segmentos de la línea de la cerca propuesta a lo largo del límite sur, cercano al límite este, y en toda la parte centro-oeste de la propiedad. Según el Inventario Nacional de Humedales y los Conjuntos de Datos Nacionales de Hidrografía, aproximadamente 2,126.12 pies lineales de la cerca propuesta se encuentran dentro del área cartografiada del humedal. El proyecto potencialmente impactaría un total de 0.048 acres de humedales ribereños y 0.34 acres de un valle inundable de 100 años, zona de inundación A. El valle inundable en el área del proyecto se encuentra en el mapa de tarifas de seguro contra inundaciones (FIRM, por sus siglas en inglés) [panel 72000C0340H, efectivo 19/04/2005], como indica el Centro de Servicios de Mapas de Inundaciones de FEMA en <https://msc.fema.gov/portal/home>. Según el mapa del FIRM, aproximadamente 14,821 pies lineales de la cerca propuesta se encuentran dentro del área cartografiada del valle inundable. El área del humedal se encuentra en la página del Inventario Nacional de Humedales en <https://fwprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

Este aviso tiene tres propósitos principales. En primer lugar, las personas que puedan verse afectadas por las actividades en el valle inundable y humedal, y aquellos que tengan interés en la protección del ambiente natural deben tener la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Se exhorta a la comunidad a ofrecer ubicaciones alternas fuera del valle inundable y humedal, métodos alternos para cumplir el mismo propósito del proyecto y métodos para minimizar y mitigar los impactos. Segundo, un programa adecuado de avisos públicos puede ser una herramienta importante para la educación pública. La divulgación de información sobre los valles inundables y humedales puede facilitar y mejorar los esfuerzos federales por reducir los riesgos e impactos asociados con la ocupación y alteración de estas zonas especiales. Tercero, como materia de justicia, cuando el gobierno federal determine participar en acciones ubicadas en el valle inundable y humedal, debe informárselo a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes de 2 de mayo de 2024. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461, Atención: Sally Acevedo-Cosme, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787)274-2527 ext. 4320. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Fecha: 17 de abril de 2024

  
Lcdo. William O. Rodríguez Rodríguez  
Secretario del Departamento de la Vivienda

Autorizado por la Oficina del Contralor Electoral OCE-SA-2023-00076

## public notice

### Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain and Wetland

Empresas Coki, LLC  
PR-RGRW-03836

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has determined that the following proposed action under the Re-Grow Puerto Rico Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDBG-DR), Grant number B-17-DM-72-0001 and B-18-DP-72-0001, is located within a 100-year floodplain and wetland. PRDOH will be identifying and evaluating practicable alternatives to locating the action in the floodplain and wetland, and the potential impacts on the floodplain and wetland from the proposed action, as required by the Executive Order 11988 and 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project, PR-RGRW-03836, is within a municipality with structures damaged by Hurricanes Irma and María, and it's located at PR-819 Road, Mucarabones Ward, Toa Alta, PR 00953. The project consists in the purchase of calves, heifers, and materials for the construction of a fence, including treated stakes and barb wire. The proposed fence work totals approximately 17,329 linear feet, which will surround the entire property and includes dividers within the perimeter of the fence. The fencing will be secured to the ground using 6.5 feet wood posts extending 2 feet deep into the ground. A riverine wetland crosses segments of the proposed fence line along the southern boundary, near the eastern boundary, and throughout the central-west portion of the property. Based on the National Wetlands Inventory and National Hydrography Datasets, approximately 2,126.12 linear feet of the proposed fence are within the mapped area of the wetland. The project would potentially impact a total of 0.048 acres of riverine wetlands and 0.34 of a 100-year floodplain, flood zone A. The floodplain in the project area can be found at the Flood Insurance Rate Map (FIRM) [Panel 72000C0340H, effective 04/19/2005], as indicated on the FEMA Flood Map Service Center at <https://msc.fema.gov/portal/home>. Based on FIRM Map, approximately 14,821 linear feet of the proposed fence are within the mapped area of the floodplain. The wetland in the project area can be found at the National Wetlands Inventory at <https://fwprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and wetland, and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain and wetland, it must inform those who may be put at greater or continued risk.

PRDOH will consider all comments received on or before May 2, 2024. Written comments can be sent to the following address: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461, Attention: Sally Acevedo-Cosme, Permits and Environmental Compliance Specialist. A complete description of the project is available to the public for review from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. The number to get information is (787)274-2527 ext. 4320. In the alternative, comments may also be sent to PRDOH by email at [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Date: April 17, 2024

  
William O. Rodríguez Rodríguez, Esq.  
Secretary of the Department of Housing

[primerahora#acurbelo@vivienda.pr.gov](https://www.facebook.com/primerahora#acurbelo@vivienda.pr.gov)

Authorized by the Office of the Electoral Comptroller OCE-SA-2023-00076

# avisos y subastas



Autorizado por la Oficina del Contralor Electoral  
OCE-SA-2024-01164


GOBIERNO DE PUERTO RICO  
MUNICIPIO DE COROZAL  
Legislatura Municipal

### AVISO DE APROBACIÓN DE ORDENANZA

La Legislatura Municipal de Corozal, Puerto Rico reunida en Sesión Ordinaria celebrada el día 20 de marzo de 2024, aprobó la Ordenanza Núm. 21, Serie 2023-2024, intitulada:

**PARA ADOPTAR EL "CÓDIGO DE ORDEN PÚBLICO DEL MUNICIPIO DE COROZAL", EL CUAL TIENE COMO PROPÓSITO ESTABLECER LAS NORMAS DE CONDUCTA RELACIONADAS AL ORDEN PÚBLICO Y LA SEGURIDAD EN EL MUNICIPIO DE COROZAL, ASÍ COMO UNA SANA RELACIÓN ENTRE LOS CIUDADANOS, QUE PERMITA LA CONVIVENCIA ENTRE ELLOS EN ARMONÍA, SOLIDARIDAD Y SENSIBILIDAD, Y LOGRAR CON EL ESFUERZO Y COLABORACIÓN DE TODOS, TENER LAS CALLES Y LUGARES PÚBLICOS SEGUROS EN NUESTRO PUEBLO, Y CON ELLO, DISFRUTAR DE UNA MEJOR CALIDAD DE VIDA; DEROGAR LA ORDENANZA NÚM. 11, SERIE 2015-2016, SEGÚN ENMENDADA, CONOCIDA COMO "CÓDIGO DE ORDEN PÚBLICO DEL MUNICIPIO DE COROZAL", Y LA ORDENANZA NÚM. 2, SERIE 1986-1987; Y PARA OTROS FINES RELACIONADOS.**

La referida Ordenanza fue aprobada por el Alcalde, el día 25 de marzo de 2024. La persona interesada podrá obtener copia certificada del texto completo de la Ordenanza Núm. 21, Serie 2023-2024, en la Oficina de la Secretaría de la Legislatura Municipal.

  
Dalel Nevarez Sanfeliz  
Secretaria  
Legislatura Municipal  
Corozal, Puerto Rico

Autorizado por la Oficina del Contralor Electoral  
OCE-SA-2024-01686

1 calle Paca Martínez, Corozal, Puerto Rico 00783 / Tel. (787) 859-2626

# ATENCIÓN

¿Tienes alguna discapacidad intelectual y/o física o tienes un familiar con alguna discapacidad?

Si tu respuesta es sí, te invitamos a que te unas a la iniciativa:

**¡EN LOS DÍAS DE INTERCESIÓN...  
HAZTE ECO DE LA INCLUSIÓN!**

El Consejo Estatal sobre Deficiencias en el Desarrollo (CEDD) conjuntamente con la Sociedad Puertorriqueña de Epilepsia (SPE) organizarán tres actividades en las que recibirás Valiosa Información Para ti (VIP).

Además, tendrás la oportunidad de aportar e intercambiar ideas para construir la sociedad igualitaria que todos merecemos.

Llena tu solicitud escaneando el código QR:



También puedes comunicarte al 787-445-1626 o al 787-445-1210.

Este proyecto fue financiado con fondos del Consejo Estatal de Deficiencias en el Desarrollo de Puerto Rico, a través de su subvención federal total de \$2.5 millones con una financiación del 80% por parte del Administration for Community Living del Departamento de Salud y Servicios Humanos (ACL/HHS), con 20% (\$28,521.10) financiado a través de fondos estatales.



Autorizado por la Oficina del Controlador Electoral OCE-SA-2024-07724



Consejo Estatal sobre Deficiencias en el Desarrollo  
Somos aquí para tus posibilidades



# aviso público

Aviso Final y Explicación Pública de una Actividad Propuesta en un valle inundable de 100 años y humedal

Empresas Coki LLC  
PR-RGRW-03836

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) completó una evaluación según establecen las Ordenes Ejecutivas 1988 y 1990, de acuerdo con los reglamentos de HUD en 24 CFR 55.20 Subparte C - Procedimientos para hacer determinaciones sobre el manejo del valle inundable y la protección de humedales. La actividad está subvencionada con fondos del Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), número de subvención B-17-DM-72-0001 y B-18-DR-72-0001. El proyecto propuesto, PR-RGRW-03836, está localizado en la carretera PR-819, barrio Mucarabones, Toa Alta, PR 00953. El proyecto propuesto incluye la compra de terrenos, no llaves y materiales para la construcción de una cerca, en madera tratada y alambre de púas, que totaliza aproximadamente 17,329 pies lineales. Un humedal ribereño cruza segmentos de la línea de cerca propuesta. Según el Inventario Nacional de Humedales y los Conjuntos de Datos Nacionales de Hidrografía, aproximadamente 2,126.12 pies lineales de la cerca propuesta se encuentran dentro del área cartografiada del humedal. Por otra parte, basado en el mapa de tarifas de seguro contra inundaciones (FRM, por sus siglas en inglés) [panel 720000034-0H, efectivo 19/04/2005], como indica el Centro de Servicios de Mapas de Inundaciones de FEMA en <https://msc.fema.gov/portal/home>, 13,255 pies lineales de la cerca propuesta están dentro del valle inundable de 100 años, zona de inundación A. El proyecto potencialmente impactará un total de 0.048 acres de humedales ribereños y 0.34 acres del valle inundable. El área del humedal se encuentra en la página del Inventario Nacional de Humedales en <https://vsiprmyjwim.usgs.gov/wetlandsapps/wetlands-mapper/>.

Vivienda ha considerado las siguientes alternativas y medidas de mitigación para minimizar los impactos adversos y restaurar y preservar los valores naturales y beneficios: (1) realineamiento por el lado norte del arroyo, (2) utilizar materiales alternativos, and (3) no tomar ninguna medida. Bajo la alternativa 1, el solicitante realinearía los nuevos segmentos de la cerca propuesta a lo largo del lado norte del arroyo y rodearía el borde norte del valle inundable. El beneficio de esta alternativa sería que no habría impactos a los humedales ni al valle inundable. Esta alternativa impide que el solicitante tenga pleno uso de la propiedad para fines agrícolas y el ganado no podría obtener agua del arroyo. Esto también crearía una división entre la parte este y oeste de la parcela a medida que el valle inundable pasa el límite norte de la propiedad en un área. Esta alternativa podría resultar en la tala de árboles antes de la construcción. Bajo alternativa 2, el solicitante utilizaría estacas metálicas como postes, en lugar de los postes de madera propuestos. El uso de estacas metálicas como postes requeriría menos alteración del suelo y tendría un diámetro más pequeño, lo que permitiría un mayor flujo de agua en el valle inundable, en caso de que el área se inundara. Sin embargo, esta opción no es factible dado que la cerca se utilizará para controlar el área donde pasta el ganado. Las estacas de metal no serían tan resistentes como los postes de madera y podrían caerse o romperse, dejando huecos en la cerca que el solicitante tendría que reparar. Esta alternativa podría resultar en más trabajo y tensión financiera para el solicitante a largo plazo y no proporcionaría el alivio más eficiente para el solicitante. De no tomar ninguna acción, ningún humedal ni valle inundable se vería impactado. El solicitante no recibiría fondos federales para la compra de materiales/equipo y la instalación de una cerca. En consecuencia, es posible que el solicitante no pueda recuperar y continuar la producción agrícola. Dado el grado de necesidad de una mayor capacidad agrícola en Puerto Rico después de los huracanes Irma y María, los costos de renunciar al proyecto excederían los beneficios. La ubicación propuesta para la cerca proporciona la mejor ubicación para la producción agrícola y el uso de la tierra. El proyecto minimizará los posibles impactos en los humedales al elegir a los contratistas solicitantes que implementen las mejores prácticas de gestión apropiadas, incluyendo medidas de control de erosión y sedimentación, durante las actividades de construcción. Como condición específica del sitio, el solicitante no instalará postes para cercas en el canal del arroyo. El proyecto minimizará los impactos en el valle inundable mediante utilización de postes de huella mínima (0.5 pies de diámetro separados por intervalos de 10 pies) y alambre de púas que permitirán el paso de aguas de las inundaciones sin crear una barrera impermeable.

Vivienda ha reevaluado las alternativas para construir en el valle inundable y humedal y determinó no cuenta con alternativas prácticas. La documentación ambiental que evidencia el cumplimiento de los pasos 3 a 6 de las Ordenes Ejecutivas 1988 y 1990 está disponible para inspección, revisión, y reproducción de parte del público, de ser solicitado, en el horario y lugar indicado en el último párrafo del presente aviso sobre recibo de comentarios.

Este aviso tiene tres propósitos principales. Primero, las personas que pueden verse afectadas por actividades en el valle inundable y humedal, y aquellos que tengan interés en la protección del ambiente natural deben recibir la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Segundo, un programa adecuado de avisos públicos puede ser una importante herramienta de educación pública. La divulgación de información y solicitud de comentarios sobre valles inundables y humedales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la ocupación y alteración de estas áreas especiales. Tercero, como materia de justicia, cuando el gobierno federal determine participar en acciones ubicadas en el valle inundable y humedal, debe informarse a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes del 25 de junio de 2024. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461. Atención: Sally Acevedo-Cosme, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 am a 4:00 pm, en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787) 274-2527 ext. 4320. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a [environmentczbg@vivienda.gov](mailto:environmentczbg@vivienda.gov).

Fecha: 18 de junio de 2024

Ldo. William O. Rodríguez Rodríguez  
Secretario del Departamento de la Vivienda

Autorizado por la Oficina del Controlador Electoral OCE-SA-2023-00076

# public notice

Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain and Wetland

Empresas Coki LLC  
PR-RGRW-03836

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has conducted an evaluation as required by the Executive Orders 1988 and 1990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Re-Grow Puerto Rico Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDBG-DR), Grant numbers B-17-DM-72-0001 and B-18-DR-72-0001. The proposed project, PR-RGRW-03836, is located at PR-819 Road, Mucarabones, Toa Alta, PR 00953. The proposed project includes the purchase of calves, heifers and materials for the construction of a fence, consisting of treated wood and barbed wire, totaling approximately 17,329 linear feet. A riverine wetland crosses segments of the proposed fence line. Based on the National Wetlands Inventory and National Hydrography Datasets, approximately 2,126.12 linear feet of the proposed fence are within the mapped area of the wetland. Based on the Flood Insurance Rate Map (FIRM) [Panel 720000034-0H, effective 04/19/2005], as indicated on the FEMA Flood Map Service Center at <https://msc.fema.gov/portal/home>, 13,255 linear feet of the proposed fence are within the 100-year floodplain, flood zone A. The project would potentially impact a total of 0.048 acres of riverine wetlands and 0.34 acres of floodplain. The wetland in the project area can be found at the National Wetlands Inventory at <https://vsiprmyjwim.usgs.gov/wetlandsapps/wetlands-mapper/>.

PRDOH has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (1) realignment along the north side of stream, (2) using alternative materials, and (3) take no action. Under alternative 1, the applicant would realign the new segments of the proposed fence line along the north side of the stream and going around the northern border of the floodplain. The benefit of this alternative would be no impacts to wetlands or the floodplain. This alternative prevents the applicant from having full use of the property for agricultural purposes and livestock would not be able to get water from the stream. This would also create a divide between the eastern and western portion of the parcel as the floodplain goes past the northern boundary of the property in one area. This alternative may result in tree clearing prior to construction. Under alternative 2, the applicant would use metal stakes as posts instead of the proposed wooden posts. The use of metal stakes as posts would require less ground disturbance and would be smaller in diameter, allowing for more flow of water in the floodplain should the area become inundated. However, this option is not feasible given the fence will be used to control the area where cattle graze. Metal stakes would not be as sturdy as wooden posts and would potentially fall or break, leaving gaps in the fence that the applicant would be required to repair. This alternative may result in more work and financial strain on the applicant long term and would not provide the most efficient relief for the applicant. If no action is taken, no wetlands or floodplains would be impacted. The applicant would not receive federal funding for the purchase of materials/equipment and installation of a fence. Consequently, the applicant may not be able to recover and continue 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. The proposed location for the fence provides the best location for agricultural production and use of the land. The project will minimize potential impacts to wetlands by requiring applicant contractors to implement appropriate best management practices (BMPs, including erosion and sedimentation control measures) during construction activities. As a site-specific condition, the applicant will not install fence posts in the stream channel. The project will minimize floodplain impacts by using posts with a minimal footprint (0.5-foot diameter separated by 10-foot intervals) and barbed wire that will allow floodwaters to pass without creating an impermeable barrier.

PRDOH has reevaluated the alternatives to building in the floodplain and wetland and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Orders 1988 and 1990 are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and wetland and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public education tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain and wetland, it must inform those who may be put at greater or continued risk.

PRDOH will consider all comments received on or before June 25, 2024. Written comments can be sent to the following address: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461. Attention: Sally Acevedo-Cosme, Permits and Environmental Compliance Specialist. A complete description of the project is available to the public for review from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. The number to get information is (787) 274-2527 ext. 4320. In the alternative, comments may also be sent to PRDOH by email at [environmentczbg@vivienda.gov](mailto:environmentczbg@vivienda.gov).

Date: June 18, 2024

Ldo. William O. Rodríguez Rodríguez, Esq.  
Secretary of the Department of Housing

Autorizado by the Office of the Electoral Comptroller OCE-SA-2023-00076



AVISO

A LOS RESIDENTES DEL MUNICIPIO DE CAMUY INTERESADOS EN PARTICIPAR DEL PROGRAMA DE VALES PARA LA LIBRE SELECCIÓN DE VIVIENDA/SECCIÓN 8

La Oficina de Programas Federales del Municipio de Camuy informa la apertura de la Lista de Espera, "waiting list" para que familias de bajos recursos económicos de Camuy puedan participar del PROGRAMA DE VALES PARA LA LIBRE SELECCIÓN DE VIVIENDA/SECCION 8, financiados bajo "Sección-8 de la Ley de Vivienda y Desarrollo Comunitario de 1974", según enmendada.

Se estarán llenando pre-solicitudes todos los miércoles, a partir del 19 de junio de 2024 hasta el 16 de noviembre de 2024. Estarán disponibles en la Oficina de Programas Federales, 2do nivel del Centro de Gobierno Municipal Eusebio "Chebito" Quijano Félix, Ave. Muñoz Rivera #116 en Camuy, Puerto Rico en horario de 8:00 am a 4:00 pm.

Para más información u orientación, favor de comunicarse con la Sra. Awilda Martínez Cabán, directora de la Oficina de Programas Federales al (787) 898-2160 ext. 1202, 1204 ó 1205.

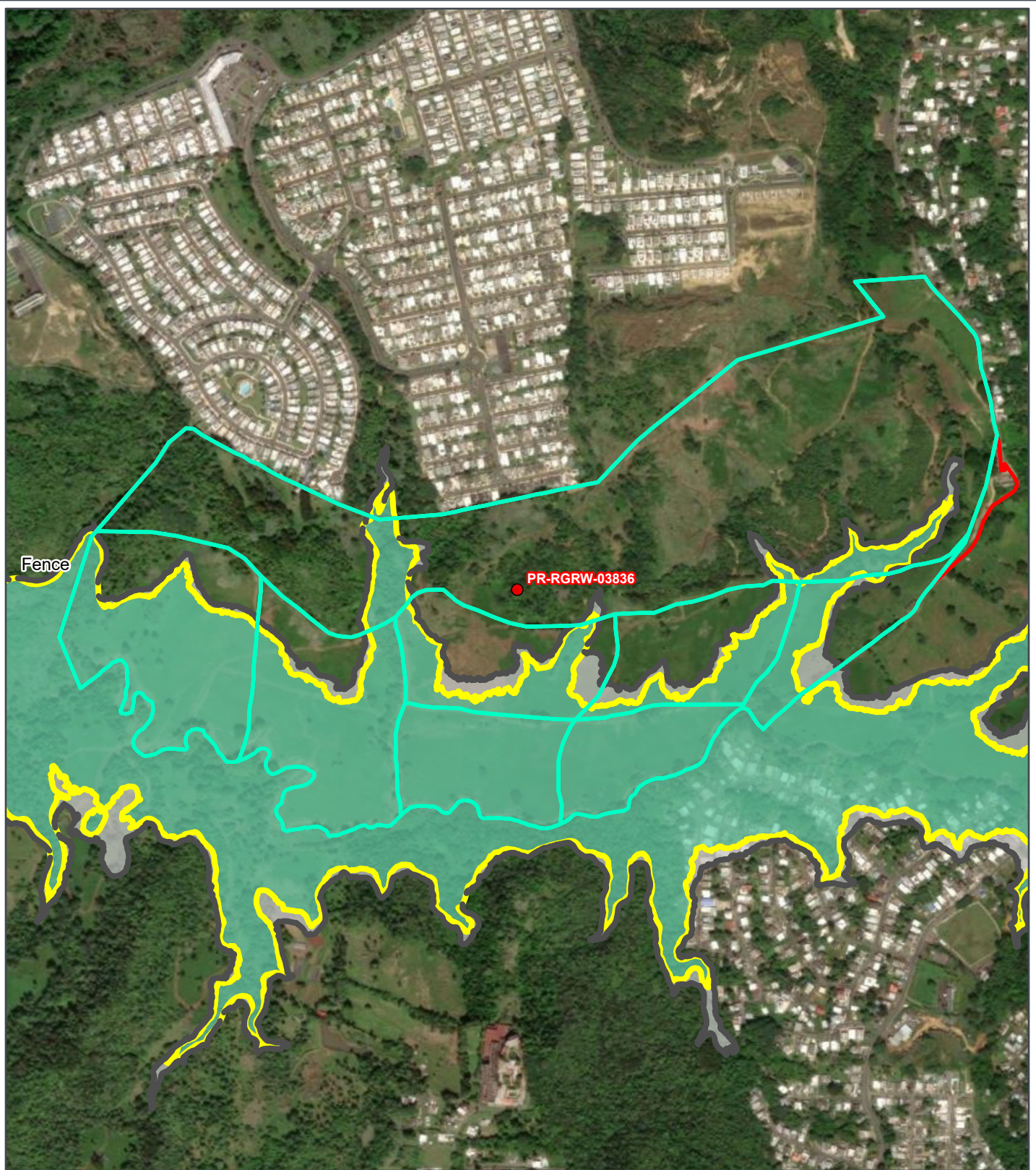
Firmado en Camuy, Puerto Rico hoy, 7 de junio de 2024

Awilda Martínez Cabán  
Directora

Departamento Programas Federales Municipal

Aprobado por OCE-SA-2024-00634





REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836



- 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 and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone X (500-year floodplain)
- Zone/BFE Boundary

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°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 October 2023  
Updated: 10/13/2023  
Layout: ABFE 1Pct  
Aprx: 72428\_ReGrowTier2Maps

N

1:10,000 Puerto Rico

**Attachment 11**  
**Historic Preservation Partner Worksheet**  
**and SHPO Consultation**



**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

→ *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.

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 location of the cube buildings' gravel base and concrete footers, the area of potential electric connection, and the area of potential water connection, plus a 15-meter horizontal buffer to allow for some variation in final placement during construction 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.

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 archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there are no reported archaeological materials or significant cultural properties within a half-mile (mi) radius of the project location. Two Section 106 evaluations have been conducted within the 0.5 mi review radius with no cultural resources found. SHPO code 08-25-15-01, located 0.0 mi (0.01 kilometers [km]) north of the project location, was part of the effort to pave the roads in the Municipality's neighborhoods and sectors by the CDBG Program. The Federal Highway Administration (FHWA) sponsored a cultural assessment for PR-111, from PR-451 to Lares Bypass, located 0.34 mi (0.55 km) northwest of the project site, with the SHPO code 07-28-00-01.

The proposed project is located in a rural, mountainous area in the northwest portion of the island at an elevation of 260 ft (79 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses three mapped soil series: HmD (Humatas clay, 12 to 20 percent slopes); HmE2 (Humatas clay, 20 to 40 percent slopes); and HmF2 (Humatas clay, 40 to 60 percent slopes). The project area APE is located behind the applicant's residence at the foot of a gradual slope north. There is an access road to enter the project area, and agricultural land east which continues south and west. The general project area is located on locally even topography within a broader area of complex, variable, high-relief uplands with tropical forest vegetation interspersed with cleared agricultural fields and sparse residential construction in the southeast portion of the municipality of San Sebastián. The closest freshwater source is an unnamed tributary of Río Culebrinas located 0.09 mi (0.15 km) northwest of the project area. The north coast is approximately 12.5 mi (20.2 km) from the project area.

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 the boundaries of the National Register of Historic Places (NRHP)-eligible /listed or Traditional Urban Center / Historic District.

The project area is primarily rural and is approximately one mile southwest of Juncal. The surrounding area is mountainous and covered with dense tropical vegetation. The current house was constructed ca. 10/2004 per Google Earth Pro and was not visible in aeriels from 03/2002, also from Google Earth Pro. A review of historic aeriels (<https://www.historicaeriels.com>) from 1975 and 1977 via Earth Explorer show that the area has long been a rural, forested landscape with small farming operations dotting the mountainside.

*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.

[Click here to enter text.](#)

*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](mailto:carubio@prshpo.pr.gov)

Thursday, December 7, 2023

**Lauren Bair Poche**

HORNE

10000 Perkins Rowe, Suite 610, Bldg G  
Baton Rouge, LA 70810

SHPO: 12-01-23-05 PR-RGRW-03836 EMPRESAS COKI LLC., CARR. PR-819 BO. BUCARABONES, TOA ALTA, 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.

After a review of all the documentation, we believe a finding of **no adverse effect** upon historic properties would be more appropriate for this undertaking.

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/EVR/OEDJR



December 1, 2023

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

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

**Section 106 NHPA Effect Determination Submittal: PR-RGRW-03836 – Empresas Coki LLC – Carretera PR 819 Bo. Mucarabones, Toa Alta, Puerto Rico – *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). 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, HORNE is submitting documentation for activities proposed by Empresas Coki LLC located at Carretera PR 819 Bo. Mucarabones, in the municipality of Toa Alta. The undertaking for this project includes the purchase and installation of new fencing. The proposed fence work totals approximately 17,329 linear feet (ft), which will surround the entire property and include dividers within the perimeter of the fence. The fencing will be secured to the ground using wood posts that are 6.5 ft in height extending 2 ft deep into the ground. Each new post will require a 0.5 ft diameter hole in the ground. The posts will be spaced approximately 10 ft apart. Based on information provided by the applicant, this work will require approximately 2,000 wooden posts.



Based on the submitted documentation, the Program requests a concurrence that a finding 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, EHP Senior Manager

Attachments

<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> Empresas Coki LLC		
<b>Case ID:</b> PR-RGRW-03836	<b>City:</b> Toa Alta	

<b>Project Location:</b> Carretera PR 819 Bo. Mucarabones, Toa Alta, PR 00953	
<b>Project Coordinates:</b> (as provided by applicant during field visit) Fence (centroid): 18.389504, -66.219444	
<b>TPID (Número de Catastro):</b> 084-000-002-08-999	
<b>Type of Undertaking:</b> <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b>	<b>Property Size (acres): 236.12 acres total</b> Fence: 0.397777 acres (17,327 sq. ft)

<b>SOI-Qualified Architect/Architectural Historian:</b> Erin Edwards, MPS
<b>Date Reviewed:</b> November 14, 2023
<b>SOI-Qualified Archaeologist:</b> Heath Anderson, Ph.D.
<b>Date Reviewed:</b> November 14, 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 fence work totals approximately 17,329 linear feet (ft), which will surround the entire property and include dividers within the perimeter of the fence. (Figure A-2). The fence dividers will be made of stakes strung with barb wire and will help separate cattle and minimize overgrazing. The fencing will be secured to the ground using wood posts that are 6.5 ft in height extending 2 ft deep into the ground. Each new post will require a 0.5 ft diameter hole in the ground. The posts will be spaced approximately 10 ft apart. Based on information provided from the applicant, repair and replacement of fence section will require approximately 2,000 wooden posts.

The project will involve some ground disturbance, but no tree clearing is required for construction. The majority of the property has a thorned vegetation commonly called 'zarza', which will need to be pruned in some areas where the fence will be installed. No electrical or water utility connections will be required. The applicant owns the property; therefore, no acquisition is required.

### 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


<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> Empresas Coki LLC	
<b>Case ID:</b> PR-RGRW-03836	<b>City:</b> Toa Alta

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 location of the fence plus a 15-meter horizontal buffer to allow for some variation in final placement during construction and the visual APE is the viewshed of the proposed project.

**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 archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there are no reported archaeological materials or significant cultural properties within a half-mile (mi) radius of the project location. Six archaeological evaluations have been conducted within the 0.5 mi review radius with no cultural resources found.

ICP/CAT-TA-97-04-05 was the nearest of these, whose study area intersected with the northwest portion of the project area. This was a Phase IA/IB effort conducted in support of a project to establish a cemetery. No cultural materials from the prehistoric or historic periods were found according to the resulting 1997 report. The next nearest study was ICP/CAT-TA-95-03-05, whose study area bordered the northern limit of the project area. This was a Phase IA investigation carried out in 1994 and 1995 in support of a residential construction project known as Jardines de la Fuente. No cultural resources were located as a result of the investigation and further research in the form of a Phase IB survey was recommended. The next nearest survey was ICP/CAT-TA-98-05-04, whose study area bordered northeast limit of the project area. This was a Phase IA/IB survey carried out in 1998 in support of a residential construction project known as Comunidad de la Fuente, Fase II. No significant cultural resources were identified as a result. The next nearest investigation was ICP/CAT-TA-05-09-08, located 0.48 km southeast of the project area. This was a Phase IA/IB effort carried out in 2005 in support of a residential construction project known as Urbanización Estancias de Altomonte. No cultural resources were identified as a result. The next nearest survey was ICP/CAT-TA-06-09-04, located 0.49 km north of the project area. This was a Phase IA investigation carried out in 1998 in support of a residential construction project known as Comunidad Candelaria. The resulting 1998 report, revised in 2006, affirmed that no cultural resources were identified. Finally, the investigation carried out within the 0.5-mi review radius located the farthest distance from the project area was ICP/CAT-TA-95-03-06, conducted 0.72 km to the east. This was a Phase IA/IB survey carried

<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> Empresas Coki LLC	
<b>Case ID:</b> PR-RGRW-03836	<b>City:</b> Toa Alta


out in 1995 in support of a residential construction project known as Urbanización Monte Casino Heights, which resulted in the identification of no cultural resources.

The proposed project is located in a suburban area in the northeast portion of the island at elevations that vary between 15 and 50 ft (6 to 15 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses 12 mapped soil series: AmB (Almirante clay, 2 to 5 percent slopes); Ba (Bajura clay, 0 to 2 percent slopes); CrD2 (Colinas clay loam (12 to 20 percent slopes); CrE2 (Colinas clay loam, 20 to 40 percent slopes); CrF2 (Colinas clay loam, 40 to 60 percent slopes); JnD2 (Juncal clay, 5 to 20 percent slopes, eroded); LaB (Lares clay, 2 to 5 percent slopes); LaC2 (Lares clay, 5 to 12 percent slopes, eroded); Mp (Martin Pena muck); TaF (Tanama-Rock outcrop complex, 20 to 60 percent slopes); Uv (Urban land-Vega Alta complex, 20 to 60 percent slopes); and VaC2 (Vega Alta clay loam, 5 to 12 percent slopes, eroded). The project area APE is in the northeast portion of Municipio Toa Alta. The general project area is located on a broad floodplain of the Río Bucarabones and the steep, densely vegetated uplands overlooking the river. The closest freshwater source is the Río Bucarabones, which parallels the project area's south boundary. The north coast is approximately 6.0 mi (9.0 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 the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There have been no Section 106 surveys in the 0.50-mi review area, but there have been multiple archaeological surveys within the 0.50-mi review area including ICP/CAT-TA-05-09-08, ICP/CAT-TA-95-03-06, ICP/CAT-TA-98-05-04, ICP/CAT-TA-06-09-04, ICP/CAT-TA-95-03-05, and ICP/CAT-TA-97-04-05.

The project area is in a suburban area of Toa Alta, in the northeast portion near Mucarabones Barrio. The Toa Alta Centros Urbanos is 0.70-mi to the western-most portion of the project area. The project area has rolling hills, tall vegetation, and the Rio Bucarabones between it and the Toa Alta Centros Urbanos, and the project will not be visible due to the distance, size, and the materials used to construct the fence. The project site is located between Urb Jardin Mediterraneo, Jard de Escorial, and Urb Las Cascadas II to the north and northwest, and the northern portion of Mucarabones city to the south, in the

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGRW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant:</b> Empresas Coki LLC	
<b>Case ID:</b> PR-RGRW-03836	<b>City:</b> Toa Alta


undeveloped Reserva Agricola del Valle de Bucarabones. Aerials from Google Earth (<https://www.googleearth.com>) in January 2004 and June 2006 show that Urb Jardin Mediterraneo and Jard de Escorial were constructed by 2004, and construction had begun on Urb. Las Cascadas II by 2006. Historic Aerials (<https://www.historicaerials.com/viewer>) from 1968, 1967, and 1962 show no housing at all in the area. Aerials from Earth Explorer ([EarthExplorer.usgs.gov](http://EarthExplorer.usgs.gov)) for 1977 and 1972 show that the area is very gradually being filled with housing. The 1977 aerial does show the northern portion of Mucarabones city to the south as being built, but not the 1972 aerial. Two buildings are on the property in question. One building is a wooden shed that was associated with a 1930s sugar cane farm, per the applicant (Photograph 5). The second building is a wood frame building that was associated with a 1980s dairy on the property (Photograph 1). No other buildings from previous uses remain. As the project site sits in a suburban area that was not developed until the late 1970s, and because it is inside the Reserva Agricola del Valle de Bucarabones and due to the distance from housing and materials being used to build the fence, no historic properties will be affected by the project.

**Determination**

The following historic properties have been identified within the APE:

- Direct Effect:
  - None
- Indirect Effect:
  - None

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-03836 is located. The closest freshwater body parallels the south boundary of the project area. The size of the proposed project activities are very small (0.397777 acres (17,327 ft in length) and 4.5 feet of fencing posts visible above ground) and construction of public roads/residential structures/agricultural infrastructure has impacted the surrounding terrain. No historic properties will be affected by the proposed project activities.

<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> Empresas Coki LLC	
<b>Case ID:</b> PR-RGRW-03836	<b>City:</b> Toa Alta

**Recommendation (Please keep on same page as SHPO Staff Section)**

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**

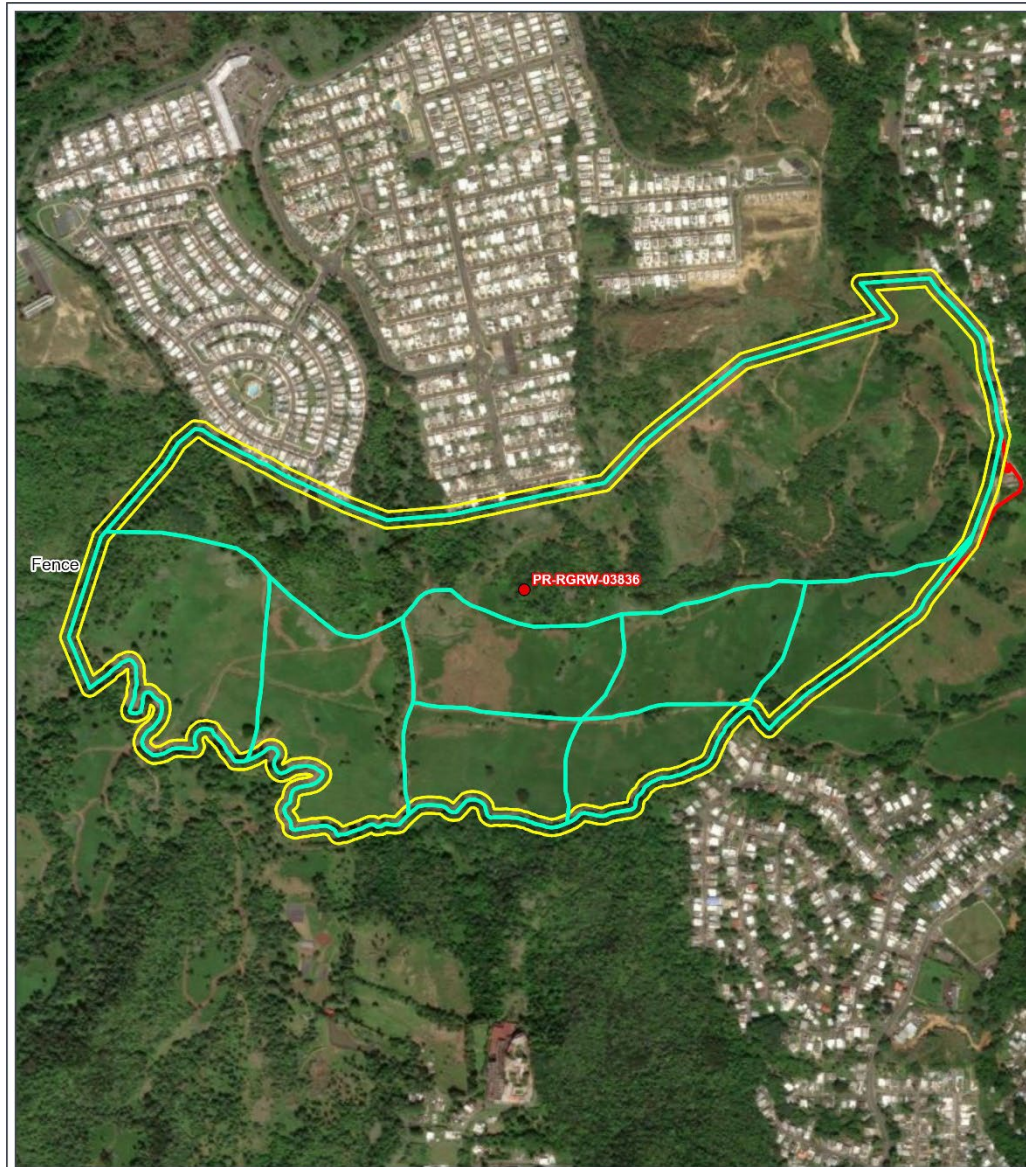
The Puerto Rico State Historic Preservation Office has reviewed the above information and:  <input type="checkbox"/> <b>Concurs</b> with the information provided. <input type="checkbox"/> <b>Does not concur</b> with the information provided.	
<b>Comments:</b>  	
Carlos Rubio-Cancela State Historic Preservation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

Applicant: Empresas Coki LLC

Case ID: PR-RGRW-03836

City: Toa Alta

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



REGROW PROGRAM

#### Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-03836



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ APE (Buffer (15-meters))

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N



Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023

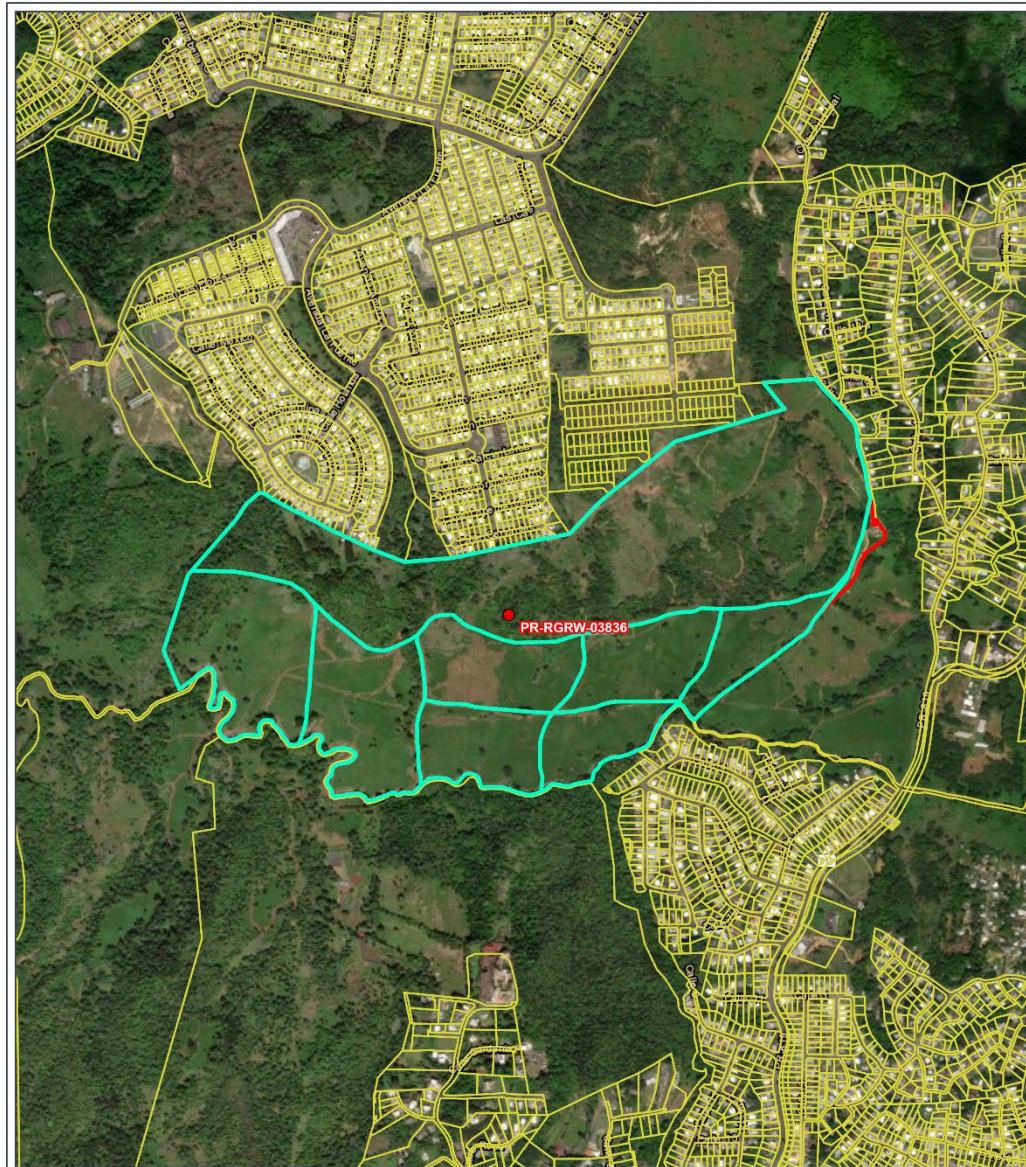
Layout: APE  
Aprx: 72428\_ReGrowTier2Maps

Applicant: Empresas Coki LLC

Case ID: PR-RGRW-03836

City: Toa Alta

### Project (Parcel) Location - Aerial Map



REGROW PROGRAM

**Figure A-2:  
Site Vicinity**

Applicant ID: PR-RGRW-03836



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.22754°W 18.388254°N



Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps



0 620 1,240 Feet  
0 175 350 Meters

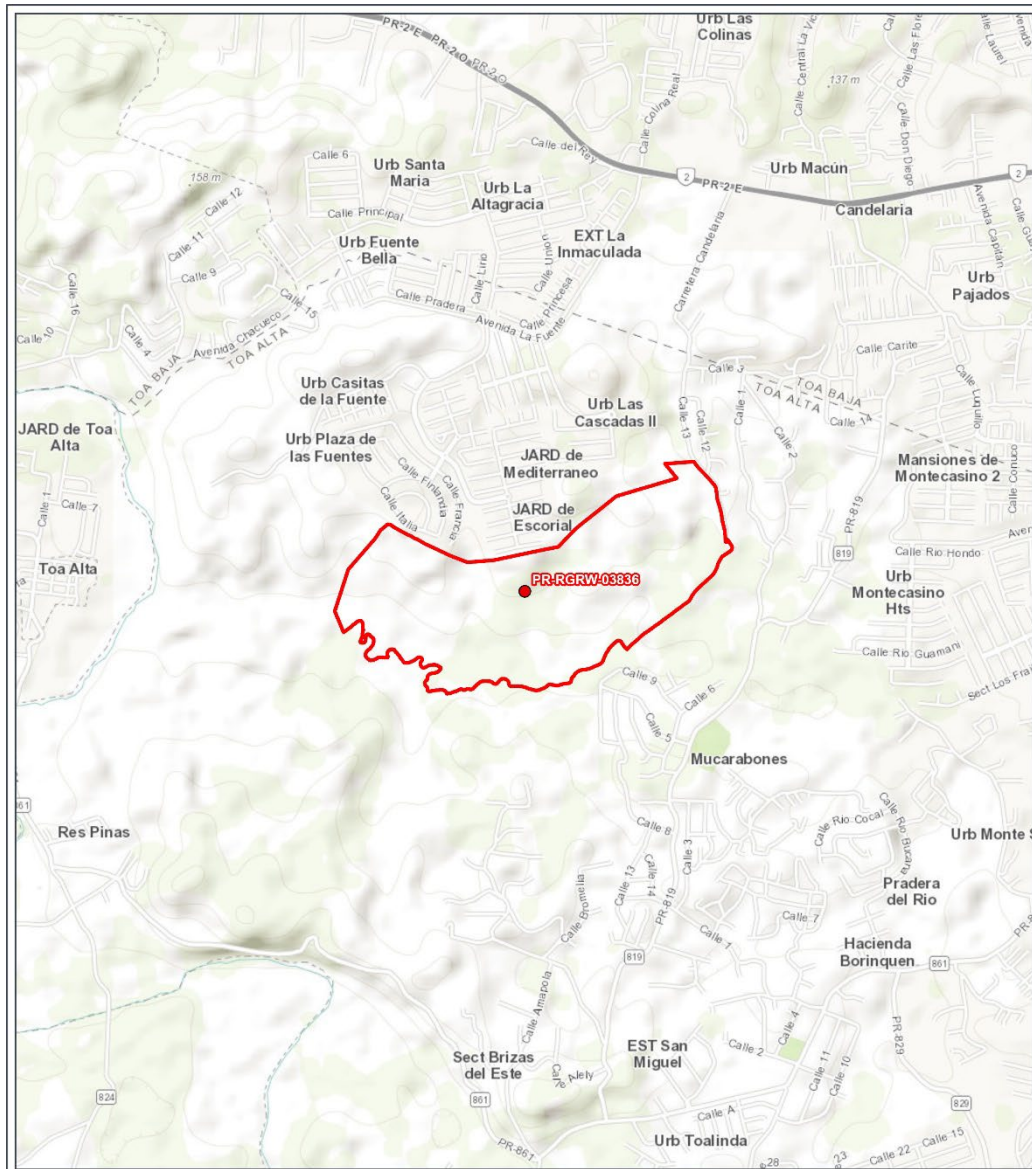


Applicant: Empresas Coki LLC

Case ID: PR-RGRW-03836

City: Toa Alta

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



REGROW PROGRAM

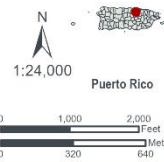
**Figure A-1:  
Site Location**

Applicant ID: PR-RGRW-03836



- Site
- ▭ Site Parcel

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N



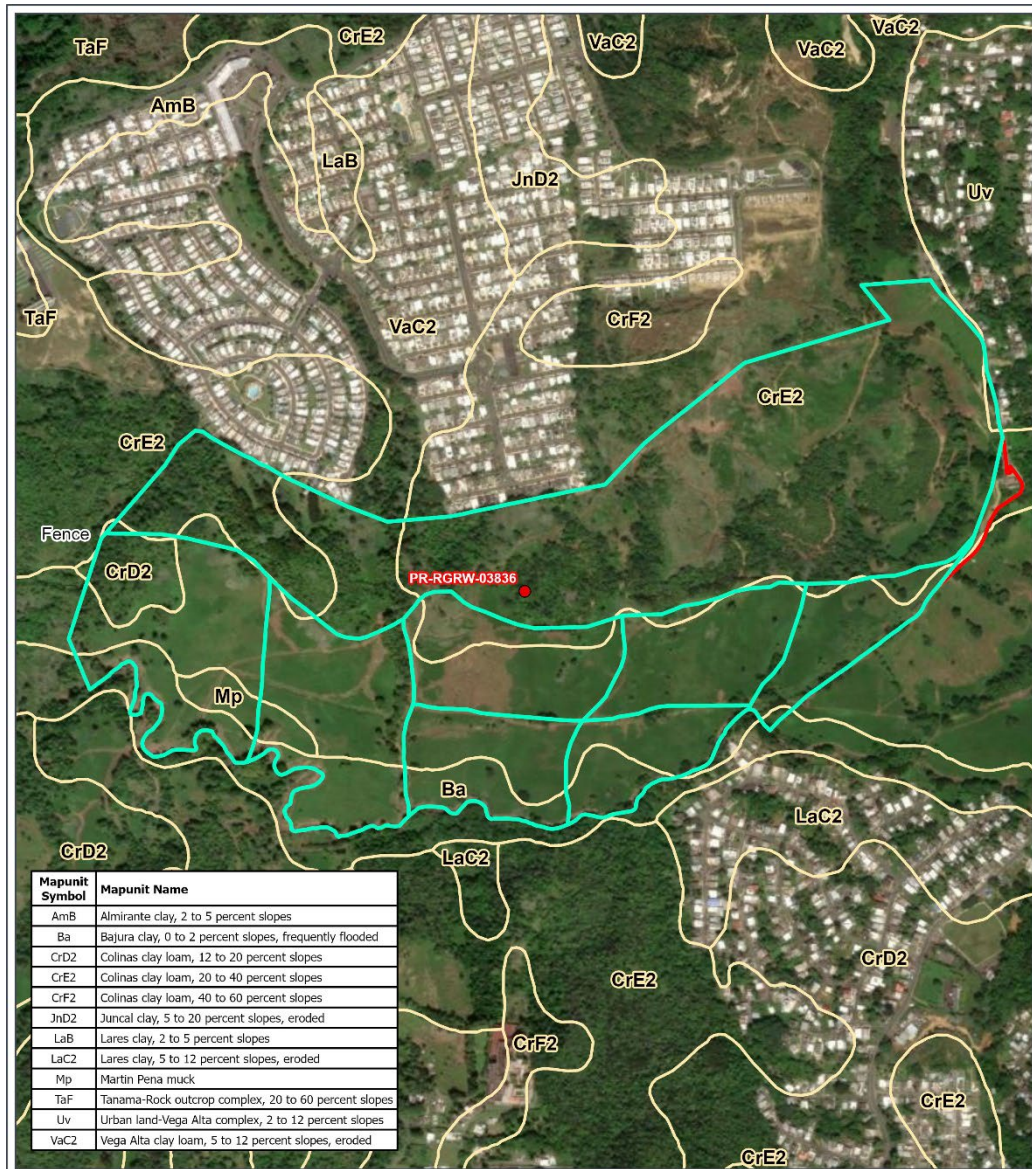
Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Site Location  
Aprx: 72428\_ReGrowTier2Maps

Applicant: Empresas Coki LLC

Case ID: PR-RGRW-03836

City: Toa Alta

**Project (Parcel) Location – Soils Map (Only if Archaeology Review is Required)**



Mapunit Symbol	Mapunit Name
AmB	Almirante clay, 2 to 5 percent slopes
Ba	Bajura clay, 0 to 2 percent slopes, frequently flooded
CrD2	Colinas clay loam, 12 to 20 percent slopes
CrE2	Colinas clay loam, 20 to 40 percent slopes
CrF2	Colinas clay loam, 40 to 60 percent slopes
JnD2	Juncal clay, 5 to 20 percent slopes, eroded
LaB	Lares clay, 2 to 5 percent slopes
LaC2	Lares clay, 5 to 12 percent slopes, eroded
Mp	Martin Pena muck
TaF	Tanama-Rock outcrop complex, 20 to 60 percent slopes
Uv	Urban land-Vega Alta complex, 2 to 12 percent slopes
VaC2	Vega Alta clay loam, 5 to 12 percent slopes, eroded

REGROW PROGRAM

USDA Soils Map

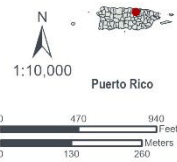
Applicant ID: PR-RGRW-03836



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Soil Mapunit

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>  
Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Soils  
Aprx: 72428\_RegrowTier2Maps

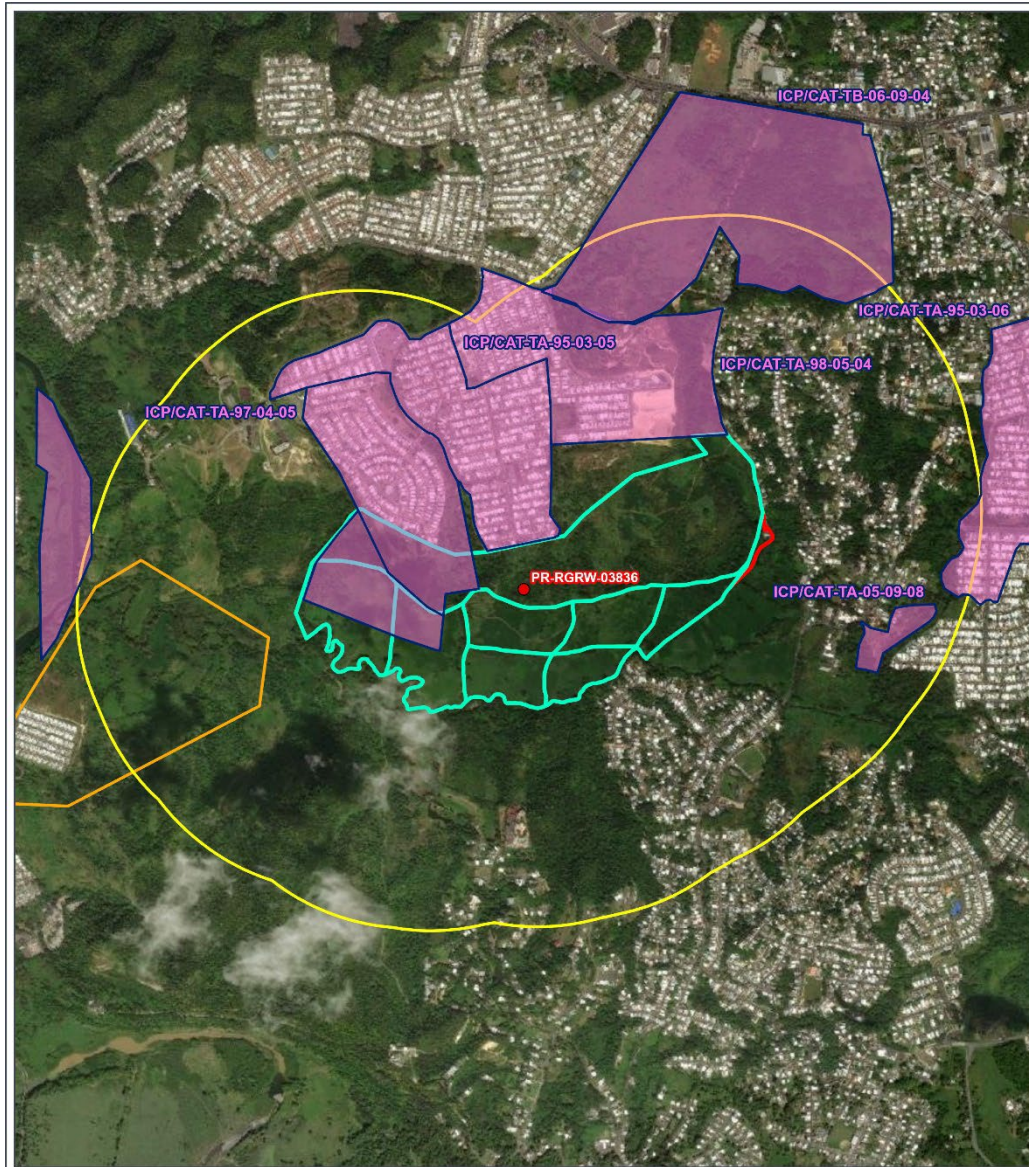


Applicant: Empresas Coki LLC

Case ID: PR-RGRW-03836

City: Toa Alta

Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

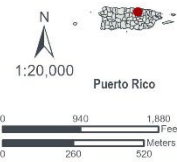
Applicant ID: PR-RGRW-03836



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (0.5-mile)
- ▭ Previously Recorded Survey
- ▭ MIPR Archeologia
- ▭ Traditional Urban Centers

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: State Historic Preservation Office and Puerto Rico Institute of Culture  
Base Map: ESRI ArcGIS Online, accessed October 2023  
Update: 10/13/2023  
Layout: Previous Investigation  
Apx: 72x28\_ReGrowTier2Maps

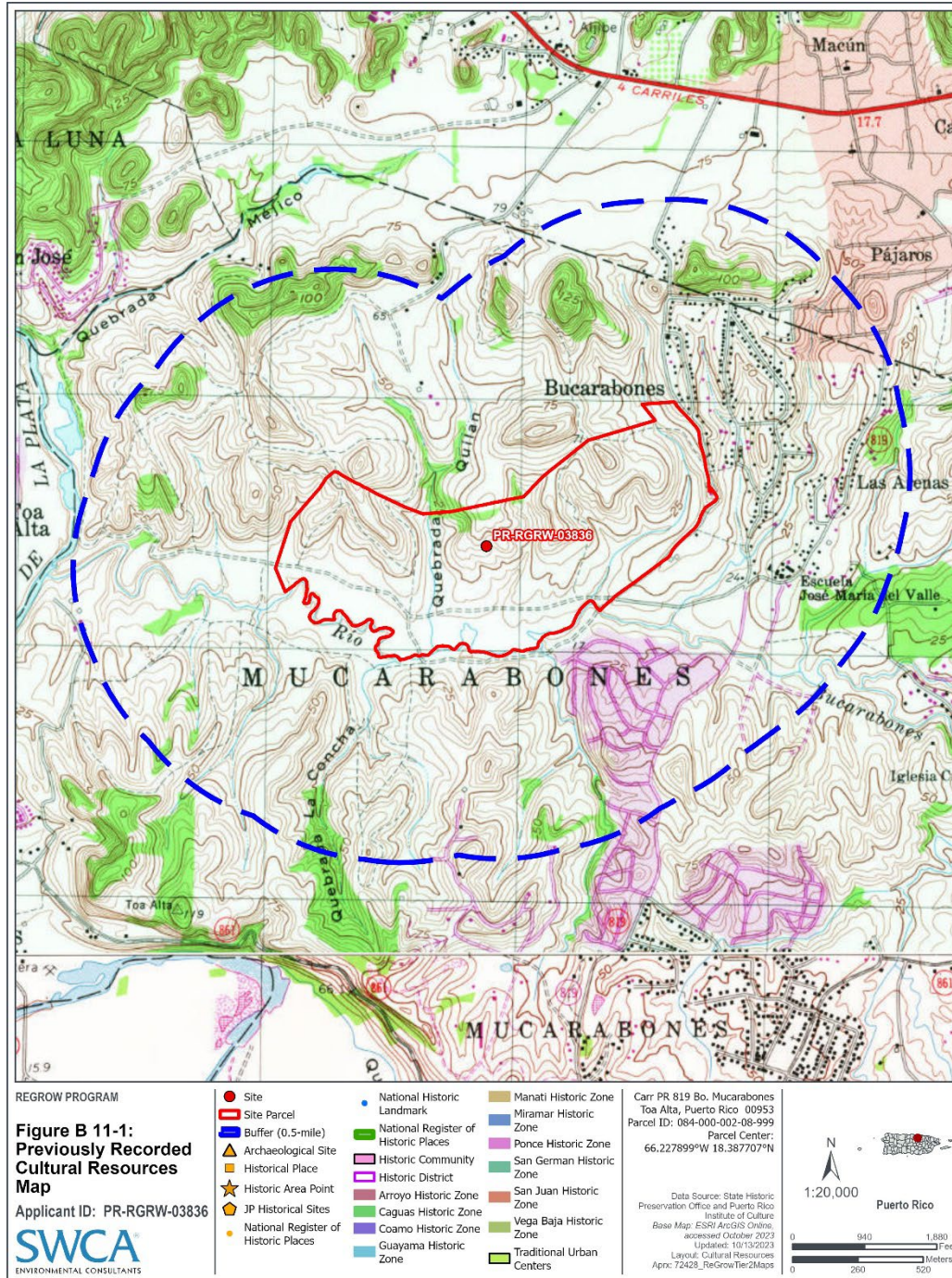


Applicant: Empresas Coki LLC

Case ID: PR-RGRW-03836

City: Toa Alta

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

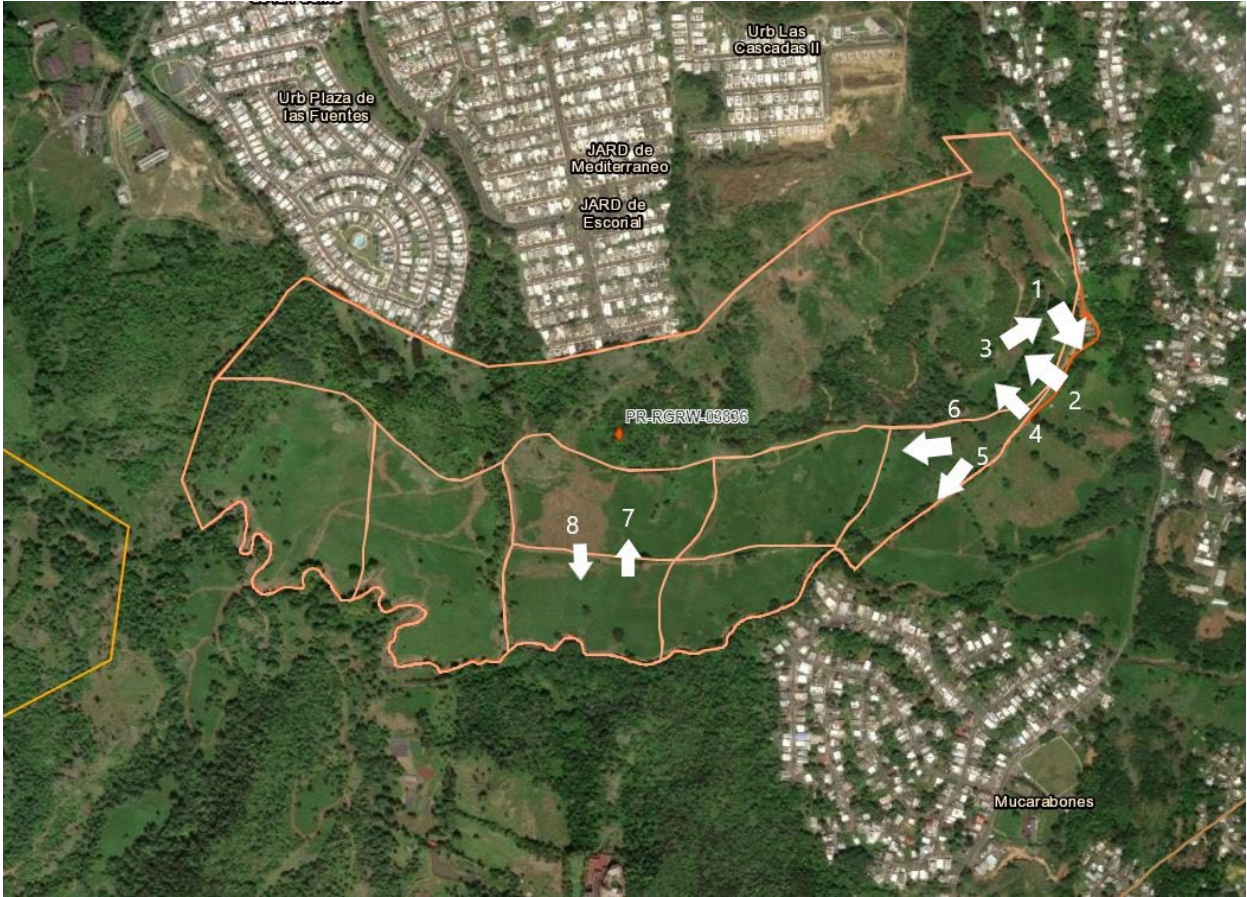


Applicant: Empresas Coki LLC

Case ID: PR-RGRW-03836

City: Toa Alta



### Photograph Key



**Applicant:** Empresas Coki LLC

**Case ID:** PR-RGRW-03836

**City:** Toa Alta

<p><b>Photo #:</b> 01</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> Southeast</p>		
<p><b>Description:</b> Structure and debris associated with a former dairy operation – according to applicant’s best knowledge, dairy activities date to the 1980s. Note 55-gallon drum under porch area – originally hydraulic fluid, repurposed to transport water</p>		
<p><b>Photo #:</b> 02</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> Northwest</p>		
<p><b>Description:</b> Permanent, spring-fed drainage obscured by vegetation in foreground; in background, hilltop with prominent tree within northern property boundary</p>		

**Applicant:** Empresas Coki LLC

**Case ID:** PR-RGRW-03836

**City:** Toa Alta

<p><b>Photo #:</b> 03</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> Northeast</p>		
<p><b>Description:</b> Two-track road that runs southwest from former dairy structure – part of proposed fence will run along the west (i.e., left) side of this two-track road.</p>		

<p><b>Photo #:</b> 04</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> Northwest</p>		
<p><b>Description:</b> Spring-fed, permanent drainage located in the background, obscured by vegetation, runs from northeast to southwest and is tributary to the Río Bucarabones, which runs along the south property boundary.</p>		

**Applicant:** Empresas Coki LLC

**Case ID:** PR-RGRW-03836

**City:** Toa Alta

<p><b>Photo #:</b> 05</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> Southwest</p>		
<p><b>Description:</b> Storage structure associated with former sugarcane cultivation – according to applicant, structure would have been in active use ca. 1930s; proposed fence line will pass just to the left (i.e., southeast) side of this structure</p>		



<p><b>Photo #:</b> 06</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> West</p>		
<p><b>Description:</b> Thorned 'zarza' vegetation in foreground; spring-fed, permanent drainage obscured by vegetation in background.</p>		



**Applicant:** Empresas Coki LLC

**Case ID:** PR-RGRW-03836

**City:** Toa Alta

<p><b>Photo #:</b> 07</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> North</p>		
<p><b>Description:</b> This photo depicts the central portion of the project area, which is overgrown with thorned 'zarza' vegetation, applicant intends to construct additional fence lines to subdivide these areas into separate cow pastures</p>		
<p><b>Photo #:</b> 08</p>	<p><b>Date:</b> 8/28/23</p>	
<p><b>Photo Direction:</b> South</p>		
<p><b>Description:</b> This photo shows the location of the Río Bucarabones, located approx. 200 meters from this point. Proposed fence line will run along the north (i.e., near) side of the river. The area with thorned 'zarza' vegetation in the foreground.</p>		



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,

A handwritten signature in blue ink, appearing to be 'JB', is written over the printed name of the signatory.

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

**Attachment 12**  
**Sole Source Aquifer Worksheet and**  
**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.

## **Sole Source Aquifers (CEST and EA) - PARTNER**

<https://www.hudexchange.info/environmental-review/sole-source-aquifers>

### **1. Is the project located on a sole source aquifer (SSA)<sup>1</sup>?**

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, such as a map of your project or jurisdiction in relation to the nearest SSA.*

Yes → *Continue to Question 2.*

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

Yes → *The review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 3.*

### **3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?**

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

Yes → *Continue to Question 4.*

No → *Continue to Question 5.*

### **4. Does your MOU or working agreement exclude your project from further review?**

Yes → *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 and document where your project fits within the MOU or agreement.*

No → *Continue to Question 5.*

### **5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area.

---

<sup>1</sup> A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

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

Yes → *The RE/HUD will work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

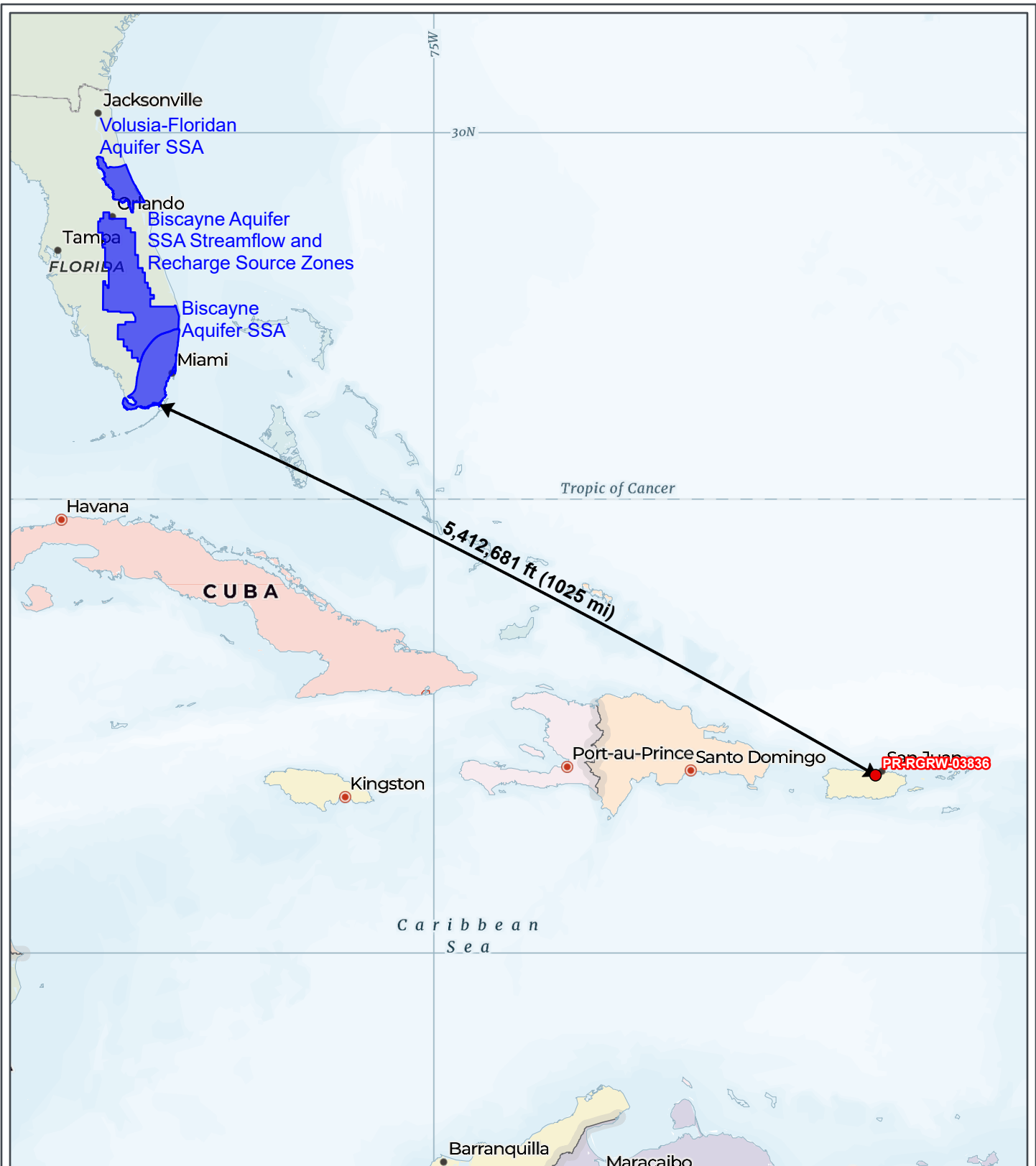
### **Worksheet Summary**

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.**

According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico. No further evaluation is required. The project is in compliance with the Safe Drinking Water Act.



REGROW PROGRAM

**Figure 12-1: Sole Source Aquifers Map**

Applicant ID: PR-RGRW-03836

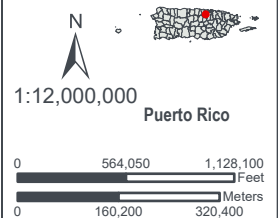


- Site
- Sole Source Aquifers

**\*There are no Sole Source Aquifers in Puerto Rico.**

Carr PR 819 Bo. Mucarabones  
 Toa Alta, Puerto Rico 00953  
 Parcel ID: 084-000-002-08-999  
 Center of Map:  
 73.309629°W 21.829389°N

Data Source: <https://services.arcgis.com/cJ9YHowT8TU7DUyn/arcgis/rest/services/SoleSourceAquifers/FeatureServer>  
 Base Map: ESRI ArcGIS Online, accessed July 2024  
 Updated: 7/17/2024  
 Layout: Sole Source Aquifers  
 Aprx: 72428\_ReGrowTier2Maps



**Attachment 13**  
**Wetlands Protection Partner Worksheet**  
**and 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.**

A review of the National Wetland Inventory (NWI) identified a freshwater forested/shrub wetland on the western portion of the project site where approximately 2,162.12 lf of the fence is within the mapped area resulting in impact to approximately 0.048 acres of riverine wetlands. The 8-step process was completed with an early wetland notice published on April 17, 2024 and subsequent final notice published on 06/18/2024; no comments were received. While the site-visit inspection of the area did not identify potential wetland indicators and the project would result in minimal impacts to the area, allowing water to continue flowing freely within the stream channel, the project will further minimize potential impacts by requiring applicant contractors to implement appropriate best management practices ([BMPs] including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization) during construction activities. The project is in compliance with Executive Order 11990.

PUERTO RICO DEPARTMENT OF HOUSING  
EMPRESAS COKI LLC. (PR-RGRW-03836)  
TOA ALTA, PUERTO RICO

**Procedure for Making Determination on Floodplain Management and Wetlands**  
**Eight Step Process**

The Puerto Rico Department of Housing (PRDOH) intends to use U.S. Department of Housing and Urban Development (HUD) - Community Development Block Grant (CDBG) funding to engage in for the purchase of materials / equipment and installation of a fence. PR-RGRW-03836 project is proposed to take place at Carretera PR 819 Bo. Mucarabones, Toa Alta, PR 00953; 18.389504, -66.219444.

The proposed project includes the purchase of materials for the construction of a barb wire fence, including ‘treated’ stakes and barb wire.

The proposed barb wire fence work totals approximately 17,329 linear feet (ft), which will surround the entire property and include dividers within the perimeter of the fence. The fence dividers also be made of stakes strung with barb wire and will help separate cattle and minimize overgrazing. The fencing will be secured to the ground using wood posts that are 6.5 ft in height extending 2 ft deep into the ground. Each new post will require a 0.5 ft diameter hole in the ground. The posts will be spaced approximately 10 ft apart and strung with barb wire. Based on information provided from the applicant, repair and replacement of fence section will require approximately 2,000 wooden posts.

Pursuant to Executive Orders (EOs) 11988 and 11990, the PRDOH has determined based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and/or Advisory Base Flood Elevation (ABFE) map that some portions of this project are inside the 100-year floodplain, and based on the United States Fish and Wildlife Service National Wetland Inventory (NWI) map, some project activities are mapped as occurring in a potential wetland, specifically a U.S. Geological Survey, 2023, National Hydrography Dataset (NHD) Stream. Therefore EO 11988 and EO 11990 both apply to this project, which was enacted “*in order to avoid to the extent possible the long and short term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative*”. A riverine wetland crosses segments of the proposed fence line along the southern boundary and near the eastern boundary, and throughout the central-west portion of the property. Based on the attached map (Figure 1) that includes National (NWI) and NHD, approximately 2,126.12 linear feet of the proposed fence are within the mapped area of the NHD stream. Based on the FEMA Firm map, 13,255 linear ft of the proposed fence are within the 100-year floodplain. The project would potentially impact a total of 0.35 acres of riverine wetlands and floodplain.

Detailed below is a summary of the eight-step process and how the PRDOH has or will comply with EO 11988 and EO 11990.

### **Step 1- Determination of whether the proposed action is located within a 100-year floodplain and/or wetland**

Regarding EO 11988, based on the FEMA FIRM and ABFE map, the majority of the site is located within the 100-year floodplain. Floodplain impacts are expected to be minimal as a result of this action as they are limited to the installation of a barb wire fence to contain and rotate areas for cattle grazing. Regarding EO 11990, approximately 0.048 acres of the proposed fence are within the mapped areas are located within a mapped NWI NHD wetland (see Figure 1) and 0.34 acres of the floodplain (see Figure 2). Wetland impacts are expected to be minimal as a result of this action with the implementation of the site-specific condition that the applicant does not install fence posts in the stream channel and use of other best management practices (BMPs), such as proper site management, erosion and sedimentation control measures, and soil stabilization. Regarding EO 11988, the project area was determined to be within the 100-year floodplain based on current FEMA FIRM and ABFE maps (Community Panel 72000C0340H, effective date 04/19/2005).

### **Step 2- Early Notification and Involvement of the Public in the Decision-Making Process**

The Re-Grow PR Urban-Rural Agriculture Program, under the Puerto Rico Community Development Block Grant Program for Disaster Recovery (CDBG-DR) allocated funds to help shape and implement the future vision in communities that were affected by Hurricanes Irma and María.

Based on the program goals, it was determined for Toa Alta that this project, purchase of materials for the installation of a fence, would be beneficial to the surrounding community. For the improvements, the Municipality of Toa Alta and PRDOH notified the public of the proposed actions located within the floodplain and potential wetlands through an Early Floodplain and Wetlands Notice in local newspapers, for purposes of eliciting public comments for consideration during this review.

Copies of the Early Floodplain and Wetlands Notice were sent to potentially interested parties, such as the Environmental Protection Agency, State Environmental Natural Resources Department, Puerto Rico Planning Board, Puerto Rico Department of Economic Development Commerce, Federal Emergency Management Agency, the National Oceanic and Atmospheric Administration, U.S. Department of Housing and Urban Development, Fish and Wildlife Service, the United States Department of Agriculture Natural Resource Conservation Service, the State Department of Transportation and Public Works. A copy of the Early Floodplain Notice has been included within the Environmental Review Record for this action. No comments were received during the 15-day public comment period applicable to the Early Floodplain and Wetlands Notice.

### **Step 3- Identification and Evaluation of Practicable Alternatives.**

This project includes purchase of materials for the installation of a fence. The project aims to increase agricultural production and support continued local agricultural production during future disasters. In accordance with the Department of Housing and Urban Development guidelines, practical alternatives to locating the proposed action in a wetland were identified and evaluated. These included the following alternatives:

- 1) Realigning fence to other locations;
- 2) Impact of taking no action.

For each of these alternatives, various factors were considered including cost, feasibility, technology, hazard reduction, and environmental impacts. The evaluation of each alternative is summarized below.

### **Alternative 1**

The applicant would realign the new segments of the proposed fence line along the north side of the stream around the northern border of the 100-year floodplain. The benefit of this alternative would be no impacts to wetlands or the floodplain. This alternative prevents the applicant from having full use of the property for agricultural purposes and livestock would not be able to get water from the stream. This would also create a divide between the eastern and western portion of the parcel as the floodplain goes past the northern boundary of the property in one area. This alternative would minimize the fenced-in portion of the parcel for agricultural purposes, and livestock would have limited access for grazing and rotation. This alternative may result in tree clearing prior to construction.

### **Alternative 2**

No Action – Under the No Action Alternative, no wetlands or floodplains would be impacted. The applicant would not receive federal funding for the purchase of materials / equipment and installation of a fence. Consequently, the applicant may not be able to recover and continue 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.

### **Step 4- Potential Direct and Indirect Impact of the Proposed Action on the Floodplain and Wetlands**

Potential direct and indirect impacts resulting from the proposed action on the wetlands and floodplain are anticipated to be the minor alteration of 0.048 acres of NWI NHD wetlands, 0.34 acres of the floodplain and the potential to indirectly disturb or alter water quality, as stormwater flow across a construction site can transport sediment and construction waste materials into adjacent surface waters or wetlands. Construction activities would consist of digging a 0.5-foot diameter hole in the ground for each wood post and extending the wood post 2 feet deep into the ground. The project will minimize these impacts by constructing the fence using posts that have a minimal footprint (0.5-foot diameter separated by 10-foot intervals) and barbed wire that will allow floodwaters to pass without creating an impermeable barrier. Sand and rocks will be used to improve drainage where the fence line crosses the lower elevation areas.

### **Step 5- Minimization of Potential Adverse Impacts via Design or Modifications to the Proposed Actions**

As a site-specific condition, the applicant will not install fence posts in the stream channel. Best management practices, such as proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization will be followed to minimize potential impacts to wetlands.

### **Step 6- Reevaluation of the Proposed Action**

The project is located within the 100-year floodplain, however, there will not be any adverse impacts that would be considered under Executive Orders 11990 and 11988. With respect to wetlands and waters of the United States, the proposed project actions do lie within approximately 0.048 acres of wetlands as identified by the NWI and NHD and 0.34 acres of the floodplain. Based on the type of project activities and the property's current use as agricultural land, prohibiting future construction or renovations in this area is not practical due to existing severe need within Puerto Rico for developing additional agricultural capacity and the minimal impacts that are anticipated to result under the project activities.

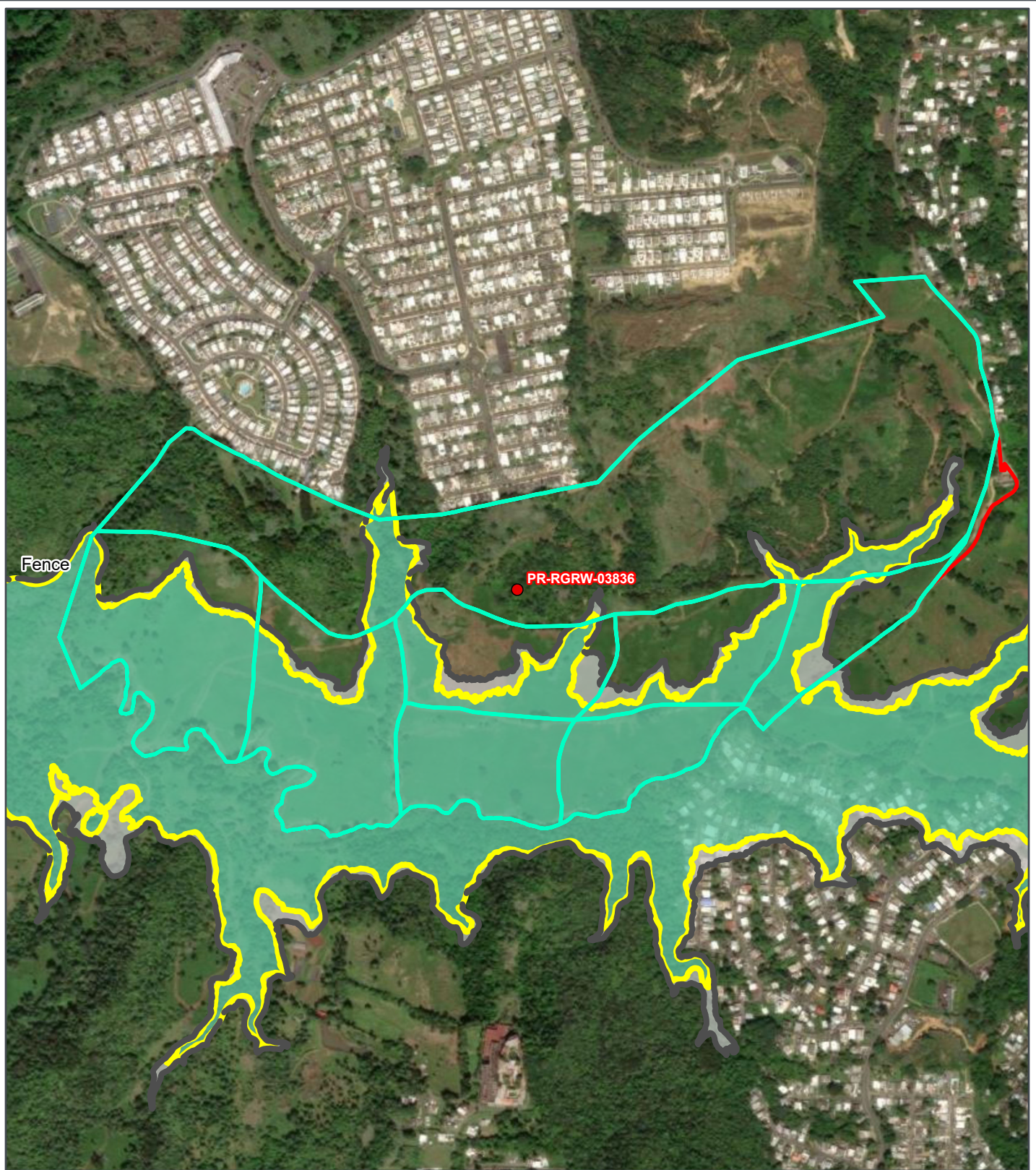
Based on a review of the practical alternatives and their implementation wherever possible, the proposed action of the PR-RGRW-03836 project is deemed to be the most appropriate and is selected as the final action. This determination is made on the basis of feasibility, cost, enhancement of quality of life, features for the community, land availability, current land use and lack of significant impacts to wetlands.

### **Step 7- Publication of the Final Notice**

In our reevaluation we have determined that there is no other practical alternative to the proposed actions. Therefore, a Final Floodplain and Wetland Explanation Notice for the PR-RGRW-03836 project was published in the local newspapers in Toa Alta, Puerto Rico. This notice cites the reasons why the proposed actions must be located within the mapped wetlands, a list of the alternatives considered, and the design modifications taken to minimize adverse impacts.

### **Step 8- Implementation of the Proposed Action**

The proposed action is anticipated to begin in calendar year 2024.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03836



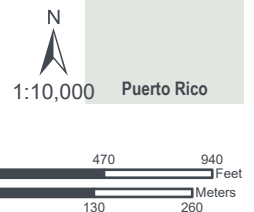
- Site
- Site Parcel
- Project Footprint (Option)
- Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone X (500-year floodplain)
- Zone/BFE Boundary

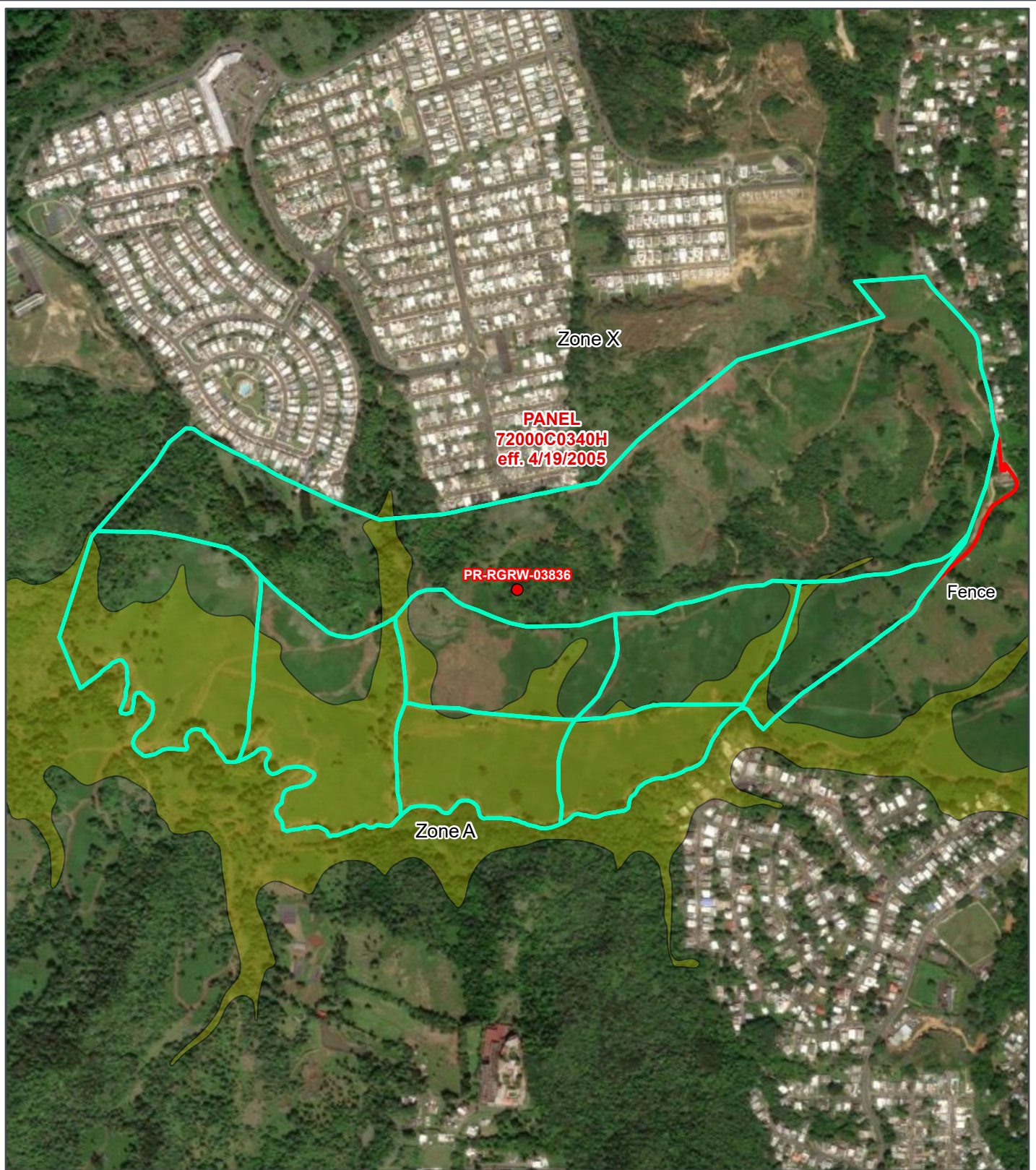
Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°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 October 2023  
Updated: 10/13/2023  
Layout: ABFE 1Pct  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

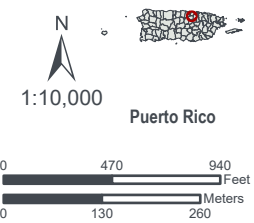
Applicant ID: PR-RGRW-03836

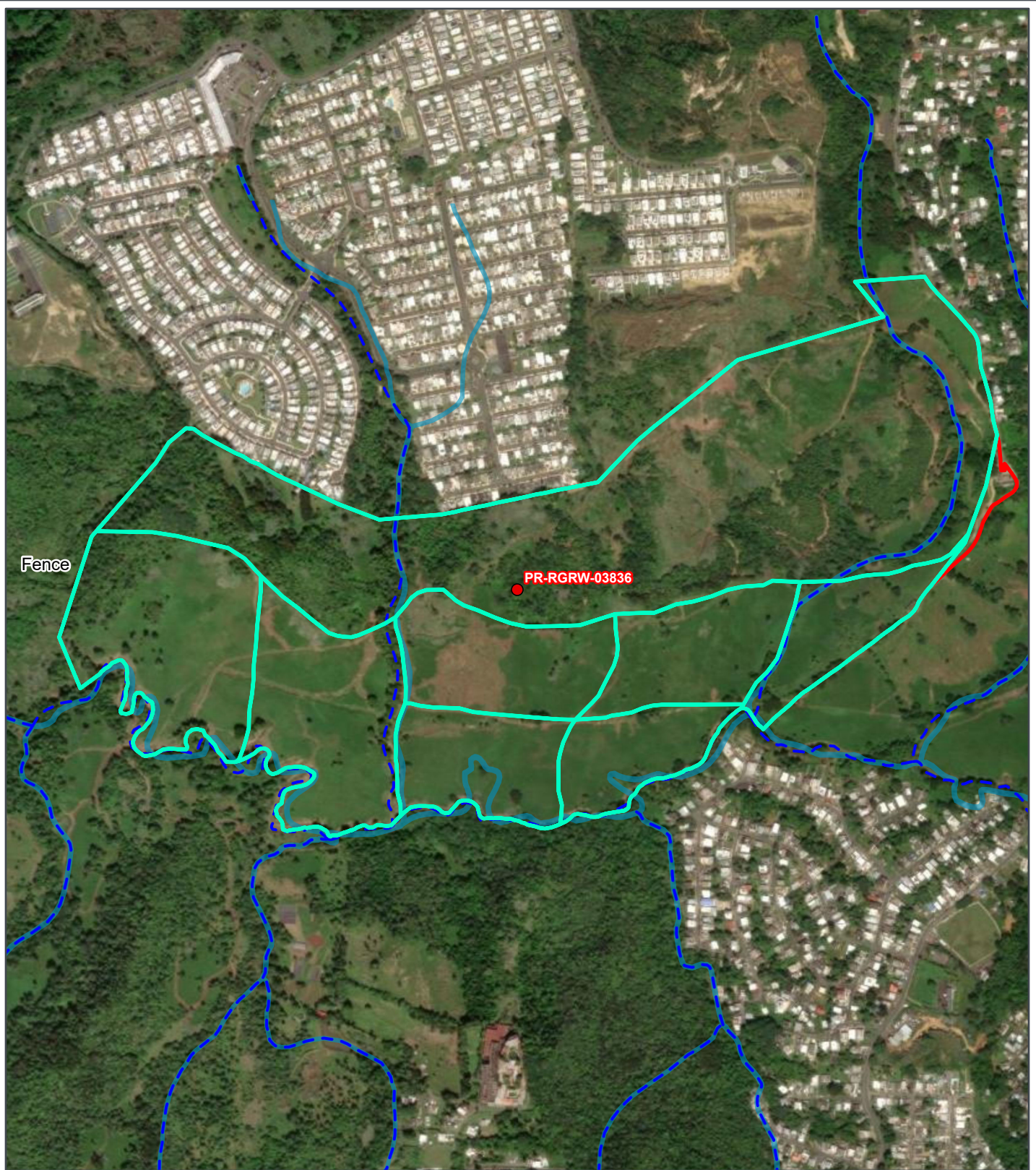


- Site
- Site Parcel
- Project Footprint (Option)
- Base Flood Elevations
- Zone A
- Zone AE
- Zone AH
- Zone AO
- Zone VE
- Floodway
- Zone X - Shaded (500-year floodplain)
- Zone X - Unshaded
- Area Not Included
- Open Water

Carr PR 819 Bo. Mucarabones  
 Toa Alta, Puerto Rico 00953  
 Parcel ID: 084-000-002-08-999  
 Parcel Center:  
 66.227899°W 18.387707°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>  
 Base Map: ESRI ArcGIS Online, accessed October 2023  
 Updated: 10/13/2023  
 Layout: Effective Floodplain  
 Aprx: 72428\_ReGrowTier2Maps





Fence

PR-RGRW-03836

REGROW PROGRAM

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

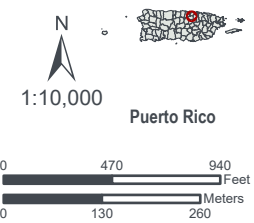
Applicant ID: PR-RGRW-03836



- 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

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>  
<https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Wetlands Protection





**FLOODPLAIN AND WETLANDS  
PUBLICATIONS**

**aviso público**

**Aviso Preliminar y Revisión Pública de una Actividad Propuesta en un valle inundable de 100 años y humedal**

Empresas Coki, LLC  
PR-RGRW-03836

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) ha determinado que la siguiente acción propuesta bajo el Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), número de subvención B-17-DM-72-0001 y B-18-DP-72-0001, se encuentra en un valle inundable de 100 años y humedal. Vivienda estará evaluando e identificando alternativas prácticas para realizar la acción propuesta y el impacto potencial en el valle inundable y humedal debido a la acción propuesta, según establecido por la Orden Ejecutiva 11988 y 11990, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subparte C - Procedimientos para tomar determinaciones sobre el manejo de llanuras aluviales y la protección de humedales. El proyecto propuesto, **PR-RGRW-03836**, se encuentra dentro de un municipio que sufrió daños debido a los huracanes Irma y María, y está localizado en carretera PR-819, barrio Mucarabones, Toa Alta, PR 00953. El proyecto consiste en la compra de terneros, novillas y materiales para la construcción de una cerca, incluyendo estacas tratadas y alambre de púas. El trabajo de la cerca propuesta totaliza aproximadamente 17,329 pies lineales, que rodeará toda la propiedad e incluirá divisores dentro del perímetro de la cerca. La cerca se asegurará al suelo mediante postes de madera de 6.5 pies de altura y se extenderán 2 pies de profundidad en el suelo. Un humedal ribereño cruza segmentos de la línea de la cerca propuesta a lo largo del límite sur, cercano al límite este, y en toda la parte centro-oeste de la propiedad. Según el Inventario Nacional de Humedales y los Conjuntos de Datos Nacionales de Hidrografía, aproximadamente 2,126.12 pies lineales de la cerca propuesta se encuentran dentro del área cartografiada del humedal. El proyecto potencialmente impactaría un total de 0.048 acres de humedales ribereños y 0.34 acres de un valle inundable de 100 años, zona de inundación A. El valle inundable en el área del proyecto se encuentra en el mapa de tarifas de seguro contra inundaciones (FIRM, por sus siglas en inglés) [panel 72000C0340H, efectivo 19/04/2005], como indica el Centro de Servicios de Mapas de Inundaciones de FEMA en <https://msc.fema.gov/portal/home>. Según el mapa del FIRM, aproximadamente 14,821 pies lineales de la cerca propuesta se encuentran dentro del área cartografiada del valle inundable. El área del humedal se encuentra en la página del Inventario Nacional de Humedales en <https://fwprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

Este aviso tiene tres propósitos principales. En primer lugar, las personas que puedan verse afectadas por las actividades en el valle inundable y humedal, y aquellos que tengan interés en la protección del ambiente natural deben tener la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Se exhorta a la comunidad a ofrecer ubicaciones alternas fuera del valle inundable y humedal, métodos alternos para cumplir el mismo propósito del proyecto y métodos para minimizar y mitigar los impactos. Segundo, un programa adecuado de avisos públicos puede ser una herramienta importante para la educación pública. La divulgación de información sobre los valles inundables y humedales puede facilitar y mejorar los esfuerzos federales por reducir los riesgos e impactos asociados con la ocupación y alteración de estas zonas especiales. Tercero, como materia de justicia, cuando el gobierno federal determine participar en acciones ubicadas en el valle inundable y humedal, debe informárselo a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes de 2 de mayo de 2024. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461, Atención: Sally Acevedo-Cosme, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787)274-2527 ext. 4320. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Fecha: 17 de abril de 2024

  
Lcdo. William O. Rodríguez Rodríguez  
Secretario del Departamento de la Vivienda

Autorizado por la Oficina del Contralor Electoral OCE-SA-2023-00076

**public notice**

**Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain and Wetland**

Empresas Coki, LLC  
PR-RGRW-03836

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has determined that the following proposed action under the Re-Grow Puerto Rico Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDBG-DR), Grant number B-17-DM-72-0001 and B-18-DP-72-0001, is located within a 100-year floodplain and wetland. PRDOH will be identifying and evaluating practicable alternatives to locating the action in the floodplain and wetland, and the potential impacts on the floodplain and wetland from the proposed action, as required by the Executive Order 11988 and 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project, **PR-RGRW-03836**, is within a municipality with structures damaged by Hurricanes Irma and María, and it's located at PR-819 Road, Mucarabones Ward, Toa Alta, PR 00953. The project consists in the purchase of calves, heifers, and materials for the construction of a fence, including treated stakes and barb wire. The proposed fence work totals approximately 17,329 linear feet, which will surround the entire property and includes dividers within the perimeter of the fence. The fencing will be secured to the ground using 6.5 feet wood posts extending 2 feet deep into the ground. A riverine wetland crosses segments of the proposed fence line along the southern boundary, near the eastern boundary, and throughout the central-west portion of the property. Based on the National Wetlands Inventory and National Hydrography Datasets, approximately 2,126.12 linear feet of the proposed fence are within the mapped area of the wetland. The project would potentially impact a total of 0.048 acres of riverine wetlands and 0.34 of a 100-year floodplain, flood zone A. The floodplain in the project area can be found at the Flood Insurance Rate Map (FIRM) [Panel 72000C0340H, effective 04/19/2005], as indicated on the FEMA Flood Map Service Center at <https://msc.fema.gov/portal/home>. Based on FIRM Map, approximately 14,821 linear feet of the proposed fence are within the mapped area of the floodplain. The wetland in the project area can be found at the National Wetlands Inventory at <https://fwprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and wetland, and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain and wetland, it must inform those who may be put at greater or continued risk.


PRDOH will consider all comments received on or before May 2, 2024. Written comments can be sent to the following address: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461, Attention: Sally Acevedo-Cosme, Permits and Environmental Compliance Specialist. A complete description of the project is available to the public for review from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. The number to get information is (787)274-2527 ext. 4320. In the alternative, comments may also be sent to PRDOH by email at [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Date: April 17, 2024

  
William O. Rodríguez Rodríguez, Esq.  
Secretary of the Department of Housing

Autorizado by the Office of the Electoral Comptroller OCE-SA-2023-00076

**avisos  
y  
subastas**



Autorizado por la Oficina del Contralor Electoral  
OCE-SA-2024-01164


**GOBIERNO DE PUERTO RICO  
MUNICIPIO DE COROZAL  
Legislatura Municipal**

**AVISO DE APROBACIÓN DE ORDENANZA**

La Legislatura Municipal de Corozal, Puerto Rico reunida en Sesión Ordinaria celebrada el día 20 de marzo de 2024, aprobó la Ordenanza Núm. 21, Serie 2023-2024, intitulada:

**PARA ADOPTAR EL "CÓDIGO DE ORDEN PÚBLICO DEL MUNICIPIO DE COROZAL", EL CUAL TIENE COMO PROPÓSITO ESTABLECER LAS NORMAS DE CONDUCTA RELACIONADAS AL ORDEN PÚBLICO Y LA SEGURIDAD EN EL MUNICIPIO DE COROZAL, ASÍ COMO UNA SANA RELACIÓN ENTRE LOS CIUDADANOS, QUE PERMITA LA CONVIVENCIA ENTRE ELLOS EN ARMONÍA, SOLIDARIDAD Y SENSIBILIDAD, Y LOGRAR CON EL ESFUERZO Y COLABORACIÓN DE TODOS, TENER LAS CALLES Y LUGARES PÚBLICOS SEGUROS EN NUESTRO PUEBLO, Y CON ELLO, DISFRUTAR DE UNA MEJOR CALIDAD DE VIDA; DEROGAR LA ORDENANZA NÚM. 11, SERIE 2015-2016, SEGÚN ENMENDADA, CONOCIDA COMO "CÓDIGO DE ORDEN PÚBLICO DEL MUNICIPIO DE COROZAL", Y LA ORDENANZA NÚM. 2, SERIE 1986-1987; Y PARA OTROS FINES RELACIONADOS.**

La referida Ordenanza fue aprobada por el Alcalde, el día 25 de marzo de 2024. La persona interesada podrá obtener copia certificada del texto completo de la Ordenanza Núm. 21, Serie 2023-2024, en la Oficina de la Secretaría de la Legislatura Municipal.

  
Dalel Nevárez Sanfeliz  
Secretaria  
Legislatura Municipal  
Corozal, Puerto Rico

Autorizado por la Oficina del Contralor Electoral  
OCE-SA-2024-01686

1 calle Paca Martínez, Corozal, Puerto Rico 00783 / Tel. (787) 859-2626

# ATENCIÓN

¿Tienes alguna discapacidad intelectual y/o física o tienes un familiar con alguna discapacidad?

Si tu respuesta es sí, te invitamos a que te unas a la iniciativa:

**¡EN LOS DÍAS DE INTERCESIÓN...  
HAZTE ECO DE LA INCLUSIÓN!**

El Consejo Estatal sobre Deficiencias en el Desarrollo (CEDD) conjuntamente con la Sociedad Puertorriqueña de Epilepsia (SPE) organizarán tres actividades en las que recibirás Valiosa Información Para ti (VIP).

Además, tendrás la oportunidad de aportar e intercambiar ideas para construir la sociedad igualitaria que todos merecemos.

Llena tu solicitud escaneando el código QR:



También puedes comunicarte al 787-445-1626 o al 787-445-1210.

Este proyecto fue financiado con fondos del Consejo Estatal de Deficiencias en el Desarrollo de Puerto Rico, a través de su subvención federal total de \$2.5 millones con una financiación del 80% por parte del Administration for Community Living del Departamento de Salud y Servicios Humanos (ACL/HHS), con 20% (\$28,521.10) financiado a través de fondos estatales.



Autorizado por la Oficina del Controlador Electoral OCE-SA-2024-07724



Consejo Estatal sobre Deficiencias en el Desarrollo  
Somos aquí para tus posibilidades



AVISO

## A LOS RESIDENTES DEL MUNICIPIO DE CAMUY INTERESADOS EN PARTICIPAR DEL PROGRAMA DE VALES PARA LA LIBRE SELECCIÓN DE VIVIENDA/SECCIÓN 8

La Oficina de Programas Federales del Municipio de Camuy informa la apertura de la Lista de Espera, "waiting list" para que familias de bajos recursos económicos de Camuy puedan participar del PROGRAMA DE VALES PARA LA LIBRE SELECCIÓN DE VIVIENDA/SECCIÓN 8, financiados bajo "Sección-8 de la Ley de Vivienda y Desarrollo Comunitario de 1974", según enmendada.

Se estarán llenando pre-solicitudes todos los miércoles, a partir del 19 de junio de 2024 hasta el 16 de noviembre de 2024. Estarán disponibles en la Oficina de Programas Federales, 2do nivel del Centro de Gobierno Municipal Eusebio "Chebito" Quijano Félix, Ave. Muñoz Rivera #116 en Camuy, Puerto Rico en horario de 8:00 am a 4:00 pm.

Para más información u orientación, favor de comunicarse con la Sra. Awilda Martínez Cabán, directora de la Oficina de Programas Federales al (787) 898-2160 ext. 1202, 1204 ó 1205.

Firmado en Camuy, Puerto Rico hoy, 7 de junio de 2024

*Awilda Martínez Cabán*  
Awilda Martínez Cabán

Directora

Departamento Programas Federales Municipal

Aprobado por OCE-SA-2024-00634

# aviso público

Aviso Final y Explicación Pública de una Actividad Propuesta en un valle inundable de 100 años y humedal

Empresas Coki LLC  
PR-RGRW-03836

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) completó una evaluación según establecen las Ordenes Ejecutivas 1988 y 1990, de acuerdo con los reglamentos de HUD en 24 CFR 55.20 Subparte C - Procedimientos para hacer determinaciones sobre el manejo del valle inundable y la protección de humedales. La actividad está subvencionada con fondos del Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), número de subvención B-17-DM-72-0001 y B-18-DR-72-0001. El proyecto propuesto, PR-RGRW-03836, está localizado en la carretera PR-819, barrio Mucarabones, Toa Alta, PR 00953. El proyecto propuesto incluye la compra de terrenos, no llaves y materiales para la construcción de una cerca, en madera tratada y alambre de púas, que totaliza aproximadamente 17,329 pies lineales. Un humedal ribereño cruza segmentos de la línea de cerca propuesta. Según el Inventario Nacional de Humedales y los Conjuntos de Datos Nacionales de Hidrografía, aproximadamente 2,126.12 pies lineales de la cerca propuesta se encuentran dentro del área cartografiada del humedal. Por otra parte, basado en el mapa de tarifas de seguro contra inundaciones (FRM, por sus siglas en inglés) [panel 720000034-0H, efectivo 19/04/2005], como indica el Centro de Servicios de Mapas de Inundaciones de FEMA en <https://msc.fema.gov/portal/home>, 13,255 pies lineales de la cerca propuesta están dentro del valle inundable de 100 años, zona de inundación A. El proyecto potencialmente impactará un total de 0.048 acres de humedales ribereños y 0.34 acres del valle inundable. El área del humedal se encuentra en la página del Inventario Nacional de Humedales en <https://vpsrmya.wvwm.usgs.gov/wetlandsapps/wetlands-mapper/>.

Vivienda ha considerado las siguientes alternativas y medidas de mitigación para minimizar los impactos adversos y restaurar y preservar los valores naturales y beneficios: (1) realineamiento por el lado norte del arroyo, (2) utilizar materiales alternativos, and (3) no tomar ninguna medida. Bajo la alternativa 1, el solicitante realinearía los nuevos segmentos de la cerca propuesta a lo largo del lado norte del arroyo y rodearía el borde norte del valle inundable. El beneficio de esta alternativa sería que no habría impactos a los humedales ni al valle inundable. Esta alternativa impide que el solicitante tenga pleno uso de la propiedad para fines agrícolas y el ganado no podría obtener agua del arroyo. Esto también crearía una división entre la parte este y oeste de la parcela a medida que el valle inundable pasa el límite norte de la propiedad en un área. Esta alternativa podría resultar en la tala de árboles antes de la construcción. Bajo alternativa 2, el solicitante utilizaría estacas metálicas como postes, en lugar de los postes de madera propuestos. El uso de estacas metálicas como postes requeriría menos alteración del suelo y tendría un diámetro más pequeño, lo que permitiría un mayor flujo de agua en el valle inundable, en caso de que el área se inundara. Sin embargo, esta opción no es factible dado que la cerca se utilizará para controlar el área donde pasta el ganado. Las estacas de metal no serían tan resistentes como los postes de madera y podrían caerse o romperse, dejando huecos en la cerca que el solicitante tendría que reparar. Esta alternativa podría resultar en más trabajo y tensión financiera para el solicitante a largo plazo y no proporcionaría el alivio más eficiente para el solicitante. De no tomar ninguna acción, ningún humedal ni valle inundable se vería impactado. El solicitante no recibiría fondos federales para la compra de materiales/equipo y la instalación de una cerca. En consecuencia, es posible que el solicitante no pueda recuperar y continuar la producción agrícola. Dado el grado de necesidad de una mayor capacidad agrícola en Puerto Rico después de los huracanes Irma y María, los costos de renunciar al proyecto excederían los beneficios. La ubicación propuesta para la cerca proporciona la mejor ubicación para la producción agrícola y el uso de la tierra. El proyecto minimizará los posibles impactos en los humedales al elegir a los contratistas solicitantes que implementen las mejores prácticas de gestión apropiadas, incluyendo medidas de control de erosión y sedimentación, durante las actividades de construcción. Como condición específica del sitio, el solicitante no instalará postes para cercas en el canal del arroyo. El proyecto minimizará los impactos en el valle inundable mediante utilización de postes de huella mínima (0.5 pies de diámetro separados por intervalos de 10 pies) y alambre de púas que permitirán el paso de aguas de las inundaciones sin crear una barrera impermeable.

Vivienda ha reevaluado las alternativas para construir en el valle inundable y humedal y determinó no cuenta con alternativas prácticas. La documentación ambiental que evidencia el cumplimiento de los pasos 3 a 6 de las Ordenes Ejecutivas 1988 y 1990 está disponible para inspección, revisión, y reproducción de parte del público, de ser solicitado, en el horario y lugar indicado en el último párrafo del presente aviso sobre recibo de comentarios.

Este aviso tiene tres propósitos principales. Primero, las personas que pueden verse afectadas por actividades en el valle inundable y humedal, y aquellos que tengan interés en la protección del ambiente natural deben recibir la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Segundo, un programa adecuado de avisos públicos puede ser una importante herramienta de educación pública. La divulgación de información y solicitud de comentarios sobre valles inundables y humedales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la ocupación y alteración de estas áreas especiales. Tercero, como materia de justicia, cuando el gobierno federal determine participar en acciones ubicadas en el valle inundable y humedal, debe informarse a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes del 25 de junio de 2024. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461. Atención: Sally Acevedo-Cosme, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 am a 4:00 pm, en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787) 274-2527 ext. 4320. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a [environmentczbg@vivienda.gov](mailto:environmentczbg@vivienda.gov).

Fecha: 18 de junio de 2024

*William O. Rodríguez Rodríguez*  
Ldo. William O. Rodríguez Rodríguez  
Secretario del Departamento de la Vivienda

Autorizado por la Oficina del Controlador Electoral OCE-SA-2023-00076

# public notice

Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain and Wetland

Empresas Coki LLC  
PR-RGRW-03836

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has conducted an evaluation as required by the Executive Orders 1988 and 1990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Re-Grow Puerto Rico Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDBG-DR), Grant numbers B-17-DM-72-0001 and B-18-DR-72-0001. The proposed project, PR-RGRW-03836, is located at PR-819 Road, Mucarabones, Toa Alta, PR 00953. The proposed project includes the purchase of calves, heifers and materials for the construction of a fence, consisting of treated wood and barbed wire, totaling approximately 17,329 linear feet. A riverine wetland crosses segments of the proposed fence line. Based on the National Wetlands Inventory and National Hydrography Datasets, approximately 2,126.12 linear feet of the proposed fence are within the mapped area of the wetland. Based on the Flood Insurance Rate Map (FIRM) [Panel 720000034-0H, effective 04/19/2005], as indicated on the FEMA Flood Map Service Center at <https://msc.fema.gov/portal/home>, 13,255 linear feet of the proposed fence are within the 100-year floodplain, flood zone A. The project would potentially impact a total of 0.048 acres of riverine wetlands and 0.34 acres of floodplain. The wetland in the project area can be found at the National Wetlands Inventory at <https://vpsrmya.wvwm.usgs.gov/wetlandsapps/wetlands-mapper/>.

PRDOH has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (1) realignment along the north side of stream, (2) using alternative materials, and (3) take no action. Under alternative 1, the applicant would realign the new segments of the proposed fence line along the north side of the stream and going around the northern border of the floodplain. The benefit of this alternative would be no impacts to wetlands or the floodplain. This alternative prevents the applicant from having full use of the property for agricultural purposes and livestock would not be able to get water from the stream. This would also create a divide between the eastern and western portion of the parcel as the floodplain goes past the northern boundary of the property in one area. This alternative may result in tree clearing prior to construction. Under alternative 2, the applicant would use metal stakes as posts instead of the proposed wooden posts. The use of metal stakes as posts would require less ground disturbance and would be smaller in diameter, allowing for more flow of water in the floodplain should the area become inundated. However, this option is not feasible given the fence will be used to control the area where cattle graze. Metal stakes would not be as sturdy as wooden posts and would potentially fall or break, leaving gaps in the fence that the applicant would be required to repair. This alternative may result in more work and financial strain on the applicant long term and would not provide the most efficient relief for the applicant. If no action is taken, no wetlands or floodplains would be impacted. The applicant would not receive federal funding for the purchase of materials/equipment and installation of a fence. Consequently, the applicant may not be able to recover and continue 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. The proposed location for the fence provides the best location for agricultural production and use of the land. The project will minimize potential impacts to wetlands by requiring applicant contractors to implement appropriate best management practices (BMPs, including erosion and sedimentation control measures) during construction activities. As a site-specific condition, the applicant will not install fence posts in the stream channel. The project will minimize floodplain impacts by using posts with a minimal footprint (0.5-foot diameter separated by 10-foot intervals) and barbed wire that will allow floodwaters to pass without creating an impermeable barrier.

PRDOH has reevaluated the alternatives to building in the floodplain and wetland and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Orders 1988 and 1990 are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

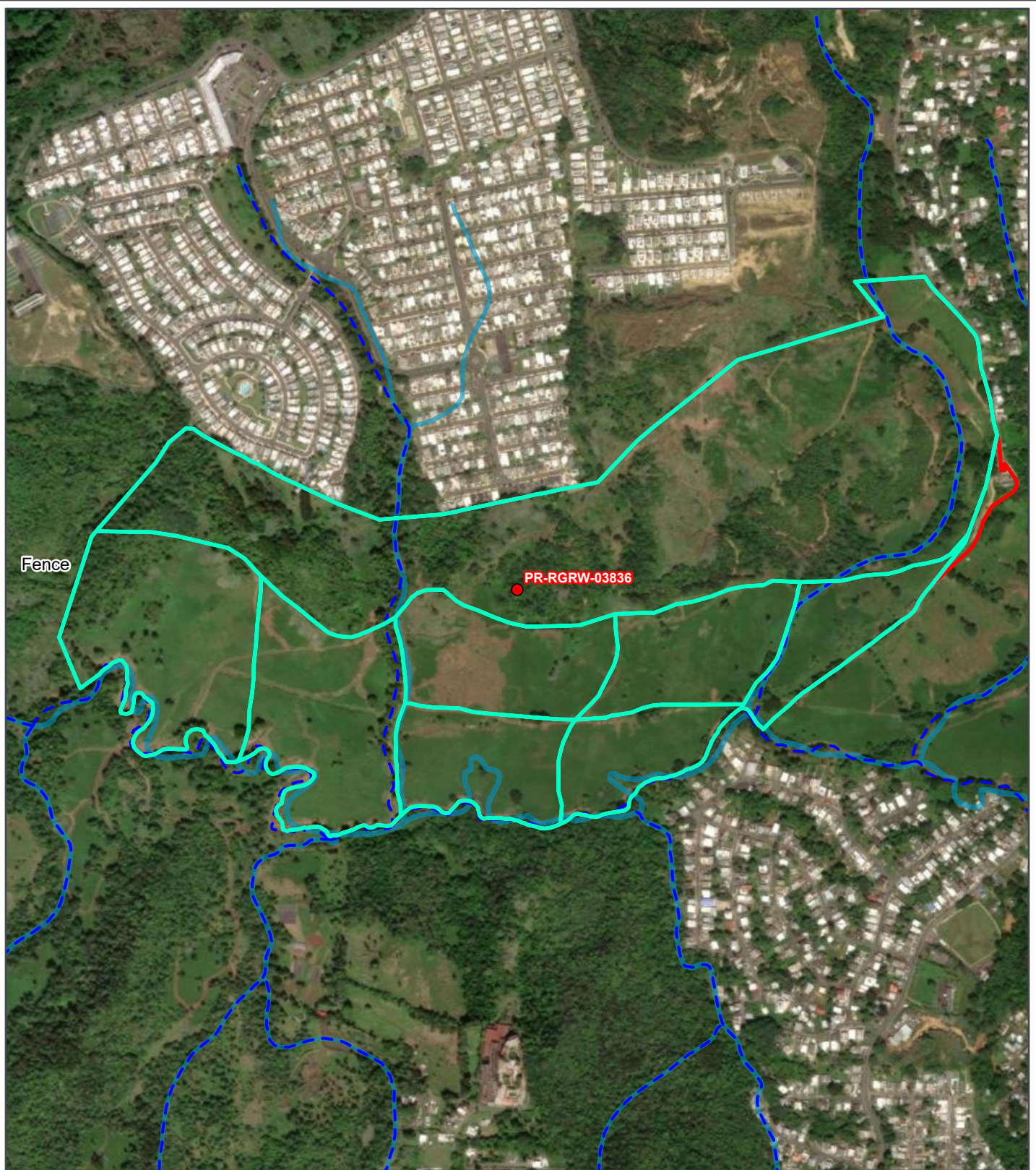
There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and wetland and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public education tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain and wetland, it must inform those who may be put at greater or continued risk.

PRDOH will consider all comments received on or before June 25, 2024. Written comments can be sent to the following address: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461. Attention: Sally Acevedo-Cosme, Permits and Environmental Compliance Specialist. A complete description of the project is available to the public for review from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. The number to get information is (787) 274-2527 ext. 4320. In the alternative, comments may also be sent to PRDOH by email at [environmentczbg@vivienda.gov](mailto:environmentczbg@vivienda.gov).

Date: June 18, 2024

*William O. Rodríguez Rodríguez*  
William O. Rodríguez Rodríguez, Esq.  
Secretary of the Department of Housing

Authorized by the Office of the Electoral Comptroller OCE-SA-2023-00076



Fence

PR-RGRW-03836

REGROW PROGRAM

**Figure B 13-1:  
Wetlands Protection  
Map**

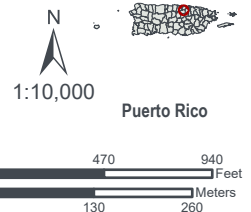
Applicant ID: PR-RGRW-03836



- 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

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953  
Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>  
<https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/13/2023  
Layout: Wetlands Protection



## **Attachment 14**

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



REGROW PROGRAM

**Figure B 14-1:  
National Wild and  
Scenic River Map**

Applicant ID: PR-RGRW-03836

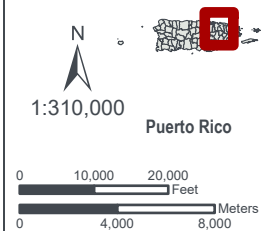


- Site
- National Wild and Scenic River

Carr PR 819 Bo. Mucarabones  
Toa Alta, Puerto Rico 00953

Parcel ID: 084-000-002-08-999  
Parcel Center:  
66.227899°W 18.387707°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 September 2023  
Updated: 9/6/2023  
Layout: Wild and Scenic Rivers



**Attachment 15**  
**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 improving agricultural use and production. 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. The project is in compliance with Executive Order 12898.



# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

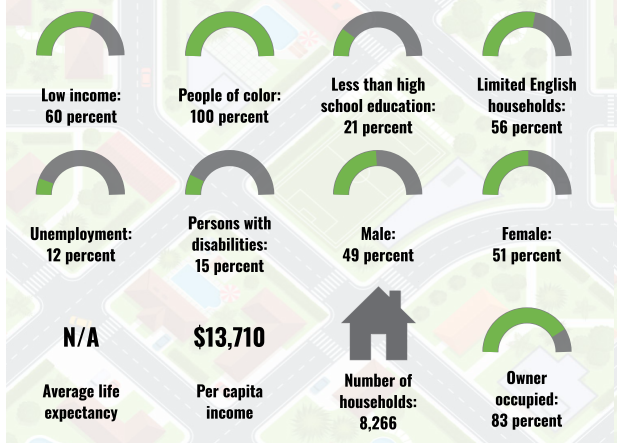
## Toa Alta Municipio, PR

1 mile Ring around the Area  
 Population: 25,980  
 Area in square miles: 6.27

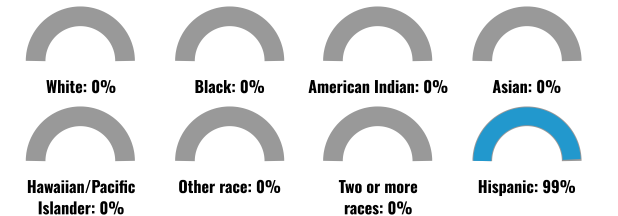
A3 Landscape



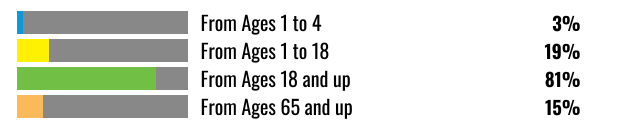
### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	6%
Spanish	94%
Total Non-English	94%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

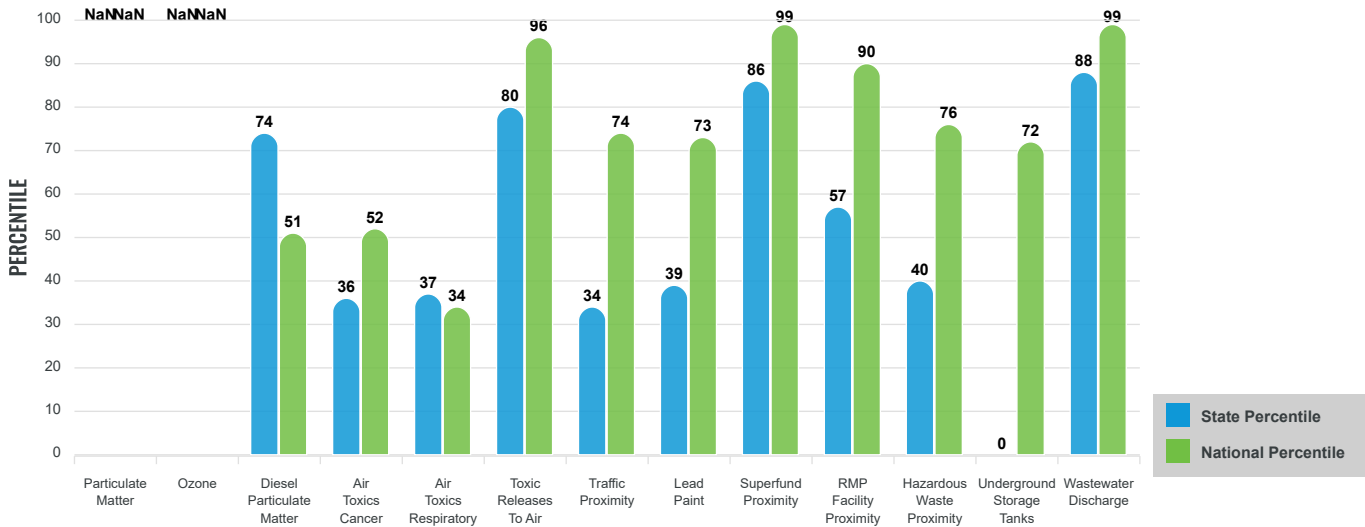
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## 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.

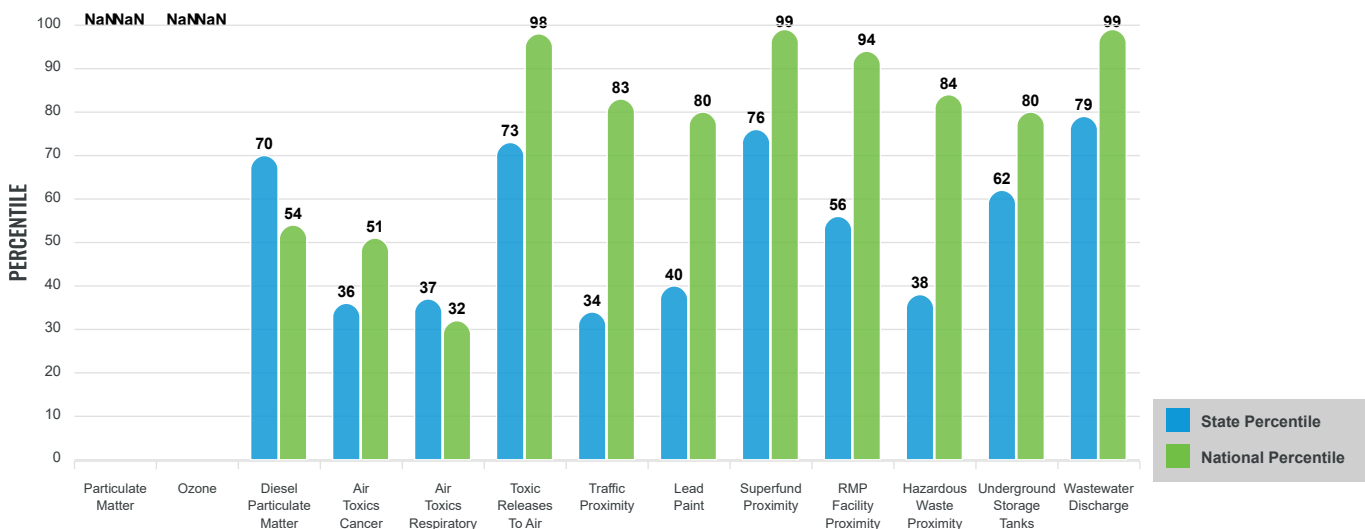
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring around the Area

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter (µg/m <sup>3</sup> )	N/A	N/A	N/A	8.08	N/A
Ozone (ppb)	N/A	N/A	N/A	61.6	N/A
Diesel Particulate Matter (µg/m <sup>3</sup> )	0.0986	0.0667	74	0.261	15
Air Toxics Cancer Risk* (lifetime risk per million)	20	20	15	25	5
Air Toxics Respiratory HI*	0.2	0.19	17	0.31	4
Toxic Releases to Air	2,600	4,300	86	4,600	77
Traffic Proximity (daily traffic count/distance to road)	56	180	43	210	42
Lead Paint (% Pre-1960 Housing)	0.095	0.16	50	0.3	34
Superfund Proximity (site count/km distance)	0.49	0.15	94	0.13	94
RMP Facility Proximity (facility count/km distance)	0.25	0.47	59	0.43	63
Hazardous Waste Proximity (facility count/km distance)	0.28	0.76	44	1.9	42
Underground Storage Tanks (count/km <sup>2</sup> )	1.2	1.7	69	3.9	50
Wastewater Discharge (toxicity-weighted concentration/m distance)	28	2.3	98	22	98
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	80%	83%	25	35%	95
Supplemental Demographic Index	37%	43%	25	14%	98
People of Color	100%	96%	28	39%	97
Low Income	60%	70%	24	31%	88
Unemployment Rate	12%	15%	50	6%	87
Limited English Speaking Households	56%	67%	23	5%	98
Less Than High School Education	21%	21%	51	12%	82
Under Age 5	3%	4%	49	6%	29
Over Age 64	15%	22%	22	17%	47
Low Life Expectancy	N/A	N/A%	N/A	20%	N/A

\*Diesel particulate 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>.

**Sites reporting to EPA within defined area:**

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	0
Water Dischargers .....	12
Air Pollution .....	2
Brownfields .....	0
Toxic Release Inventory .....	2

**Other community features within defined area:**

Schools .....	5
Hospitals .....	0
Places of Worship .....	1

**Other environmental data:**

Air Non-attainment .....	No
Impaired Waters .....	Yes

Selected location contains American Indian Reservation Lands* .....	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community .....	Yes
Selected location contains an EPA IRA disadvantaged community .....	Yes

Report for 1 mile Ring around the Area

## EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS					
INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	N/A	N/A	N/A	20%	N/A
Heart Disease	N/A	N/A	N/A	6.1	N/A
Asthma	N/A	N/A	N/A	10	N/A
Cancer	N/A	N/A	N/A	6.1	N/A
Persons with Disabilities	14.4%	21.6%	16	13.4%	62

CLIMATE INDICATORS					
INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	N/A	N/A	N/A	12%	N/A
Wildfire Risk	N/A	N/A	N/A	14%	N/A

CRITICAL SERVICE GAPS					
INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	40%	32%	68	14%	95
Lack of Health Insurance	8%	7%	72	9%	60
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	No	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring around the Area

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



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

Applicant Name: Israel Alicea Soto	Program ID: PR-RGRW-03836
Project Coordinates: 18.389504, -66.219444	Parcel ID:
Parcel Address: Barrio Mucarabones, Carretera PR 819	Municipio: Toa Alta
Zip Code 00953	

Inspector Name: Heath Anderson	Inspection Date: August 28 2023
--------------------------------	---------------------------------

**General Site Conditions**

Was property accessible by vehicle?	Yes	Comment: Some portions inaccessible in vehicle or on foot because of thick, thorned 'zarza' vegetation throughout much of property
Access issues?	No	Comment:
Are water wells present?	No	Comment:
Are creeks or ponds present?	Yes	Comment: Río Bucarabones forms south property boundary; multiple tributary intermittent streams
Are any potential wetlands on-site or visible on adjacent parcel?	Yes	Comment: occasionally inundated areas near river

**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?	Yes	Comment: Temporary, 'proof-of-concept' fence constructed along small portion of fence line near former dairy facilities in northeast portion of property
Are commercial or industrial hazardous facilities at parcel or within visual sight?	Yes	Comment: Former dairy operation (ca. 1980); equipment warehouse for former sugar cane cultivation (ca. 1930-1940); no hazardous materials visible
Are there signs of underground storage tanks?	No	Comment:
Are above-ground tanks >10 gallons present? If Yes, also state condition.	No	Comment:
Are 55-gallon drums present? If Yes, also state condition.	Yes	Comment: One drum near dairy structure – orig. hydraulic fluid, repurposed for transporting water, now empty/discarded



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

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: Two-story structure associated with former dairy operation (ca. 1980); equipment warehouse for former sugar cane cultivation (ca. 1930-1940)

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

{Heath Anderson}

{August 28, 2023}

Following pages are used for:

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





# ENVIRONMENTAL FIELD ASSESSMENT FORM

## ReGrow

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

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

Frame #	View	Description
01	West	Abandoned vehicle near entrance to property
02	Southeast	Structure and debris associated with a former dairy operation – according to applicant’s best knowledge, dairy activities date to the 1980s. Note 55-gallon drum under porch area – originally hydraulic fluid, repurposed to transport water
03	Northwest	Permanent, spring-fed drainage obscured by vegetation in foreground; in background, hilltop with prominent tree within northern property boundary
04	Northeast	Two-track road that runs southwest from former dairy structure – part of proposed fence will run along the west (i.e., left) side of this two-track road.
05	Northwest	Spring-fed, permanent drainage located in the background, obscured by vegetation, runs from northeast to southwest and is tributary to the Río Bucarabones, which runs along the south property boundary.
06	Southwest	Storage structure associated with former sugarcane cultivation – according to applicant, structure would have been in active use ca. 1930s; proposed fence line will pass just to the left (i.e., southeast) side of this structure
07	West	Thorned ‘zarza’ vegetation in foreground; spring-fed, permanent drainage obscured by vegetation in background. Most of this area is subject to flash flooding and/or inundated during heavy rain events.
08	North	This photo depicts a spring-fed, permanent drainage as it passes under two-track road through large, concrete drain pipe installed at an unknown date
09	Southwest	This photo shows a spring-fed, permanent drainage passes through large, concrete drain pipe in foreground under two-track road – proposed fence line will be located ca. 35 meters to the southwest, where the drainage feeds into the Río Bucarabones
10	North	Fields overgrown with thorned ‘zarza’ vegetation – if funds allow, applicant intends to construct additional fence lines in various, undetermined locations in these areas to subdivide the property into separate cow pastures
11	South	Beyond vegetation in foreground, this photo shows continued fields overgrown with thorned ‘zarza’ vegetation. Wooded area in deep background beyond fields

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

		denotes the Río Bucarabones – proposed fence line will run along the north (i.e., near) bank of this river. Most of this area is inundated during heavy rain events.
12	East	This photo shows the main two-track road that traverses the majority of the length of the southern portion of the property – one of the few routes of access through the property due to the thickness of ‘zarza’ vegetation. Most of this area is inundated during heavy rain events.
13	West	This photo depicts one of the small clumps of trees that occur rarely along the two-track road – these trees are likely representative of the vegetation in the area before it was cleared for sugar cultivation ca. 1930s or earlier. Most of this area is inundated during heavy rain events.
14	North	This photo depicts the central portion of the project area, which is overgrown with thorned ‘zarza’ vegetation – funds permitting, applicant intends to construct additional fence lines in as-yet-undetermined locations to subdivide these areas into separate cow pastures
15	South	This photo shows the location of the Río Bucarabones, located approx. 200 meters from this point, indicated by the densely forested area in the background – proposed fence line will run along the north (i.e., near) side of the river. In the foreground, dense, thorned ‘zarza’ vegetation impedes a foot approach from the two-track road to the river. Most of this area is inundated during heavy rain events.
16	North	This photo shows a two-track road that runs along a spring-fed, permanent drainage, indicated by the wooded area at the left of the frame. This drainage runs from north to south and is tributary to the Río Bucarabones. Applicant intends to build a fence line from the main fence near the river north through this location.
17	North	Permanent, spring-fed drainage that runs from north to south at its intersection with a two-track road
18	West	This photo demonstrates the near-impassability of many sections of the two-track roads that provide access to some of the property due to exuberant vegetation growth, including the thorned ‘zarza’ type

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

19	South	This photo depicts areas that are commonly inundated near the Río Buscarabones, indicated by the edge of the wooded areas in the background, located approx. 200 meters to the south. Proposed fence line will run along the north (i.e., near) bank along the river's course. Most of this area is inundated during heavy rain events.
20	North	This photo is a detail shot of the thorned 'zarza' vegetation that dominates the majority of the property and precludes access on foot to most of the locations of the proposed fence line that will surround the property.
21	West	The photo shows the woody vegetation associated with the Río Bucarabones in the southwestern portion of the project area – most of this area is inundated during heavy rain events. Applicant intends to construct fence line at the interface between grassy/herbaceous growth and trees to avoid cutting trees.
22	East	This photo depicts the stands of bamboo that grow near the Río Bucarabones in the southwestern portion of the project area – most of this area is inundated during heavy rain events. Applicant intends to construct fence line at the interface between grassy/herbaceous growth and trees to avoid cutting bamboo.
23	Southeast	This photo shows the Río Bucarabones in the southwestern portion of the project area. The river is tributary to the Río de la Plata to the west, and forms the south boundary of the applicant's property, which will be enclosed on all sides by the proposed fence line. This area is commonly inundated during heavy rain events.
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Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 01	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> Abandoned vehicle near entrance to property	



<b>Photo #:</b> 02	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> Southeast	
<b>Description:</b> Structure and debris associated with a former dairy operation – according to applicant’s best knowledge, dairy activities date to the 1980s. Note 55-gallon drum under porch area – originally hydraulic fluid, repurposed to transport water	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 03	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Northwest		
<b>Description:</b> Permanent, spring-fed drainage obscured by vegetation in foreground; in background, hilltop with prominent tree within northern property boundary		

<b>Photo #:</b> 04	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Northeast		
<b>Description:</b> Two-track road that runs southwest from former dairy structure – part of proposed fence will run along the west (i.e., left) side of this two-track road.		

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 05	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Northwest		
<b>Description:</b> Spring-fed, permanent drainage located in the background, obscured by vegetation, runs from northeast to southwest and is tributary to the Río Bucarabones, which runs along the south property boundary.		

<b>Photo #:</b> 06	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> Southwest		
<b>Description:</b> Storage structure associated with former sugarcane cultivation – according to applicant, structure would have been in active use ca. 1930s; proposed fence line will pass just to the left (i.e., southeast) side of this structure		

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 07	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> Thorned 'zarza' vegetation in foreground; spring-fed, permanent drainage obscured by vegetation in background. Most of this area is subject to flash flooding and/or inundated during heavy rain events.	



<b>Photo #:</b> 08	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> This photo depicts a spring-fed, permanent drainage as it passes under two-track road through large, concrete drain pipe installed at an unknown date	





Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444


<b>Photo #:</b> 09	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> Southwest	
<b>Description:</b> This photo shows a spring-fed, permanent drainage passes through large, concrete drain pipe in foreground under two-track road – proposed fence line will be located ca. 35 meters to the southwest, where the drainage feeds into the Río Bucarabones	



<b>Photo #:</b> 10	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> Fields overgrown with thorned 'zarza' vegetation – if funds allow, applicant intends to construct additional fence lines in various, undetermined locations in these areas to subdivide the property into separate cow pastures	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 11	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> South		
<b>Description:</b> This photo shows fields overgrown with thorned 'zarza' vegetation in the background. Wooded area in deep background beyond fields denotes the Río Bucarabones – proposed fence line will run along the north (i.e., near) bank of this river. Most of this area is inundated during heavy rain events.		

<b>Photo #:</b> 12	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> East		
<b>Description:</b> This photo shows the main two-track road that traverses the majority of the length of the southern portion of the property – one of the few routes of access through the property due to the thickness of 'zarza' vegetation. Most of this area is inundated during heavy rain events.		

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 13	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> This photo depicts one of the small clumps of trees that occur rarely along the two-track road – these trees are likely representative of the vegetation in the area before it was cleared for sugar cultivation ca. 1930s or earlier. Most of this area is inundated during heavy rain events.	



<b>Photo #:</b> 14	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> This photo depicts the central portion of the project area, which is overgrown with thorned 'zarza' vegetation – funds permitting, applicant intends to construct additional fence lines in as-yet-undetermined locations to subdivide these areas into separate cow pastures	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 15	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> South	
<b>Description:</b> This photo shows the location of the Río Bucarabones, located approx. 200 meters from this point. Proposed fence line will run along the north (i.e., near) side of the river. The area with thorned 'zarza' vegetation in the foreground is inundated during heavy rain events.	



<b>Photo #:</b> 16	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> This photo shows a two-track road that runs along a spring-fed, permanent drainage, indicated by the wooded area at the left of the frame. Drainage runs from north to south and is tributary to the Río Bucarabones. Proposed fence line will extend north from the main fence near the river through this location.	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
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<b>Photo #:</b> 17	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> North	
<b>Description:</b> Permanent, spring-fed drainage that runs from north to south at its intersection with a two-track road	



<b>Photo #:</b> 18	<b>Date:</b> 8/28/23
<b>Photo Direction:</b> West	
<b>Description:</b> This photo demonstrates the near-impassability of many sections of the two-track roads that provide access to some of the property due to exuberant vegetation growth, including the thorned 'zarza' type	



Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 19	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> South		
<b>Description:</b> This photo depicts areas that are commonly inundated near the Río Buscarabones, indicated by the edge of the wooded areas in the background, located approx. 200 meters to the south.		

<b>Photo #:</b> 20	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> North		
<b>Description:</b> This photo is a detail shot of the thorned 'zarza' vegetation that dominates the majority of the property and precludes access on foot to most of the locations of the proposed fence line that will surround the property.		

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 21	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> West		
<b>Description:</b> The photo shows the woody vegetation associated with the Río Bucarabones in the southwestern portion of the project area – most of this area is inundated during heavy rain events. Applicant intends to construct fence line at the interface between grassy/herbaceous growth and trees to avoid cutting trees.		

<b>Photo #:</b> 22	<b>Date:</b> 8/28/23	
<b>Photo Direction:</b> East		
<b>Description:</b> This photo depicts the stands of bamboo that grow near the Río Bucarabones in the southwestern portion of the project area – most of this area is inundated during heavy rain events.		

Project #: PR-RGRW-03836	Photographer: Heath Anderson
Location Address: Barrio Mucarabones, Carretera 819, Toa Alta, PR 00953	Coordinates: 18.389504, -66.219444

<b>Photo #:</b> 23	<b>Date:</b> 8/28/23
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**Photo Direction:**  
Southeast

**Description:**  
This photo shows the Río Bucarabones in the southwestern portion of the project area. The river is tributary to the Río de la Plata to the west, and forms the south boundary of the applicant's property, which will be enclosed on all sides by the proposed fence line. This area is commonly inundated during heavy rain events.

