

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: PR-RGRW-00269: Hacienda Pacosthel, Inc.

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Municipio of Orocovis

Preparer: Allyson Rezac, SWCA Environmental Consultants

Certifying Officer Name and Title:

Permits and Environmental Compliance Officer:

Ivelisse Lorenzo Torres

Consultant (if applicable): SWCA Environmental Consultants

Direct Comments to: PR Department of Housing, environmentcdbg@vivienda.pr.gov

Project Location:

The proposed project is located on a 34.11-acre parcel (Castradal number 245-000-006-36) at Carretera 593, KM 0.5 Barrio Saltos Cabra, Orocovis, PR 00720. Project activities will be located at 18.200591, -66.435627. Site Location Map and Site Vicinity Map are included as **Attachment 1**.

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

The proposed project includes the purchase of a utility terrain vehicle, the purchase of a generator, the construction and installation of a new greenhouse, and connections from the greenhouse hydroponics to an existing community well. The equipment purchase is an exempt activity under 24 CFR 58.34(7) and is not further evaluated in this document.

The proposed new greenhouse will be approximately 1,600 square feet in size (80 feet by 20 feet). Two tables (6 feet by 76 feet) will be installed within the green house. The greenhouse will be built on already cleared ground with 11 20-foot metal arches. Irrigation piping and connections for the greenhouse will be above ground surface. The site is on a slight slope and leveling may be required; therefore, the review will include ground disturbance up to 6 feet below ground surface.

The new proposed generator site will be approximately 4 square feet in size (2 feet by 2 feet) and will be built on a platform installed during construction. The generator will be located adjacent to an existing shipping container (vagon) that will be used as a storage shed. The new greenhouse will be connected to the generator by an aboveground cable.

The project will involve some ground disturbance, but no tree clearing is required for construction. 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 greenhouse will help increase the agricultural production. The new generator will provide electricity to the pumps for the irrigation system to the greenhouse. The project will support continued local agricultural production during future disasters.

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

The general topography of the property is hilly with open pastures and vegetated areas. The project area is an open area clear of vegetation with a slight grade. The larger surrounding land parcel outside the activity area is used for agricultural production. 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: \$52,914

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$52,914

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.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 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, Mercedita, is located 81,798 ft (15 miles) from the project site. The nearest military airport, Luis Munoz Marin Intl., is located 168,968 ft (32 miles) from the project site.</p> <p>The Airport Hazards Partner Worksheet and Airport Hazards Map (Figure B 1-1) are provided in Appendix B, Attachment 1.</p>
Coastal Barrier Resources 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 or near a Coastal Barrier Resource Systems Unit (CBRS) or Other Protected Area (OPA). The closest CBRS unit, Rio Descalabrado, is located 75,867 ft (14 miles) from the project site.</p> <p>The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map (Figure B 2-1) are provided in Appendix B, Attachment 2.</p>
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1135H (effective date 04/19/2005) shows the project site is in Flood Zone X, which is not in a Special</p>

of 1994 [42 USC 4001-4128 and 42 USC 5154a]		Flood Hazard Area (SFHA). Flood insurance will not be required. The Flood Insurance Partner Worksheet and FIRM (Figure B 3-1) are provided in Appendix B, Attachment 3 .
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (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 Orocovis Municipio, a U.S. Environmental Protection Agency (EPA) designated attainment area. The proposed project will include new construction of a greenhouse but is not anticipated to have negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are limited to use of small construction equipment and are estimated to be well below the Federal General Conformity Rule de minimis thresholds.</p> <p>Temporary, local air quality impacts may occur during site grading and preparation resulting from dust emissions. Routine dust mitigation BMPs are recommended.</p> <p>The Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air Map (Figure B 4-1) are provided in Appendix B, Attachment 4.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within a Puerto Rico Coastal Management Zone. The closest coastal zone area is 89,584 ft (13 miles) from the project site.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map (Figure B 5-1) are provided in Appendix B, Attachment 5.</p>
<p>Contamination and Toxic Substances</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 Environmental Site Inspection on 01/27/2023 to determine any onsite hazards including, but not limited to, soil</p>

		<p>staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The Site Inspection did not identify any onsite hazards.</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.</p> <p>The desktop review did not identify any of the above-listed toxic, hazardous, or radioactive substances within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property.</p> <p>The Contamination and Toxics Substances Partner Worksheet, Site Inspection Report, and Contamination and Toxic Substances Map (Figure B 6-1) are provided in Appendix B, Attachment 6.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project involves activities that have the potential to affect protected species or habitats, including but not limited to activities such as ground disturbance. 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 reevaluated for impacts to Threatened and Endangered Species.</p> <p>Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS)</p>

		<p>Information and Planning Consultation (IPaC) Tool and the Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges database. In addition, critical species habitat was reviewed through the USFWS IPaC, Critical Habitat Portal, and the DNER Puerto Rico State Wildlife Action Plan, a Ten-Year Review database.</p> <p>The review identified four federally listed species and 15 state listed species with the potential to occur within the Project area. A qualified biologist reviewed the proposed activity locations and determined that there is no suitable habitat present for any federal or state listed species at the proposed project location. The closest critical habitat area is 53,044 ft (10 miles) from the project site. Therefore, as currently designed, the proposed project activities will have No effect on any federally listed species or designated critical habitat.</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 DNER 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 (Figure B 7-1), and Essential Fish Habitat Map (Figure B 7-2) are provided in Appendix B, Attachment 7.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project includes the new construction of a greenhouse. The Project itself is not the development of a hazardous facility nor will the project increase residential densities.</p>

		The Explosive and Flammable Hazards Partner Worksheet is provided in Appendix B, Attachment 8.
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. No prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on farm structures needed for farm operations. No further review is required.</p> <p>The Farmlands Protection Partner Worksheet and Prime Farmland Map (Figure B 9-1) are provided in Appendix B, Attachment 9.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the FEMA flood insurance rate map (FIRM), community panel 72000C1135H (effective date 04/19/2005) shows the applicants parcel in a zone X (Area of minimal flood hazard).</p> <p>The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is not located in a floodplain or special flood hazard area and no further action is required.</p> <p>The Floodplain Management Partner Worksheet and ABFE Floodplain Map (Figure B 10-1) are provided in Appendix B, Attachment 10.</p>
<p>Historic Preservation</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 involves new construction of a greenhouse on undeveloped property, so consultation with the State Historic Preservation Office (SHPO) was initiated. SHPO concurs No Historic Properties Affected. SHPO consultation included in Attachment 11.</p>

		<p>No National Historic Landmark (NHL) are within or near the project area.</p> <p>The site was visited on January 27, 2023 by an SOI-qualified Archaeologist. Records review and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.</p> <p>The results of the Record Search and the Site Inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project APE.</p> <p>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 determination was submitted to SHPO by PRDOH for concurrence on April 4, 2023 and SHPO concurred with the No Historic Properties Affected determination on April 4, 2023.</p> <p>The Historic Preservation Partner Worksheet and SHPO consultation are provided in Attachment 11.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities are limited to the installation of a greenhouse and do not involve residential new construction or rehabilitation. Project activities are therefore an exempt activity. No further evaluation is required.</p>
<p>Sole Source Aquifers</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 US Environmental Protection Agency's Source Water Protection, Sole Source Aquifer Protection Program, there are no Sole Source Aquifers in Puerto Rico.</p>
<p>Wetlands Protection</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project Site was reviewed for wetlands using the USFWS Wetland</p>

<p>Executive Order 11990, particularly sections 2 and 5</p>		<p>Inventory Mapper and a visual confirmation during the Field Site Inspection and no wetlands were determined to be present on Site.</p> <p>The Wetlands Protection Partner Worksheet and Wetland Map (Figure B 14-1) are provided in Appendix B, Attachment 12.</p>
<p>Wild and Scenic Rivers</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 Orocovis. The closest Wild and Scenic River segment is 43 miles east of the project site.</p> <p>The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (Figure B 15-1) are provided in Appendix B, Attachment 13.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</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 providing a greenhouse to expand production of produce from the farm. The Project would not facilitate development which would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations.</p> <p>The Environmental Justice Partner Worksheet and EJScreen Report are provided in Appendix B, Attachment 14.</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 or 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
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>All project site optional locations are classified as A-P: Agrícola Productivo (Productive Agricultural) 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 minor improvements 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 rural area and project activities will not contribute to urban sprawl.</p> <p>Any necessary construction permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.</p>

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Contractors will be required to use best management practices during construction to control erosion and prevent runoff. The soil is currently being used for agriculture purposes. Landslide data from the U.S. Geological Survey (USGS) indicates no landslides are typical for the project area (see Appendix A, Figure 3- USGS Landslide Map). Department of Natural and Environmental Resources (DNER) authorization may be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.
Hazards and Nuisances including Site Safety and Noise	2	Contractors will be required to provide health and safety plans and monitoring during construction. Noise levels will temporarily increase during construction; however, program activities are limited to the existing farm property and will not elevate ambient noise levels long term. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.
Energy Consumption	2	The project will not result in significant additional energy consumption as it involves only the purchase of self-powered farm equipment and a generator and the construction of a new greenhouse. The new 12 kW generator will provide electricity for the irrigation pumps but will not require any expansion to existing power facilities.
Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The project will result in short-term benefit to employment when contractors are hired for the construction of the new greenhouse. After construction, there may be a net positive benefit for the farm, a small business receiving this funding for economic development recovery purposes, which will aid in the continued operations of the intended use of

		<p>the Farm which produces produce used by Puerto Rico communities.</p> <p>The project is not anticipated to have a significant impact on employment and income patterns; however, the project may help restore employment opportunities and income patterns.</p>
Demographic Character Changes, Displacement	2	The project is a rural area in Orocovis and will not alter the demographics or character of surrounding community. Project activities will not result in any direct or indirect displacement of individuals or families.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project activities will occur on private land and will not contribute to any change in educational or cultural facilities or affect access to or capacity of educational or cultural facilities.
Commercial Facilities	2	The proposed project will increase agricultural production, 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 produce.
Health Care and Social Services	2	The proposed project activities will occur on private land and will not affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	The proposed project may cause an increase in short-term generation of solid waste during construction. All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste). The project will not contribute to long-term needs or changes to solid waste disposal and recycling.
Wastewater / Sanitary Sewers	2	The purchase of a new generator and construction of a greenhouse is not expected to result in significant changes in wastewater or sanitary sewer generation.

		No sewage will be generated from the project actions. Wastewater from the project will not enter environmentally sensitive areas, nor will the project produce any noxious odors affecting quality of life for nearby residents.
Water Supply	2	The Project is limited to construction of a greenhouse on a farm that will be connected via an irrigation system to a rainwater supply, a community water well, and eventually, the river in the future. There are no sole source aquifers in Puerto Rico, therefore, the well connection will not significantly impact groundwater or aquifer storage/recharge. A permit will be required for water extraction.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project activities will occur on private land and will not affect public safety concerns such as police, fire, and emergency medical services.
Parks, Open Space and Recreation	2	The proposed project activities will occur on private land and will not result in any changes to access or use of parks, open space, and recreation areas.
Transportation and Accessibility	2	The project activities will occur on private land and have no relation to transportation services. The proposed activities will not result in any changes in transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project is not located in proximity to unique natural features or water resources; therefore, construction activities will not affect quality or access to these resources. Operation of the greenhouse will require water from either rain, a community well, or surface water. A permit will be required for any extraction. The greenhouse and irrigation system will help reduce the amount of water required to grow

		the crops by reducing water loss from evapotranspiration opposed to open-air growing.
Vegetation, Wildlife	2	The project is limited to the purchase of a generator and construction of a greenhouse on an existing farm. The land has already been previously disturbed for residential home placement and farm operations; therefore, it is not anticipated that the Project will result in any new impacts to trees, vegetation, wildlife or native plant communities. No tree clearing or pruning is anticipated prior to greenhouse construction.
Climate Change	2	The ReGrow CDBG program proposed project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters, including drought. The project will not contribute to climate change and will provide a minor net benefit by allowing for increased food production.

Additional Studies Performed:

None required

Field Inspection (Date and completed by):

January 27th, 2023 completed by Delise Torres-Ortiz

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

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

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

Federal Aviation Administration (FAA). 2022. National Plan for Integrated Airport Systems 2023-2027. Accessed January 31, 2023. Available at: [National Plan of Integrated Airport Systems \(NPIAS\) 2023-2027, Appendix B: National and State Maps \(faa.gov\)](https://www.faa.gov/airports/airport-systems/npias-2023-2027/appendix-b-national-and-state-maps).

Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center - Map Panel 72000C1135H (effective 04/19/2005). Accessed March 23, 2023. Available at: <https://msc.fema.gov/portal/home>.

Institute of Puerto Rican Culture (ICP). 2023. San Juan, Puerto Rico. Data collection conducted on February 6, 2023.

National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management. 2023. Puerto Rico Coastal Zone Boundary. Accessed March 1, 2023. Available at: [Puerto Rico Coastal Vulnerability Viewer \(arcgis.com\)](https://arcgis.com/webapp/viewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b).

State Historic Preservation Office (SHPO). 2023. San Juan, Puerto Rico. Data collection conducted on February 14, 2023.

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

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

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

USEPA. 2023b. EJScreen: Environmental Justice Screening and Mapping Tool. Accessed February 7, 2023. Available at: <https://www.epa.gov/ejscreen/download-ejscreen-data>.

U.S. Fish and Wildlife Service (USFWS). 2019. Coastal Barrier Resources System. Accessed January 31, 2023. Available at: <https://www.fws.gov/CBRA/Maps/Mapper.html>.

USFWS. 2023a. Information for Planning and Consultation (IPaC). Accessed March 1, 2023. Available at: <https://ipac.ecosphere.fws.gov/location/index>.

USFWS. 2023b. Critical Habitat for Threatened & Endangered Species. Accessed March 1, 2023. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

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

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

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

List of Permits Obtained:

None Required

Public Outreach [24 CFR 58.43]:

The public was notified of the project through publication of the combined Finding of No Significant Impact – Notice of Intent to Request Release of Funds notice with a 15-day public comment period.

Cumulative Impact Analysis [24 CFR 58.32]:

The purchase of equipment and the construction and installation of a new greenhouse and generator are not anticipated to have a negative impact on environmental resources. None of the environmental assessment factors, nor the regulations reviewed in the above checklist, resulted in negative environmental impacts or the need for mitigation. Overall, the proposed project will have a 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]

Selected Location:

The greenhouse location is in an open area near a warehouse that could be used for storage. The size of the proposed greenhouse and base for the generator would fit in the open area without clearing of any vegetation. The installation will not result in the need for formal compliance or require further mitigation with any of the forementioned laws and authorities in the EA checklist. The greenhouse, generator, and equipment will allow the applicant to continue and increase their agricultural production.

Different Project Location on Parcel:

The greenhouse could be located to another location on the property, however the parcel is very heavily vegetated, so other locations would require vegetation clearing and more grading of the surface. Given the location selected resulted in no need for mitigation or compliance with any of the laws and authorities in the above checklist, the location selected was determined to be the best alternative.

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

Under the No Action Alternative, the applicant would not receive federal funding to purchase equipment, construct a new greenhouse, and install a new generator. 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 effects on the surrounding natural, historical, and water resources; generate significant air or noise pollution; or promote socioeconomic injustices. The proposed project activities will not require further agency consultation. No mitigation or formal compliance steps will be required for any of the laws and authorities assessed in this review.

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

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

Law, Authority, or Factor	Mitigation Measure
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>General Condition:</i> 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. 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.</p>
<p>Historic Preservation 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</p>

	that may be necessary to protect historic properties or cultural materials.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	Any necessary construction permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Soil suitability will be assessed prior to construction. Contractors will be required to use best management practices during construction if erosion impacts will occur. Department of Natural and Environmental Resources (DNER) authorization may be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.
Hazards and Nuisances including Site Safety and Noise	Contractors will be required to provide health and safety plans and monitoring during construction. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.
Solid Waste Disposal / Recycling	All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste).

Determination:

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

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

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

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

Preparer Signature: Allyson Rezac Date: 5/26/2023

Name/Title/Organization: Allyson Rezac Deputy Program Manager, SWCA

Environmental Consultants _____

Certifying Officer Signature: I. Lorenzo Date: July 6, 2023

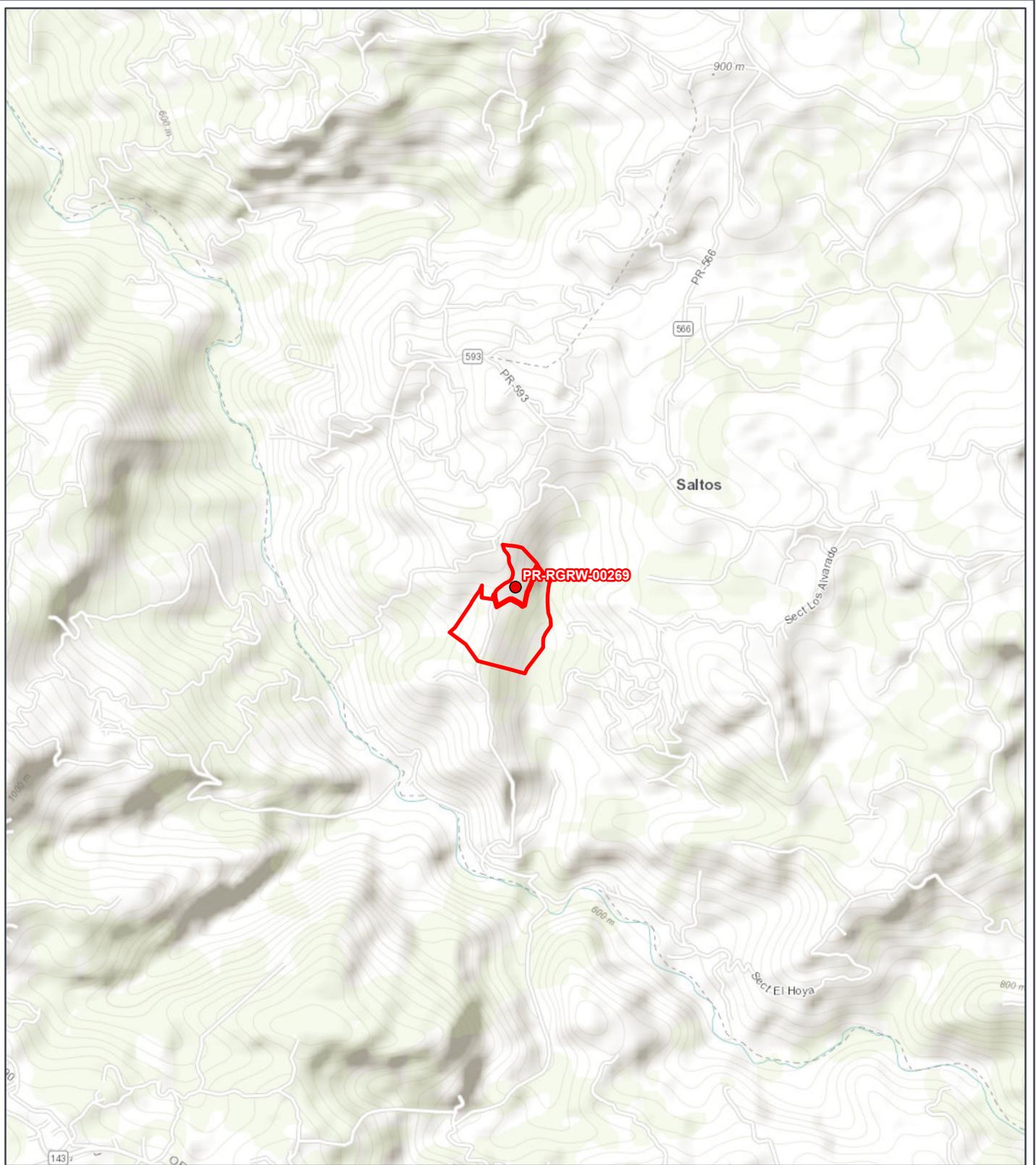
Name/Title: I. Lorenzo, Permits and Environmental Compliance Specialist

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-00269



- Site
- Site Parcel

Carr. 593 Km 0.5 Barrio Salto
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

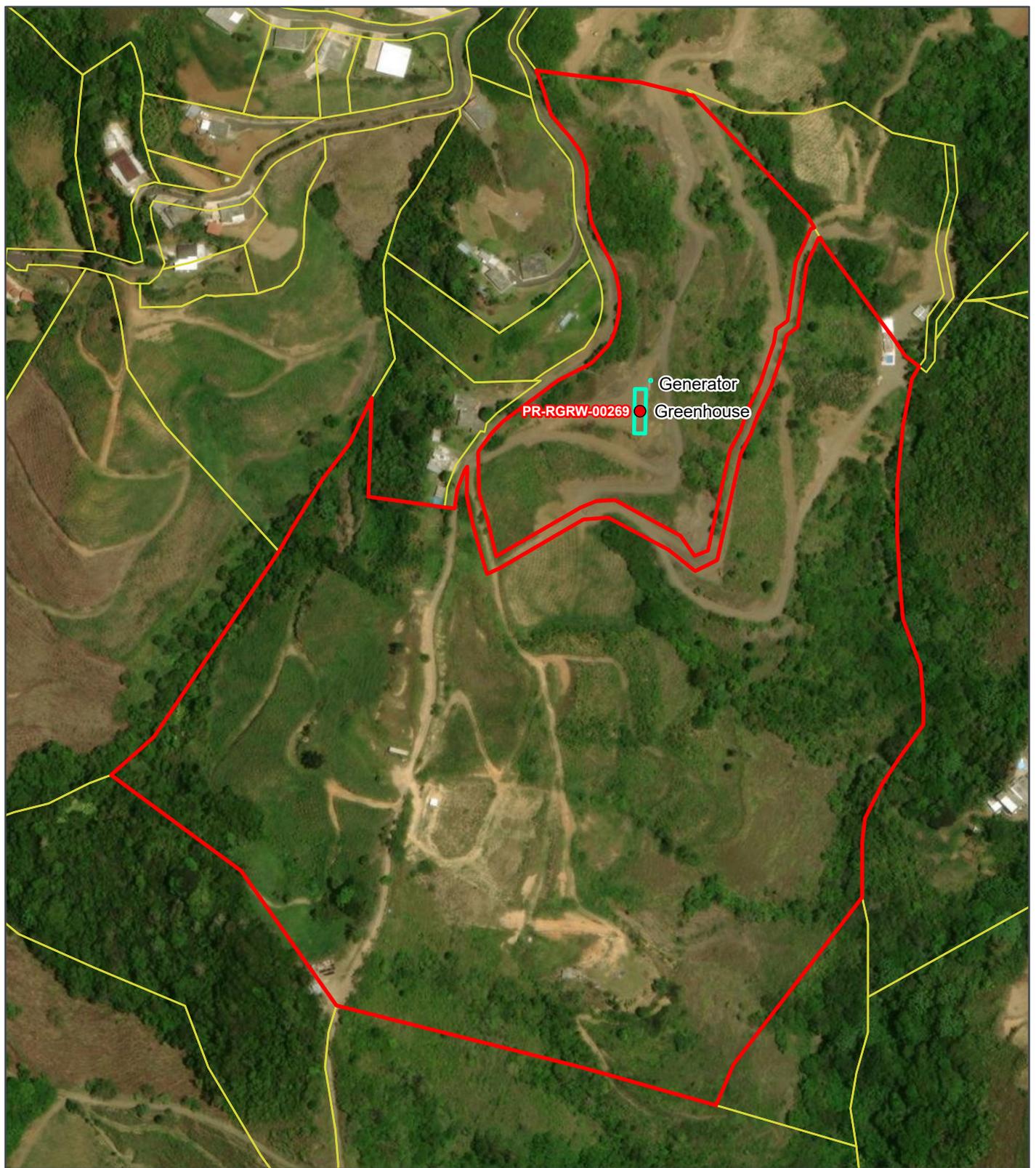
Parcel Center:
66.435567°W 18.200583°N

Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023

Layout: Site Location
Aprx: 72428_ReGrowTier2Maps



Figure 2
Site Vicinity Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-00269



- Site
- Site Parcel
- Project Footprint (Option)

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.436204°W 18.199706°N

Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023

Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

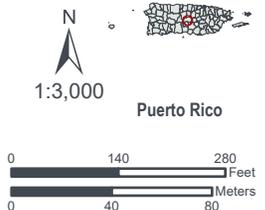


Figure 3
USGS Landslide Map



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Future Lighting System and Cistern
- ▭ Greater than 25 Landslides per sq km
- ▭ Less than 25 Landslides per sq km
- ▭ No Landslides
- ▭ Not Examined

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.435567°W 18.200583°N
Data Source: https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane_Maria_Landslides/

MapServer
Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023
Layout: Landslide



Appendix B
Attachments and Supporting
Documentation

Attachment 1

Airport Hazards Partner Worksheet and

Airport Hazards Map



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

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

Airport Hazards (CEST and EA) – PARTNER

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

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

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

Click here to enter text.

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

Worksheet Summary

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

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

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

The project site is not within 2,500 feet of a civil primary or commercial service airport or within 15,000 feet of a military airport. The nearest civil primary or commercial service airport, Mercedita, is located 15 miles from the project site. The nearest military airport, Luis Munoz Marin Intl, is located 32 miles from the project site.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



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

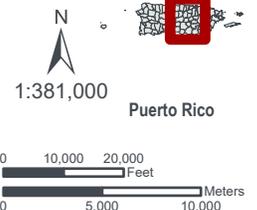
Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.283941°W 18.219661°N

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

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



Attachment 2

Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map



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

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

Coastal Barrier Resources (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

1. Is the project located in a CBRS Unit?

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

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

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

- Consultation with the FWS
- Cancel the project

Worksheet Summary

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

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

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

The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS). There are no CBRS units in Orocovis. The closest CBRS unit, Rio Descalabrado, is 14 miles southwest of the project site



REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

Applicant ID:



- Site
- Otherwise Protected Area
- System Unit

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

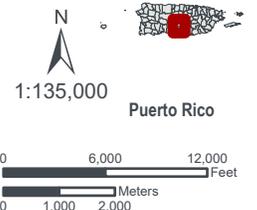
Parcel Center:
66.448298°W 18.096831°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>

Base Map: ESRI ArcGIS Online, accessed May 2023

Updated: 5/26/2023

Layout: Coastal Barrier Resources System



Attachment 3

Flood Insurance Partner Worksheet and Flood Insurance Rate Map



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

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

Flood Insurance (CEST and EA) – PARTNER

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

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

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

→ Continue to the Worksheet Summary.

Yes → Continue to Question 2.

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

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

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

No → Continue to the Worksheet Summary.

Yes → Continue to Question 3.

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

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

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

→ Continue to the Worksheet Summary.

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

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

→ Continue to the Worksheet Summary.

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

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

Worksheet Summary

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

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

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

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1135H (effective date 04/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



- 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. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.435567°W 18.200583°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>

Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/26/2023
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps



1:2,500

Puerto Rico



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

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



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

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

Data is current as of February 28, 2023

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

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) 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
PUERTO RICO								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11121314151617181920212223	//		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	22,921	72/021
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Whole	28,140	72/033
Guaynabo Municipio	PM-10 (1987)	Mun. of Guaynabo, PR	929394959697989900010203040506070809	02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	23,802	72/061
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	181920212223	//		Part	23,401	72/123
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	147,963	72/127
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	52,441	72/137

Important Notes

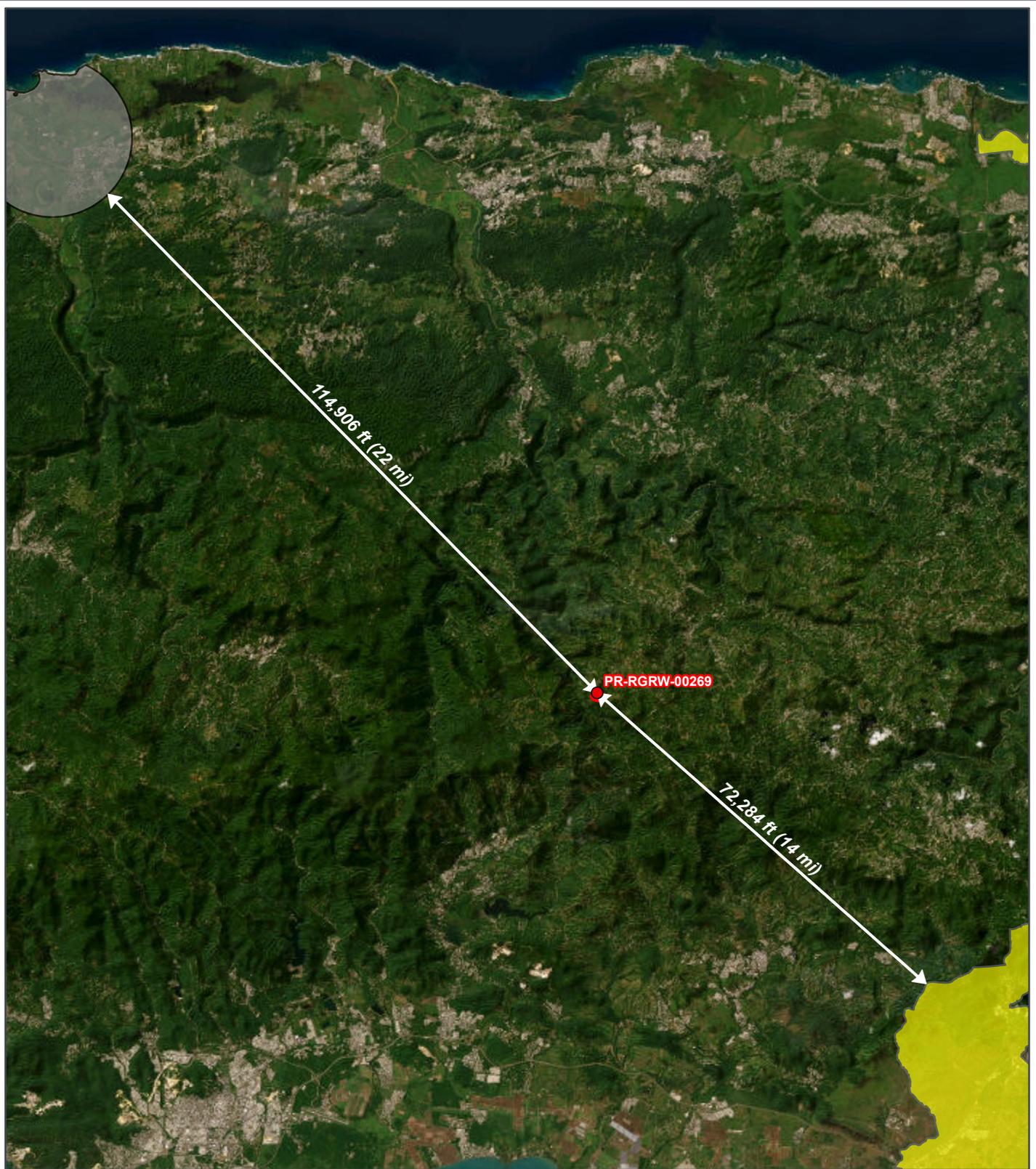
Discover.

Connect.

Ask.

Follow.

2023-02-28



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



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

*No Data in Puerto Rico

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

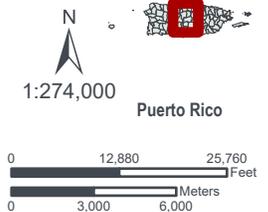
Parcel ID: 245-000-006-36

Parcel Center:
66.473466°W 18.24761°N

Data Source: https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic_fgdb/MapServer

Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023

Layout: Clean Air
Aprx: 72428_ReGrowTier2Maps



Attachment 5

Coastal Zone Management Partner Worksheet and Coastal Zone Map



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

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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.

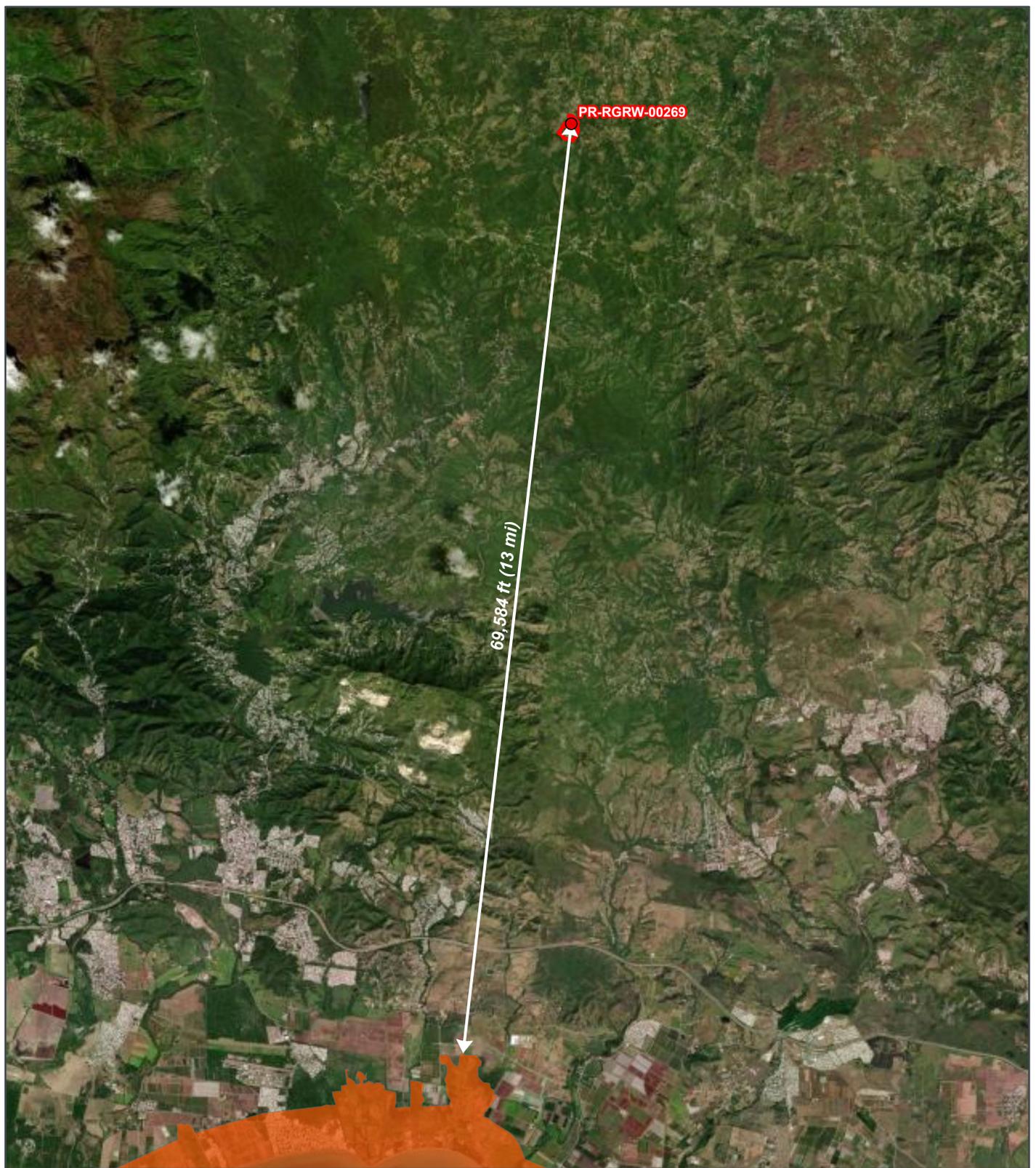
Worksheet Summary

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 a Puerto Rico Coastal Management Zone. The closest coastal zone area is 13 miles southwest of the project site.



REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

Applicant ID: PR-RGRW-00269

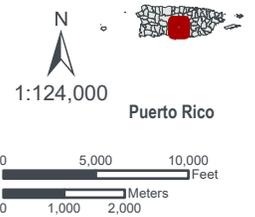


- Site
- Coastal Management Zone

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.447144°W 18.105412°N
Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/BaseMap:ESRI/ArcGIS/Online>,
accessed May 2023
Updated: 5/26/2023
Layout: Coastal Zone Management
Aprx: 72428_ReGrowTier2Maps



Attachment 6

**Contamination and Toxics Substances
Partner Worksheet, Site Inspection Report,
and Toxics and Contamination Map**



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

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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? ¹ Select all that apply.

- ASTM Phase I ESA
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the above

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

Continue to Question 2.

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

- No → Explain below.

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

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

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

3. Can adverse environmental impacts be mitigated?

¹ HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD’s toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

Yes, adverse environmental impacts can be eliminated through mitigation.
→ *Provide all mitigation requirements² 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 controls³, or use of institutional controls⁴.

[Click here to enter text.](#)

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

- Complete removal
 Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

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

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

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

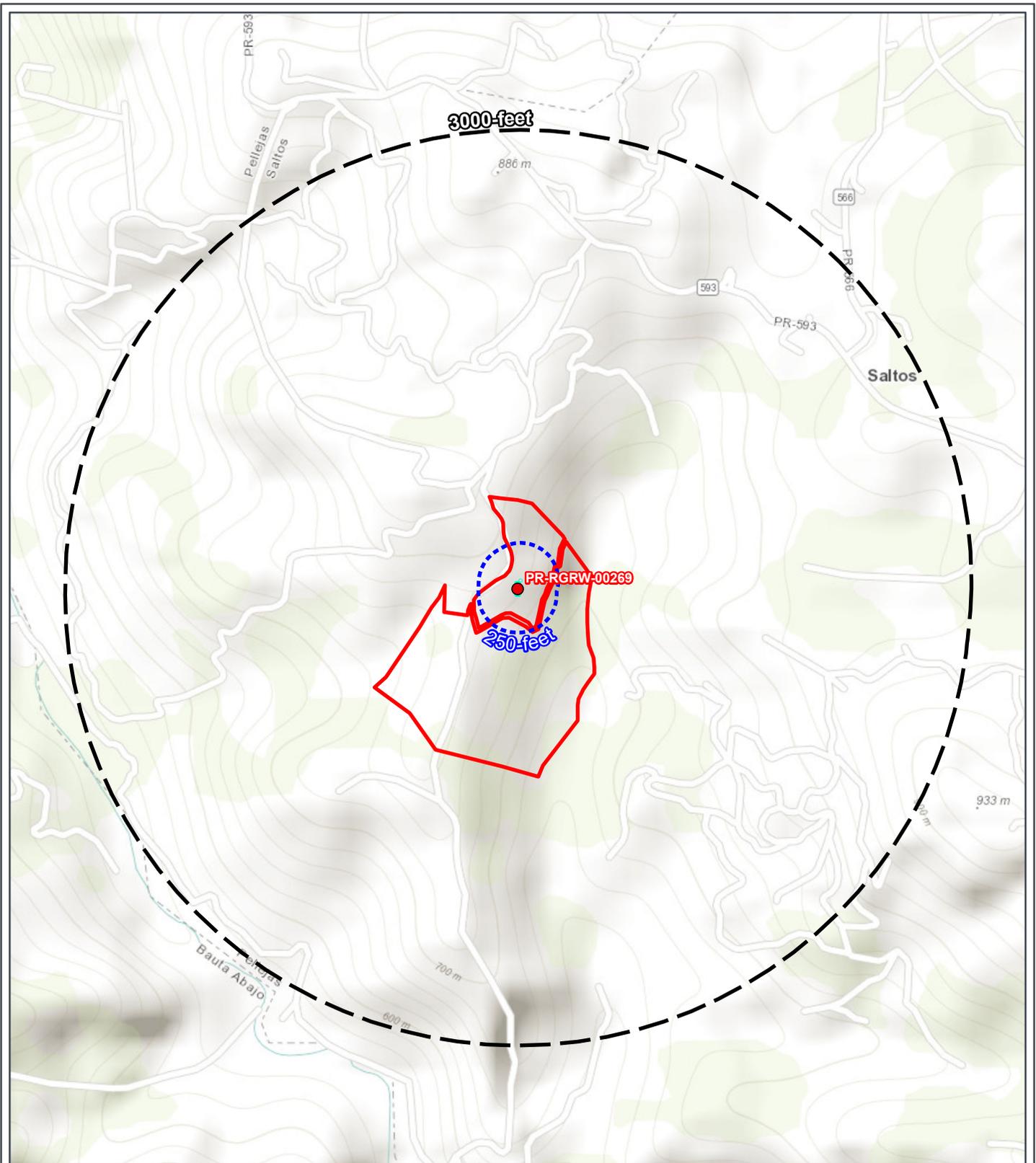
The project site was evaluated for potential contamination by conducting a field site inspection on 01/20/2023 to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards that could not be resolved with mitigation. In addition, a desktop review of EPA 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 EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The

² 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.

³ 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.

⁴ 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.

desktop review did not find any on-site toxic, hazardous or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



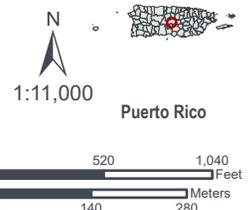
- Site
- Site Parcel
- Project Footprint (Option)
- Buffer (250-feet)
- Buffer (3000-feet)
- Water dischargers
- Toxic Substances Control Act
- Toxic releases
- Superfund
- Hazardous waste
- Brownfields
- Air pollution

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.435567°W 18.200583°N
Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/MapServer>

Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/26/2023
Layout: Contamination and Toxic Substances



Attachment 7

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



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

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

Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

Click here to enter text.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

No tree clearing or vegetation removal is proposed as a part of construction activities; therefore, project activities will have *No effect* to any federally or state listed species, and the project site is located 18 miles away from the closest final designated critical habitat and 10 miles away from the closest proposed critical habitat. See the attached Threatened and Endangered Species Technical Memorandum.

TECHNICAL MEMORANDUM

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

From: Susan Fischer, Wildlife Ecologist

Date: April 4, 2023

Re: **Threatened and Endangered Species Review for Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis**

Applicant Name: Glenda Enid Torres Hernández
Site Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis
GPS Coordinates: 66.435627°W 18.200591°N

This Threatened and Endangered Species Review evaluates the installation of a new generator and construction of a new greenhouse. This parcel is located at Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, Puerto Rico. To complete this review, the United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) system, Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges, and Puerto Rico State Wildlife Action Plan_a Ten Year Review online mapping databases were consulted, then a site inspection performed to evaluate on-site nest and habitat potential. For the purposes of this review, the evaluation encompasses a maximum 100-foot buffer around the proposed project location.

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

- Puerto Rican Broad-winged Hawk (*Buteo platypterus brunnescens*)
- Puerto Rican Parrot (*Amazona vittate*)
- Puerto Rican Sharp-shinned Hawk (*Accipiter striatus venator*)
- Puerto Rican Boa (*Chilabothrus inornatus*)

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

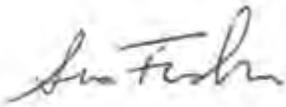
- Mottled Coqui (*Eleutherodactylus eneidae*)
- Cook's Holly (*Ilex cookie*)
- Brown Pelican (*Pelecanus occidentalis*)

A site inspection on January 27, 2023 found the parcel is situated in a rural area. The property is vacant and the lot consists of a mix of cleared and forested areas. The proposed project area consists of cleared land with no vegetation. Representative photographs of the subject property are included in the Environmental Field Assessment Photographic Log. The review area does contain trees and grasses that could provide suitable habitat to multiple federal- and state-listed species; however, the proposed project site does not contain any suitable ground or vegetative habitat, individuals, or nests for any listed species. There is no critical habitat for any species found within the subject property based on the USFWS and Puerto Rico State Wildlife Action Plan_a Ten Year Review databases.

Based on agency data and site observations, this review concludes that the installation of the generator and greenhouse on the parcel will result in *no effect* to all federally protected species or designated critical habitat and *no impact* to state protected species with the potential to occur in the area.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Fischer". The signature is written in a cursive style and is centered below the word "Sincerely,".

Susan Fischer
Wildlife Ecologist
SWCA Environmental Consultants

IPaC resource list

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

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

Location

Orocovis County, Puerto Rico



Local office

Caribbean Ecological Services Field Office

☎ (787) 834-1600

📠 (787) 851-7440

✉ CARIBBEAN_ES@FWS.GOV

MAILING ADDRESS

Post Office Box 491
Boqueron, PR 00622-0491

PHYSICAL ADDRESS

Office Park I
State Road #2 Km 156.5, Suite 303}
Mayaguez, PR 00680

NOT FOR CONSULTATION

Endangered species

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

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

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

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

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

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

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

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

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

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

Birds

NAME	STATUS
Puerto Rican Broad-winged Hawk <i>Buteo platypterus brunnescens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5512	Endangered
Puerto Rican Parrot <i>Amazona vittata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3067	Endangered
Puerto Rican Sharp-shinned Hawk <i>Accipiter striatus venator</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/604	Endangered

Reptiles

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

Critical habitats

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

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

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

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

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

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

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

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

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

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

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to

you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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

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

Wetland information is not available at this time

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

Data limitations

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

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

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

Data exclusions

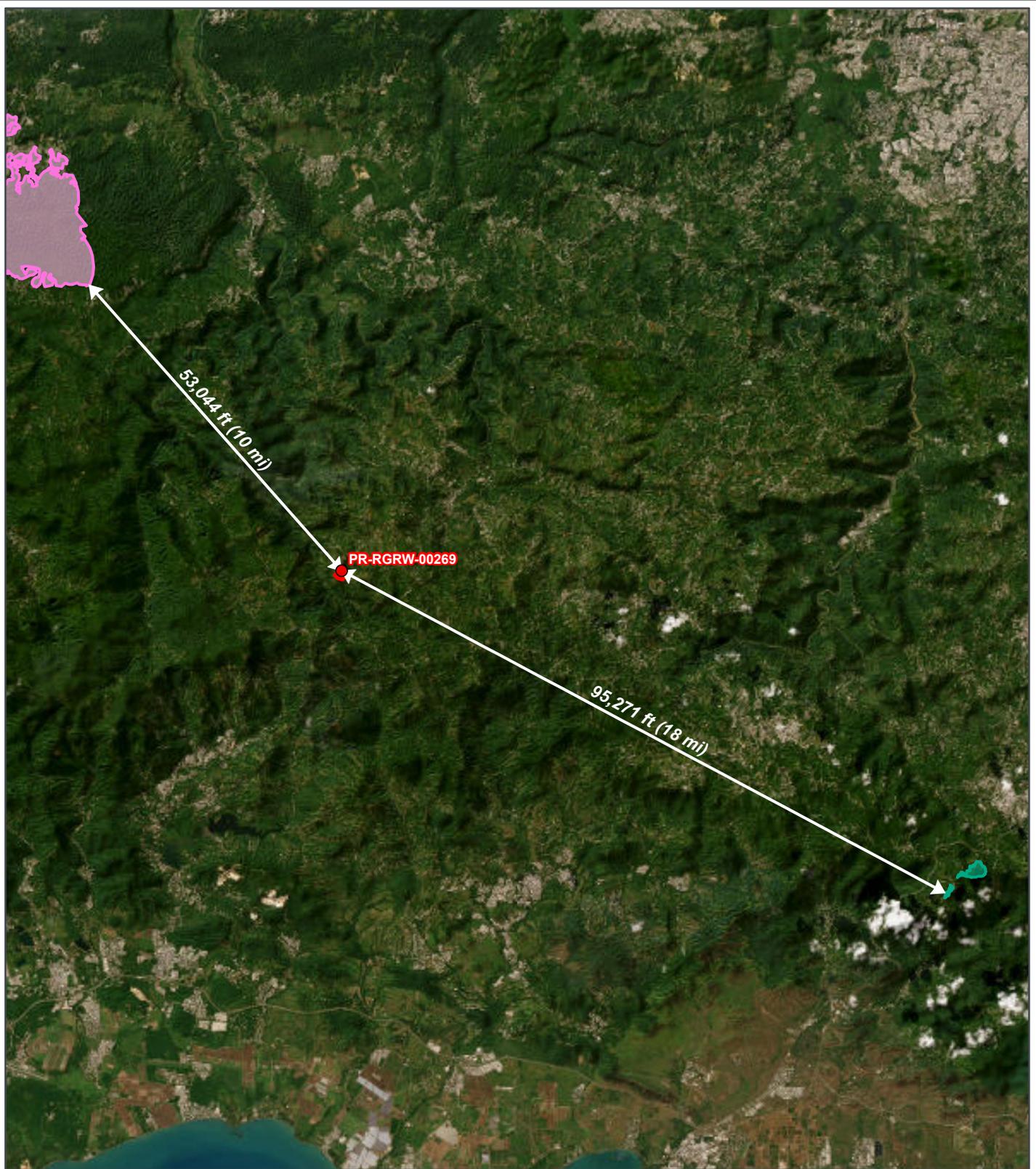
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and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

been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

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

NOT FOR CONSULTATION



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



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

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

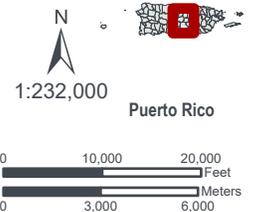
Parcel ID: 245-000-006-36

Parcel Center:
66.36509°W 18.193507°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/

Base Map: *ESRI ArcGIS Online*,
accessed *May 2023*

Updated: 5/26/2023
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 new construction of greenhouse and a generator. The Project itself is not the development of a hazardous facility nor will the project increase residential densities.

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/ for assistance

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

Yes → *Continue to Question 3.*

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

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

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

Project will proceed with mitigation.

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

Click here to enter text.

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

Project will proceed without mitigation.

Explain why mitigation will not be made here:

Click here to enter text.

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

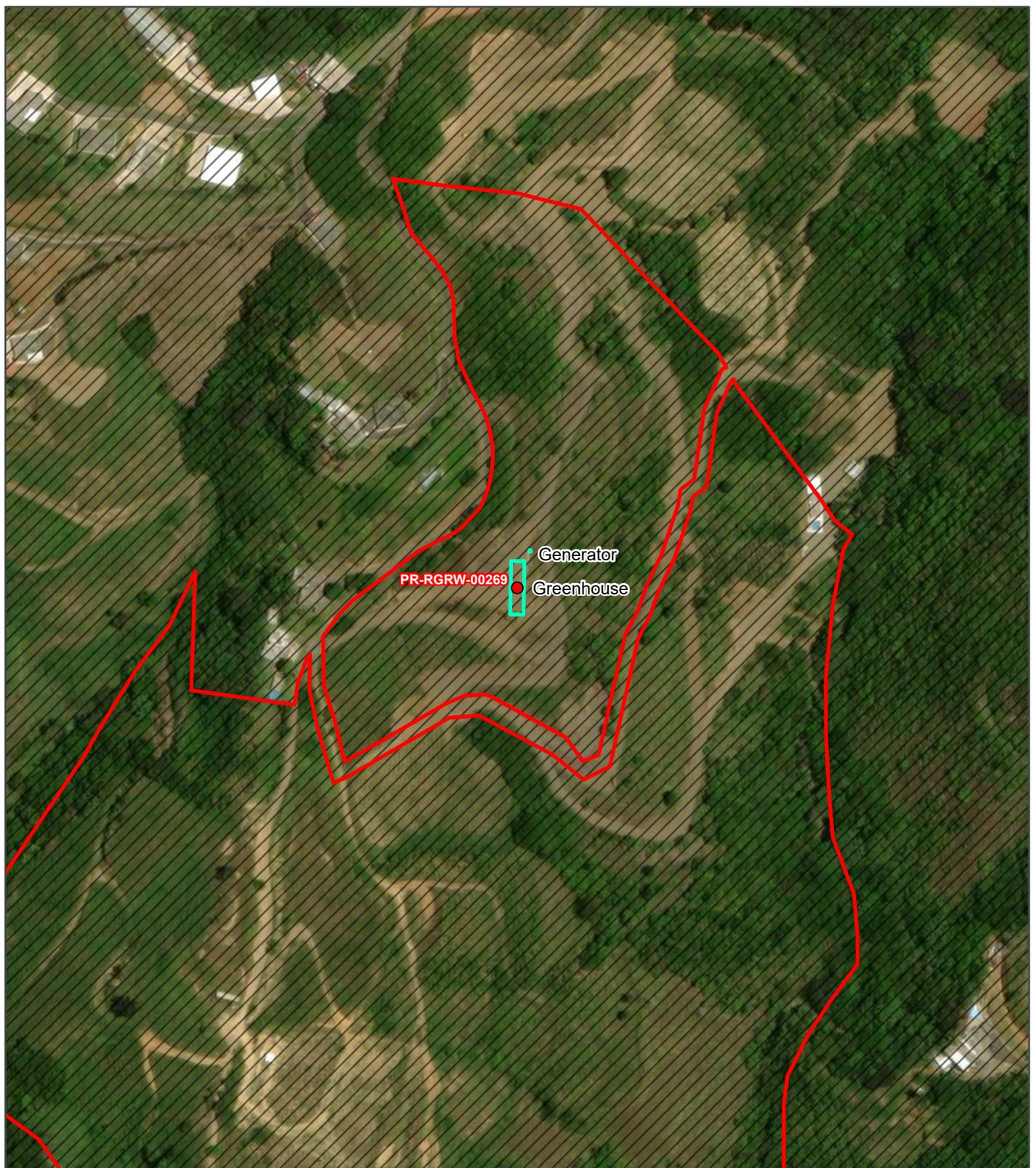
Worksheet Summary

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

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

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

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



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



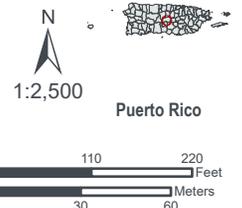
- Site
- Site Parcel
- Project Footprint (Option)
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained
- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Not prime farmland
- Not Public Information

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.435567°W 18.200583°N

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



Attachment 10

Floodplain Management Partner Worksheet and Advisory Base Flood Elevation Map



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

Floodplain Management (CEST and EA) – PARTNER

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

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

Yes

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

Click here to enter text.

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

No → Continue to Question 2.

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

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

Does your project occur in a floodplain?

No → Continue to the Worksheet Summary below.

Yes

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

Floodway → Continue to Question 3, Floodways

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

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

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

3. **Floodways**

Is this a functionally dependent use?

Yes

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

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

4. Coastal High Hazard Area

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

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

- No

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

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

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

- No, this action concerns only existing construction.

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

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

5. 500-year Floodplain

Is this a critical action?

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

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

6. 8-Step Process.

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

- 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

Click here to enter text.

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

Worksheet Summary

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

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

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

A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C1135H (effective date 04/19/2005), shows the project site is in Flood Zone X. Due to the large parcel size, a portion of the parcel outside of the proposed project area is in Community Panel 72000C1130H (effective date 04/19/2005). That portion of the parcel is also in Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



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

Carr. 593 Km 0.5 Barrio Saltos Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

Parcel Center:
66.435567°W 18.200583°N

Data Source: https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer

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



1:2,500 Puerto Rico



Attachment 11

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



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

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

Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

The Section 106 Process

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

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

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

Step 1 - Initiate Consultation

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

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

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

[Click here to enter text.](#)

→ *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.

[Click here to enter text.](#)

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.

[Click here to enter text.](#)

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

April 4, 2023

Lauren Bair Poche

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

SHPO 04-04-23-01 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:
PR-RGRW-00269 – HACIENDA PACOSTHEL, INC. – CARRETERA 593, KM 0.5,
BARRIO SALTOS CABRA, OROCOVIS, PUERTO RICO

Dear Ms. Bair,

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

Our records support your finding of **no historic properties affected** for this undertaking.

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

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/MB



April 4, 2023

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

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

Section 106 NHPA Effect Determination Submittal: PR-RGRW-002691522 – Hacienda Pacosthel, Inc. – Carretera 593, KM 0.5 Barrio Saltos Cabra, Orocovis, Puerto Rico – No Historic Properties Affected

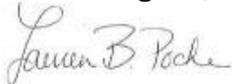
Dear Architect Rubio Cancela,

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) and the Home Repair, Reconstruction, or Relocation (R3) Program. On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (Housing) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents.

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, we are submitting documentation for activities proposed by Hacienda Pocosthel, Inc. at Carretera 593, KM 0.5 Barrio Saltos Cabra in the municipality of Orocovis. The proposed project includes the purchase and installation of one generator, one new greenhouse and connections from the greenhouse hydroponics to an existing community well. This project will require ground disturbance. Based on the submitted documentation, the Program requests a concurrence that a determination of No Historic Properties Affected is appropriate for this proposed project.

Please contact me by email at lauren.poche@horne.com or phone at 225-405-7676 with any questions or concerns.

Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, Historic Preservation Senior Manager

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Hacienda Pacosthel, Inc.		
Case ID: PR-RGRW-00269	City: Orocovis	

Project Location: Carretera 593, KM 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	
Project Coordinates (as provided by applicant during field visit): Greenhouse: 18.200583, -66.435567; Generator: 18.200736, -66.435511	
TPID (Número de Catastro): 245-000-006-01	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): N/A	Property Size (acres): 34.11 acres Greenhouse: 0.037 acre Generator: 0.0001 acre

SOI-Qualified Architect/Architectural Historian: Erin Edwards, M.P.S.
Date Reviewed: March 27, 2023
SOI-Qualified Archaeologist: Delise Torres-Ortiz and Rob Lackowicz
Date Reviewed: March 27, 2023

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

Project Description (Undertaking)

The proposed project includes the purchase and installation of one generator, one new greenhouse and connections from the greenhouse hydroponics to an existing community well. All activities will be performed within a single land parcel that is an active agricultural farm. Based on a review of historical aerial imagery at <https://www.historicaerials.com/viewer>, the general area has been used for agricultural since at least 1958, the earliest date for which aerial data is present.

The proposed new greenhouse will be approximately 1,600 square feet (sq. ft) in size (80-ft by 20-ft). The greenhouse will be built on already cleared ground with eleven (11) 20-ft metal arches. Irrigation piping will use aboveground connections. The site is on a slight slope and excavation may be required for leveling. Along with anchors that may be installed ground disturbance may extend up to 6-ft below ground surface.

The new proposed generator site will be approximately 4 sq. ft in size (2 ft by 2 ft) and will be built on a platform installed during construction, adjacent to an existing shipping

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Hacienda Pacosthel, Inc.	
Case ID: PR-RGRW-00269	City: Orocovis

container (vagon) that will be left in place as-is and used as a storage shed. The new greenhouse will be connected to the generator using an aboveground cable.

The project will involve some ground disturbance as described above, but no tree clearing is required for construction. 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 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 two project items 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 (Pre-Columbian archaeological site OR-06 is situated just outside the search radius at approximately 0.52 miles south of the activity area). The proposed project is located on a previously leveled ridgeline with existing cleared ground and a slight southeast facing slope in active agricultural lands at an elevation of 2,515 feet (ft; 767 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses two (2) mapped soil series: Mucara clay, 40 to 60 percent slopes (MxF) and Naranjito silty clay loam, 40 to 60 percent slopes (NaF). The project area APE is located entirely within the NaF soil series. The general project area is located on a previously leveled ridgeline in an active agricultural area with terraced hillsides and steep east and west facing slopes. Dense secondary forest is present in uncleared areas and valleys. Unpaved vehicular roads are present throughout the parcel. The closest freshwater source is an unnamed tributary to the Rio Bauta which runs along the eastern parcel boundary located

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Hacienda Pacosthel, Inc.	
Case ID: PR-RGRW-00269	City: Orocovis

423 ft (129 m) due east of the proposed greenhouse location. The southern coast is approximately 14.7 mi (23.7 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 the National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There has been one Section 106 survey in the area (Código 07-05-11-02) for the reconstruction of a wall with CDBG funding in 2011. A determination of No Historic Properties Affected was returned for that project.

The project area is located in Orocovis, in the Saltos Barrio, approximately 0.50 miles southwest of the town of Saltos. The area is mountainous with dense tropical vegetation, yet there are cleared roads and cleared farmland. The project area is at the top of a range of hills, on cleared land. To the west of the project area are six buildings, each with multiple outbuildings, at the base of the hill which leads up to the project area. In 1995, only four of the buildings were constructed according to the Google Earth historic aerial. To the east is a mobile home and shed which first appear on the 1995 aerial. Historic aerials accessed at <https://www.historicaerials.com/viewer> from 1958 and 1959 show undeveloped land with roads winding through the hillsides, and very few buildings. Google Earth shows no buildings on the parcel currently, other than the freight container which appears on the parcel in July of 2018. As the project area is at the top of a hill, already has a storage container on site, and there are multiple trees and vegetation, the project site will not be visible from those buildings to the west or east.

Determination

The following historic properties have been identified within the APE:

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

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Hacienda Pacosthel, Inc.	
Case ID: PR-RGRW-00269	City: Orocovis

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-00269 is located. The closest freshwater body is an unnamed tributary to the Rio Bauta running along the eastern parcel boundary located 423 ft (129 m) due east and downslope of the proposed greenhouse location. The size of the proposed project activities are very small (0.037 acres) and construction of agricultural infrastructure, such as for the shipping container that is already in place, agricultural terracing and the presence of unpaved vehicular roads throughout the parcel have impacted the surrounding terrain. Therefore, no impact to cultural properties is anticipated for this reconstruction project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Hacienda Pacosthel, Inc.		
Case ID: PR-RGRW-00269	City: Orocovis	

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"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided.	
Comments: 	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis

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



REGROW PROGRAM

Project Location Area of Potential Effects Map

Applicant ID: PR-RGRW-00269



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

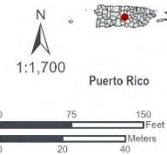
Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-01

Parcel Center:
66.435567°W 18.200583°N

Base Map: ESRI ArcGIS Online,
accessed March 2023
Updated: 3/10/2023

Layout: APE
Apx: T2428_ReGrowTier2Maps



Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis

Project (Parcel) Location - Aerial Map



REGROW PROGRAM

Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-00269



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

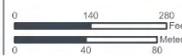
Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-01

Parcel Center:
66.436204°W 18.199706°N

Base Map: ESRI ArcGIS Online
accessed March 2023
Updated: 3/23/2023

Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps



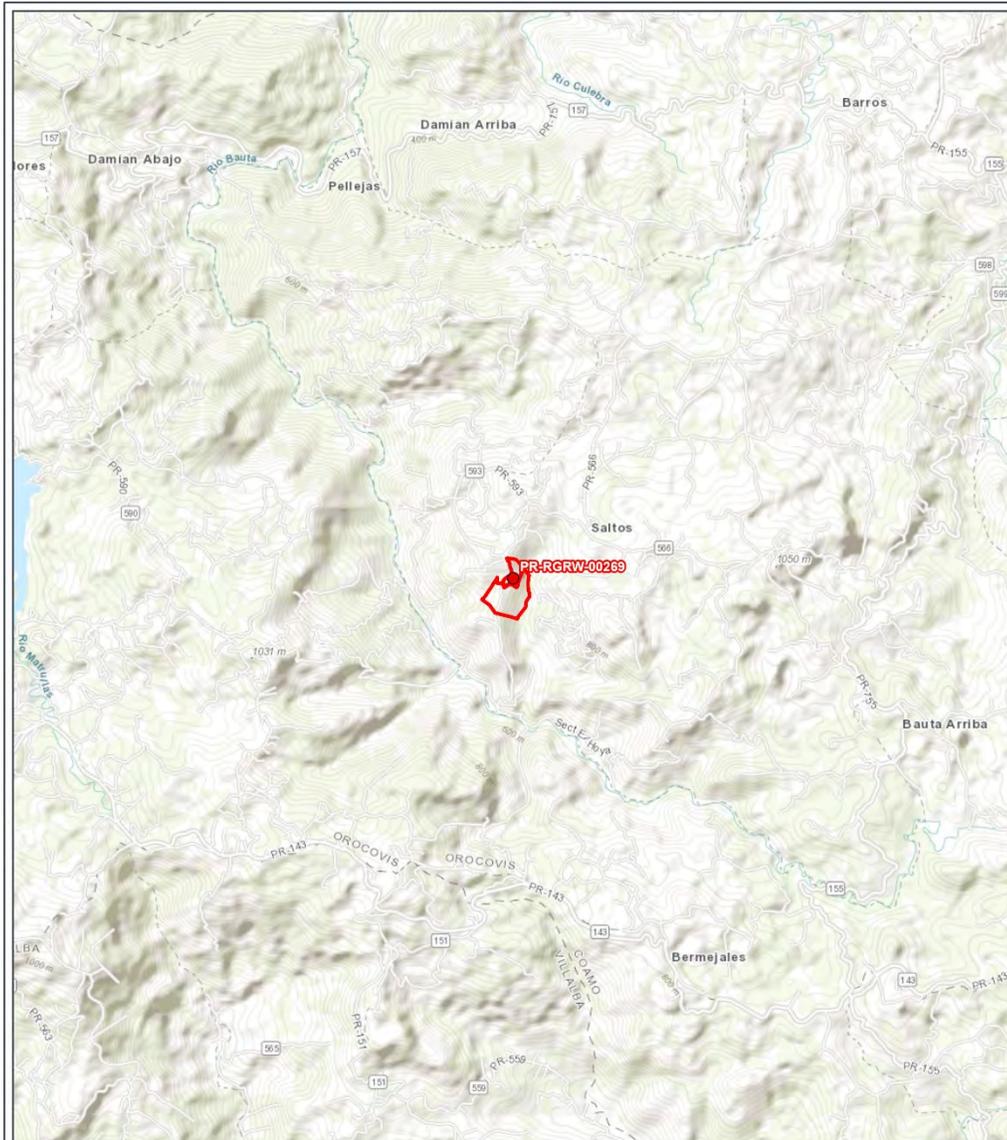


Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis

Project (Parcel) Location - USGS Topographic Map

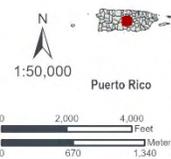


REGROW PROGRAM
**Figure A-1:
Site Location**
Applicant ID: PR-RGRW-00269



- Site
- ▭ Site Parcel

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720
Parcel ID: 245-000-006-01
Parcel Center:
66.435567°W 18.200583°N
Base Map: ESRI ArcGIS Online
accessed March 2023
Updated: 3/23/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps





Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis

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



Mapunit Symbol	Mapunit Name
MxF	Mucara clay, 40 to 60 percent slopes
NaF	Naranjito silty clay loam, 40 to 60 percent slopes

REGROW PROGRAM

USDA Soils Map

Applicant ID: PR-RGRW-00269



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

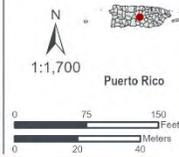
Carr. 593 Km 0.5 Barrio Saltos Cabra Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-01

Parcel Center: 66.435567°W 18.200583°N

Base Map: ESRI ArcGIS Online, accessed March 2023
Updated: 3/10/2023

Layout: Soils
Apx: 72428_ReGrowTier2Maps



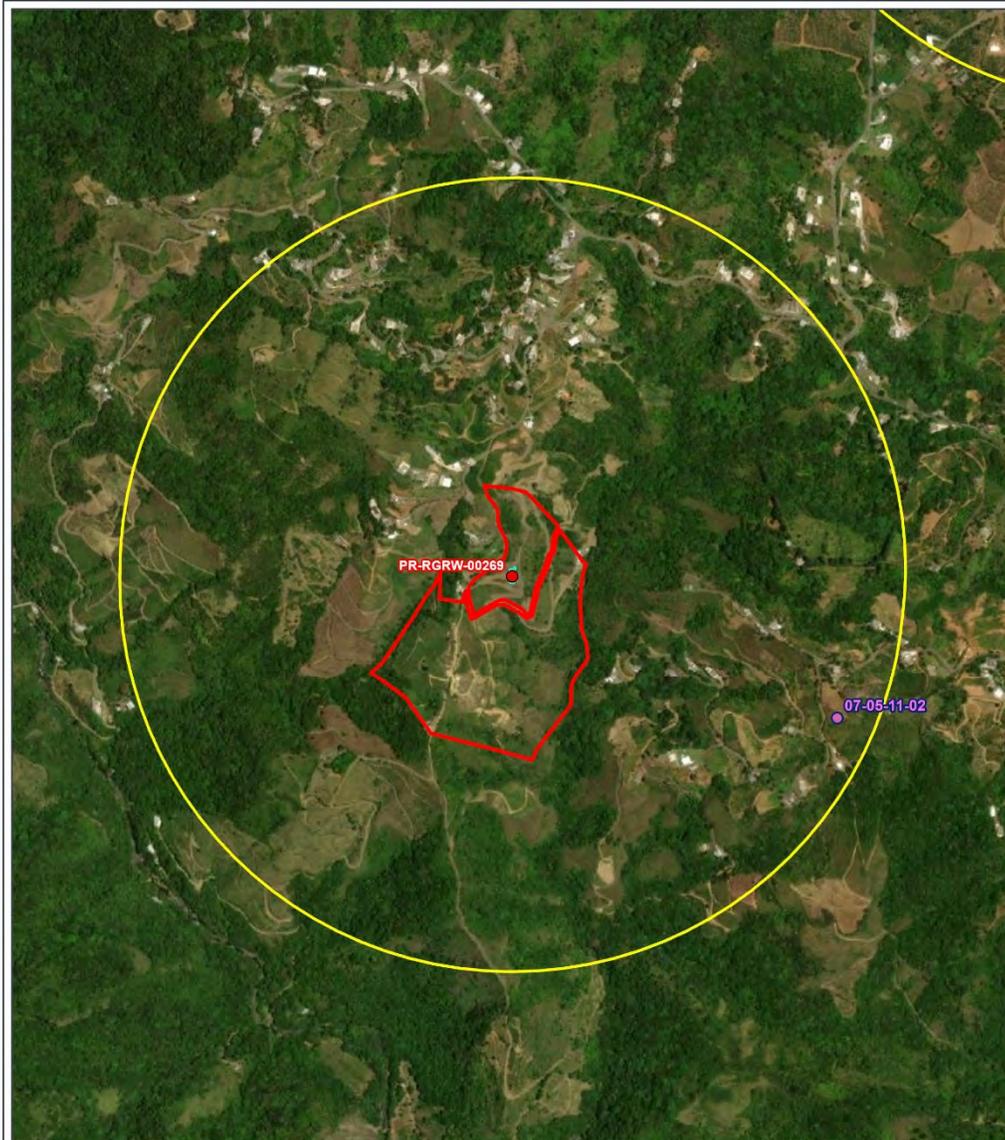


Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis

Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

Applicant ID: PR-RGRW-00269



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

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720
Parcel ID: 245-000-006-01

Parcel Center:

66.435567°W 18.200583°N

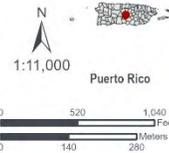
Base Map: ESRI ArcGIS Online,

accessed March 2023

Updated: 3/29/2023

Layout: Previous Investigation

App: T2429_RegGrowTier2Maps



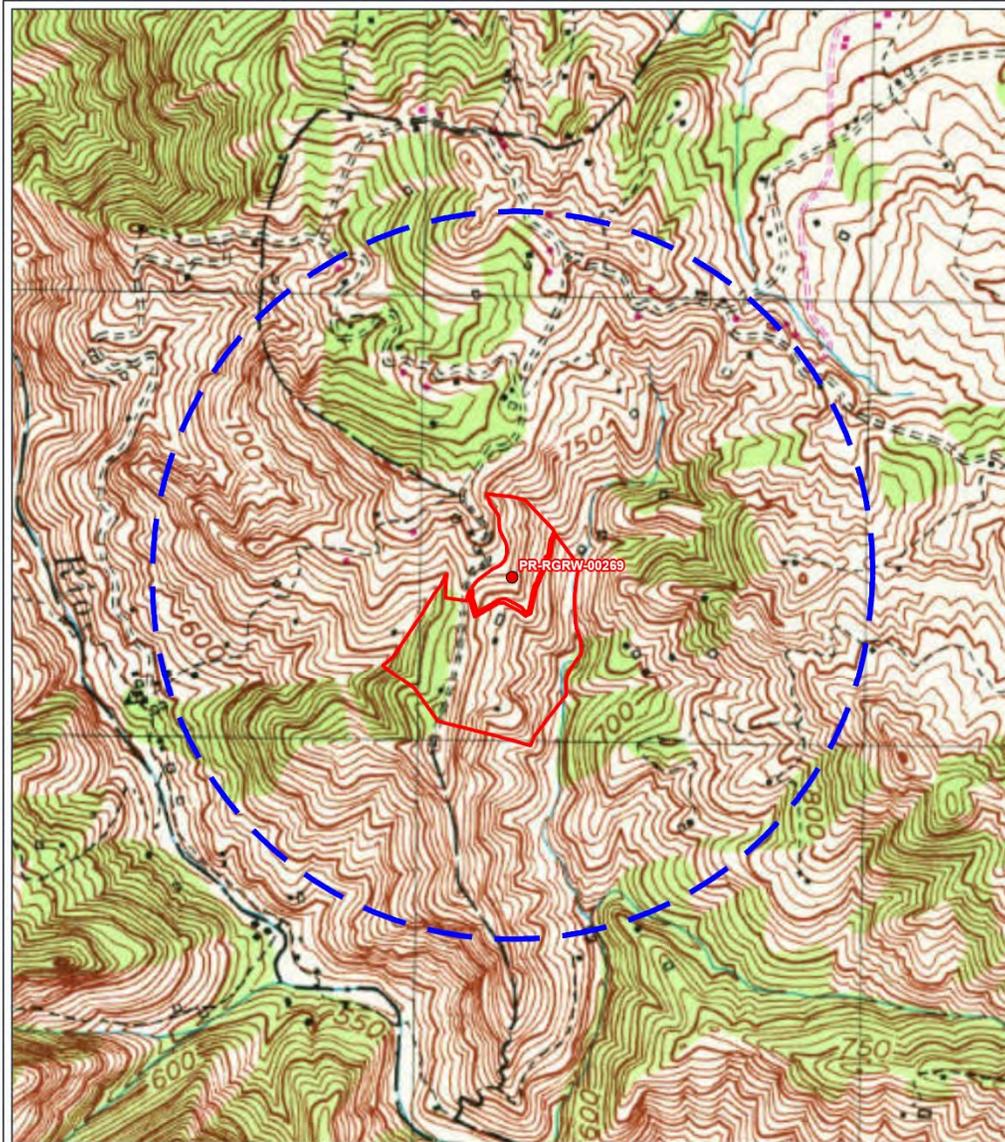


Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis

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



<p>REGROW PROGRAM</p> <p>Previously Recorded Cultural Resources Map</p> <p>Applicant ID: PR-RGRW-00269</p>	<ul style="list-style-type: none"> ● Site Site Parcel Buffer (0.5-mile) ▲ Archaeological Site ★ Historic Area Point ☆ JP Historical Sites ● National Register of Historic Places ● National Historic Landmark National Register of Historic Places Historic Community Historic District Arroyo Historic Zone Caguas Historic Zone Coamo Historic Zone Guayama Historic Zone Manati Historic Zone Miramar Historic Zone Ponce Historic Zone San German Historic Zone San Juan Historic Zone Vega Baja Historic Zone Traditional Urban Centers 	<p>Carr. 593 Km 0.5 Barrio Saltos Cabra Orocovis, Puerto Rico 00720</p> <p>Parcel ID: 245-000-006-01</p> <p>Parcel Center: 66.435567°W 18.200583°N</p> <p>Base Map: ESRI ArcGIS Online, accessed March 2023, Updated: 3/17/2023</p> <p>Layout: Cultural Resources Aprx: 72428_ReGrowTier2Maps</p> <div style="text-align: right;"> <p>1:12,000</p> <p>Puerto Rico</p> <p>0 560 1,120 Feet</p> <p>0 160 320 Meters</p> </div>
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Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis

Photograph Key



Applicant: Hacienda Pacosthel, Inc.

Case ID: PR-RGRW-00269

City: Orocovis



Photo #: 1

Description (include direction): Overview of site location, looking east

Date: 01/27/23



Photo #: 2

Description (include direction): Overview of site location, looking southwest.

Date: 01/27/23



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 read 'JB', is placed over the typed name of the sender.

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

Attachment 12

Wetlands Protection Partner Worksheet and Wetland Map



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

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

Wetlands (CEST and EA) – Partner

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

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance?

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

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

Yes → *Continue to Question 2.*

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

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

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

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

No, the 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

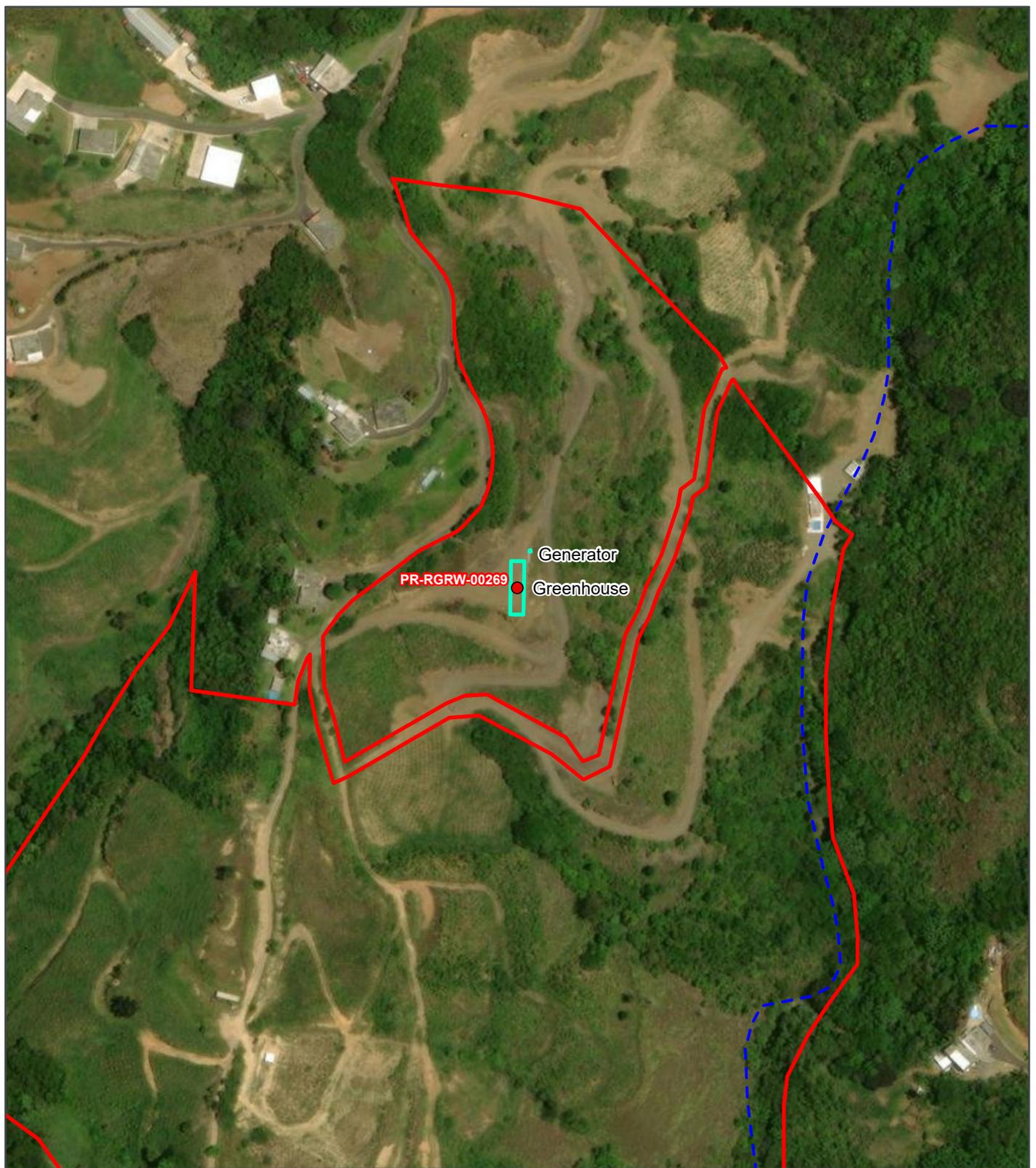
Worksheet Summary

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

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

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

The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection. No wetlands were determined to be present on site.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



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

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

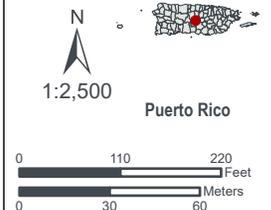
Parcel Center:
66.435567°W 18.200583°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>
<https://www.fws.gov/program/national-wetlands-inventory/data-download>

Base Map: ESRI ArcGIS Online, accessed May 2023

Updated: 5/26/2023

Layout: Wetlands Protection



Attachment 13

Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map

Wild and Scenic Rivers (CEST and EA) – PARTNER

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

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

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

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

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

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

No

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

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

→ Continue to Question 2.

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

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

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

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

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

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

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

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

Worksheet Summary

Compliance Determination

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

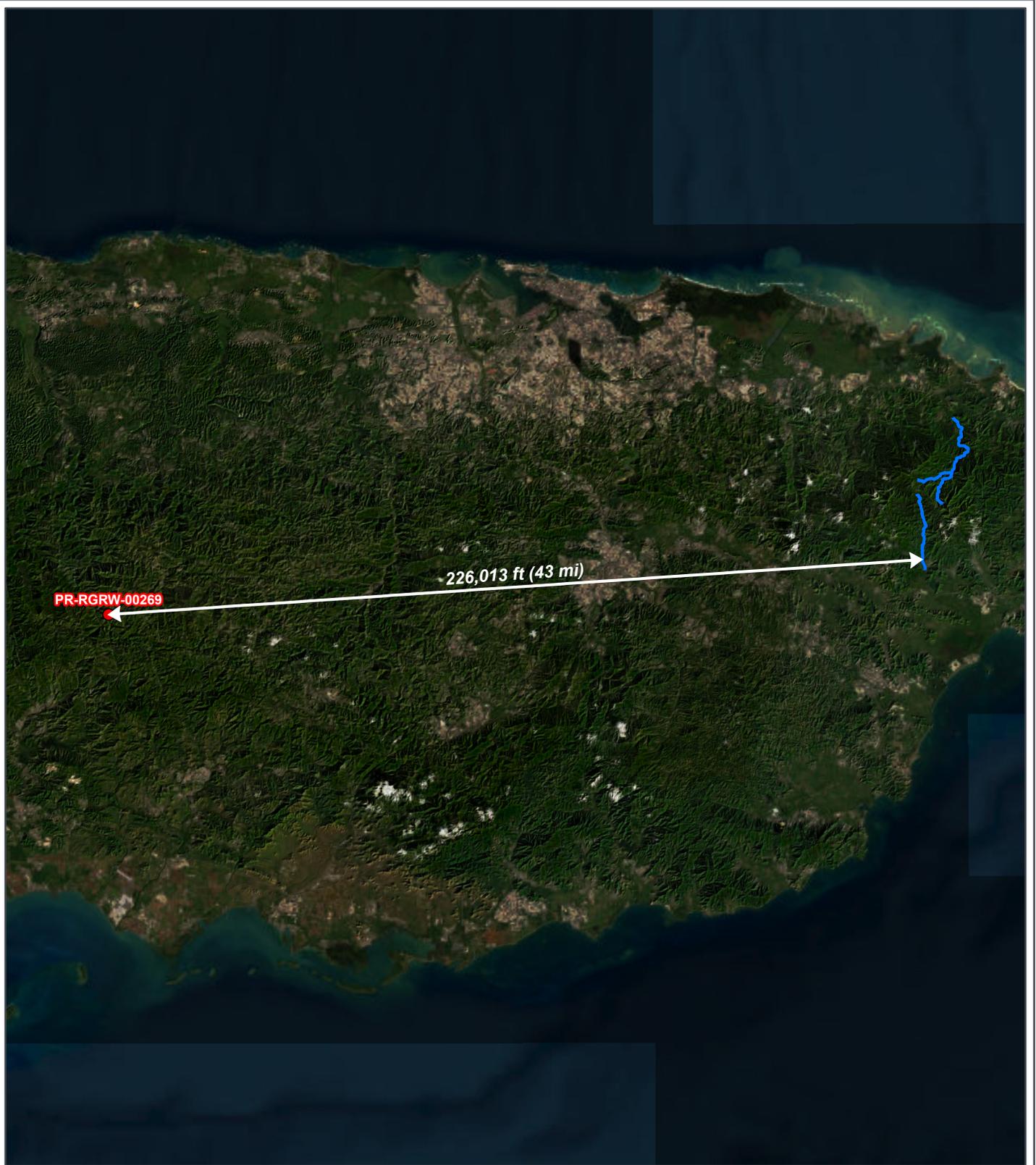
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Orocovis Municipio.

Are formal compliance steps or mitigation required?

Yes

No



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00269



- Site
- National Wild and Scenic River

Carr. 593 Km 0.5 Barrio Saltos
Cabra
Orocovis, Puerto Rico 00720

Parcel ID: 245-000-006-36

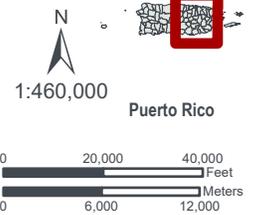
Parcel Center:
66.110655°W 18.221253°N

Data Source: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/MapServer

Base Map: ESRI ArcGIS Online,
accessed May 2023

Updated: 5/26/2023

Layout: Wild and Scenic Rivers



Attachment 14
Environmental Justice Partner Worksheet
and EJScreen Report



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

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

Environmental Justice (CEST and EA) – PARTNER

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

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

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

Yes → *Continue to Question 2.*

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

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

Yes

Explain:

Click here to enter text.

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

No

Explain:

Click here to enter text.

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

Worksheet Summary

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

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

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

The ReGrow Program intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The Project direct and indirect impacts are limited to a very small area on a single land parcel. The Project will benefit the farm owner by providing access to clean water for agricultural and personal use. The Project would not facilitate development which would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations.

EJScreen Report (Version 2.11)



1 mile Ring around the Area, PUERTO RICO, EPA Region 2

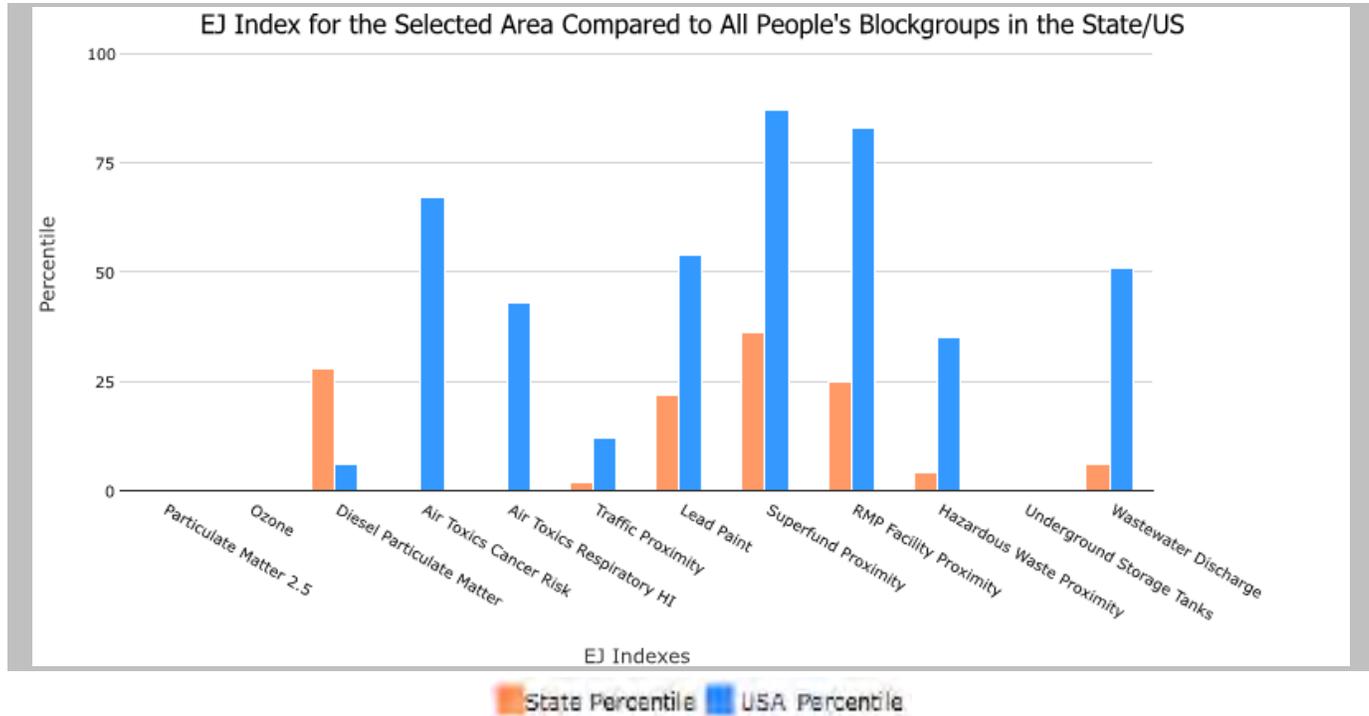
Approximate Population: 721

Input Area (sq. miles): 3.67

Parcel

Selected Variables	State Percentile	USA Percentile
Environmental Justice Indexes		
Particulate Matter 2.5 EJ index	N/A	N/A
Ozone EJ index	N/A	N/A
Diesel Particulate Matter EJ index*	28	6
Air Toxics Cancer Risk EJ index*	0	67
Air Toxics Respiratory HI EJ index*	0	43
Traffic Proximity EJ index	2	12
Lead Paint EJ index	22	54
Superfund Proximity EJ index	36	87
RMP Facility Proximity EJ index	25	83
Hazardous Waste Proximity EJ index	4	35
Underground Storage Tanks EJ index	0	0
Wastewater Discharge EJ index	6	51

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



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

1 mile Ring around the Area, PUERTO RICO, EPA Region 2

Approximate Population: 721

Input Area (sq. miles): 3.67

Parcel



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

EJScreen Report (Version 2.11)



1 mile Ring around the Area, PUERTO RICO, EPA Region 2

Approximate Population: 721

Input Area (sq. miles): 3.67

Parcel

Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
Pollution and Sources					
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	N/A	N/A	N/A	8.67	N/A
Ozone (ppb)	N/A	N/A	N/A	42.5	N/A
Diesel Particulate Matter* ($\mu\text{g}/\text{m}^3$)	0.0226	0.108	26	0.294	<50th
Air Toxics Cancer Risk* (lifetime risk per million)	20	23	0	28	<50th
Air Toxics Respiratory HI*	0.2	0.21	0	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	1.5	610	2	760	3
Lead Paint (% Pre-1960 Housing)	0.034	0.14	26	0.27	22
Superfund Proximity (site count/km distance)	0.055	0.15	32	0.13	47
RMP Facility Proximity (facility count/km distance)	0.26	0.97	24	0.77	45
Hazardous Waste Proximity (facility count/km distance)	0.043	0.9	3	2.2	7
Underground Storage Tanks (count/km ²)	0	1.7	0	3.9	0
Wastewater Discharge (toxicity-weighted concentration/m distance)	3.6E-05	5	7	12	25
Socioeconomic Indicators					
Demographic Index	89%	83%	57	35%	98
Supplemental Demographic Index	54%	44%	78	15%	99
People of Color	100%	99%	99	40%	99
Low Income	79%	72%	55	30%	96
Unemployment Rate	27%	15%	82	5%	98
Limited English Speaking Households	79%	68%	72	5%	99
Less Than High School Education	31%	22%	74	12%	92
Under Age 5	2%	4%	40	6%	25
Over Age 64	15%	20%	24	16%	47
Low Life Expectancy	N/A	99900%	N/A	20%	N/A

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

1 mile Ring around the Area, PUERTO RICO, EPA Region 2

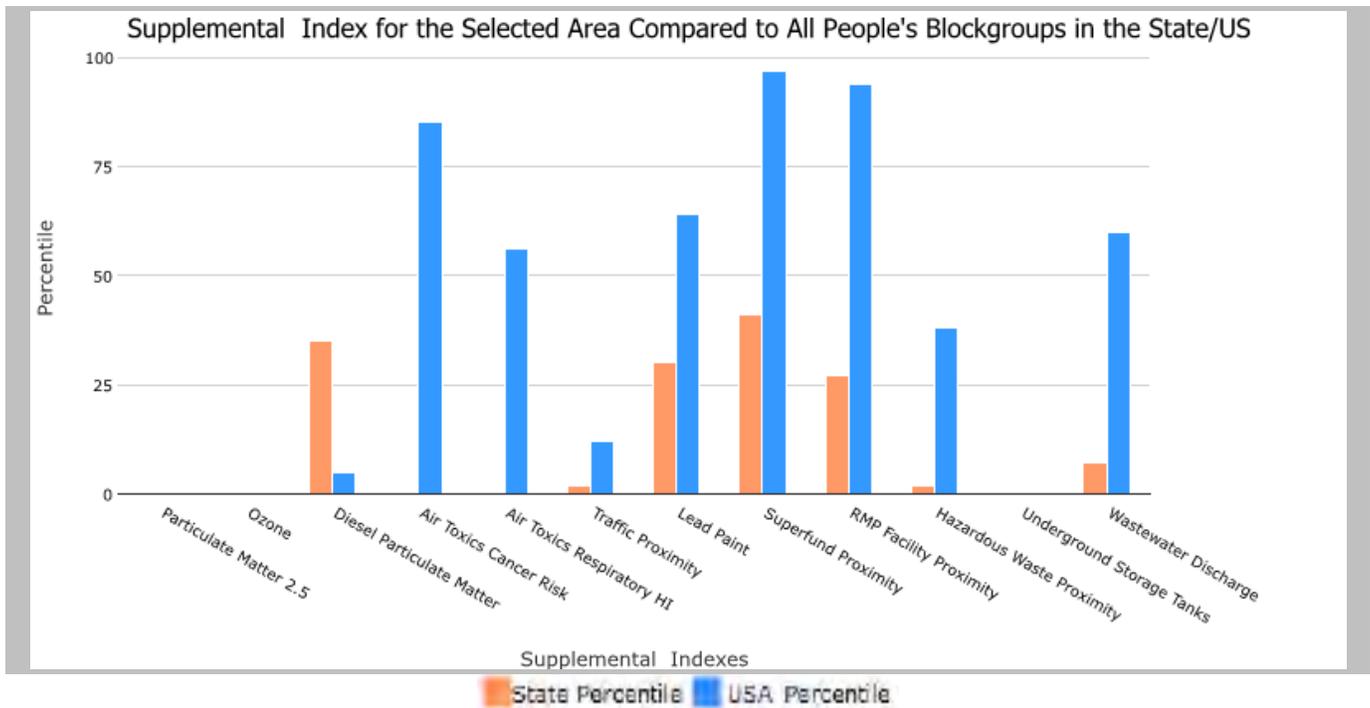
Approximate Population: 721

Input Area (sq. miles): 3.67

Parcel

Selected Variables	State Percentile	USA Percentile
Supplemental Indexes		
Particulate Matter 2.5 Supplemental Index	N/A	N/A
Ozone Supplemental Index	N/A	N/A
Diesel Particulate Matter Supplemental Index*	35	5
Air Toxics Cancer Risk Supplemental Index*	0	85
Air Toxics Respiratory HI Supplemental Index*	0	56
Traffic Proximity Supplemental Index	2	12
Lead Paint Supplemental Index	30	64
Superfund Proximity Supplemental Index	41	97
RMP Facility Proximity Supplemental Index	27	94
Hazardous Waste Proximity Supplemental Index	2	38
Underground Storage Tanks Supplemental Index	0	0
Wastewater Discharge Supplemental Index	7	60

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



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

Appendix C
Environmental Site Inspection Report



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Applicant Name: Hacienda Pacosthal, Inc.	Program ID: PR-RGRW-00269
Project Coordinates: 18.200512, -66.435612	Parcel ID: 245-031-095-14-000
Parcel Address: Carr. 593 KM 0.5 Barrio Saltos Cabra	Municipio: Orocovis
Zip Code: 00720	

Inspector Name: Delise Torres-Ortiz	Inspection Date: 01/27/2023
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General Site Conditions

Was property accessible by vehicle?	Yes	Comment: dirt and grasses access road
Access issues?	No	Comment:
Are water wells present?	No	Comment:
Are creeks or ponds present?	No	Comment:
Are any potential wetlands on-site or visible on adjacent parcel?	No	Comment:

Parcel Conditions

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

Are commercial or industrial hazardous facilities at parcel or within visual sight?	No	Comment:
Are there signs of underground storage tanks?	No	Comment:
Are above-ground tanks >10 gallons present? If Yes, also state condition.	No	Comment:
Are 55-gallon drums present? If Yes, also state condition.	No	Comment:
Are abandoned vehicles or electrical equipment present?	No	Comment:



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

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:

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.

Delise Torres Ortiz
{Delise Torres-Ortiz}
{January 27, 2023}



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Following pages are used for:

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

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

Site Visit Environmental Questionnaire

Project Name:	Hacienda Pacosthal, Inc.
Application ID:	PR-RGRW-00269
Applicant Name:	Glenda Enid Torres Hernández
Address:	Carr. 593 KM 0.5 Barrio Saltos Cabra Orocovis, Puerto Rico 00720
Coordinates:	18.200512, -66.435612
Cadastral Number:	245-031-095-14-000
Municipio:	Orocovis

Property Information
<p>Current use of the property? As for today, the site location is an embankment. There is a freight container that is used as a warehouse.</p>
<p>Is the site currently vacant/undeveloped? Are there any existing structures on the property that will be removed for the project? The site location is vacant and only has the freight container. There is enough space for the freight container (which will not be moved) and the proposed greenhouse.</p>
<p>Are there any known environmental hazards on or adjacent to the property? No environmental hazards, the areas around the site locations are residential.</p>
Project Activities
<p>What are all the proposed activities funded for this project? The funds from the program were going to be used to build a greenhouse, acquire a UTV vehicle, and a power plant (generator).</p>
<p>What is the purpose and need for the project? We requested the funds because we are developing the land adjacent to it with coffee, bananas, yam, and celery. The greenhouse's purpose will be to expand the production of products like coriander, "culantro" or "recao", tomato, peppers, and chili peppers, in a matter of germinating and planting them. The generator is to make the hydroponics move. The UTV will provide a way of transporting products and ourselves around the farm.</p>
<p>What are the dimensions of all project components? (Total project footprint - acres, depth, width, linear feet, sq ft, workspaces) Greenhouse: 20x80ft. *Will provide a sketch sent by email.</p>
Construction Activities

<p>Detailed description of construction activities: We requested three different quotes from Lares to Utuado with a company that build hydroponics. The plan is to build it ourselves with their guidance.</p>
<p>Where will additional workspace and construction work area occur on the site? (e.g., construction laydown areas) The hydroponic needs a floor and the ground needs to be leveled. The materials will be stored or located in the same property.</p>
<p>Do you have any construction plans or site plans for the project? Yes, she will send them.</p>
<p>Will the project require the installation or improvement of site infrastructure and utilities (i.e, roads, water/sewer/electric utility, etc.)? There is a need to install an irrigation system.</p>
<p>Any tree clearing required for the construction or installation of the project? No, the area is an open field and is clear of vegetation.</p>
<p>What is the extent of ground disturbances? Vegetation removal? Right now, the area has been maintained for the construction of the greenhouse.</p>
<p>Has any work been started on the project? If so, what activities have been performed, include date started and completed. Please include work/activities not being funded through CDBG funds. We haven't done any construction on the property, but we moved the freight container to the corner to make room for the greenhouse and just pruned the area.</p>
<p>How will construction debris from the project, if any, be disposed? No debris from the project.</p>
<p>Were alternative sites identified or evaluated prior to site selection? We have been visited by five different people and the site location has been moved multiple times. The personnel from the Department of Agriculture recommended moving it because there was a discomfort due to the area being prone to landslides and it was mountainous (rocky and steep). We moved the site location to a more accessible area a second time, but the agronomists suggested it would be feasible for it to be more accessible to the street, and it was moved a third time. Another visitor told them that it had to be level.</p>
<p>Additional Studies</p>
<p>Have any additional special studies (e.g., wetland delineation, cultural resources survey, Asbestos, lead-based paint assessments, mold inspections, etc.) been completed? If so, please include a copy of assessment results with your response</p>

No additional studies have been made.

Additional Notes

Inspection Visit: 01/27/2023

Water: Rainwater; they also use the water from a community deep water well; eventually, they plan to use river water.

Access road: general entrance of the property.

“40 cuerdas”

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Frame #	View	Description
01	E	Overview of site location
02	W	Access road to the crops
03	NW	Southeast corner overview of site location showing water line for the community / family
04	N	Warehouse (freight container), side view.
05	E	Warehouse (freight container), front view.
06	SW	Northeast corner overview of site location.
07	NE	Access road with part of the freight container which will be the warehouse.
08	W	Continuation of access road.
09	NW	Close-up of the water line from a community well.
10	SE	Overview of site location, Northwest corner with applicant
11	N	Overview from center of site location showing the water line.
12	E	Overview from center of site location showing future warehouse.
13	W	Overview from center of site location showing access road.
14	S	Overview from center of site location showing mountains.
15	SE	Access road to the crops from the main road.
16	E	Main access road to the site location from street, entrance.

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 01	Date: 01/27/ 2023	
Photo Direction: E		
Description: Overview of site location.		

Photo #: 02	Date: 01/27/ 2023	
Photo Direction: W		
Description: Access road to the crops.		

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 03	Date: 01/27/ 2023	
Photo Direction: NW		
Description: Southeast corner overview of site location showing water line for the community / family.		

Photo #: 04	Date: 01/27/ 2023	
Photo Direction: N		
Description: Warehouse (freight container), side view.		

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 05	Date: 01/27/ 2023	
Photo Direction: E		
Description: Warehouse (freight container), front view.		

Photo #: 06	Date: 01/27/ 2023	
Photo Direction: SW		
Description: Northeast corner overview of site location.		

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 07	Date: 01/27/ 2023	
Photo Direction: NE		
Description: Access road with part of the freight container which will be the warehouse.		

Photo #: 08	Date: 01/27/ 2023	
Photo Direction: W		
Description: Continuation of access road.		

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 09	Date: 01/27/ 2023	
Photo Direction: NW		
Description: Close-up of the water line from a community well.		

Photo #: 10	Date: 01/27/ 2023	
Photo Direction: SE		
Description: Overview of site location, Northwest corner with applicant.		

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 11	Date: 01/27/ 2023	
Photo Direction: N		
Description: Overview from center of site location showing the water line.		

Photo #: 12	Date: 01/27/ 2023	
Photo Direction: E		
Description: Overview from center of site location showing future warehouse.		

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 13	Date: 01/27/ 2023	
Photo Direction: W		
Description: Overview from center of site location showing access road.		

Photo #: 14	Date: 01/27/ 2023	
Photo Direction: S		
Description: Overview from center of site location showing mountains.		

Project #: PR-RGRW-00269	Photographer: Delise Torres-Ortiz
Location Address: Carr. 593 Km 0.5 Barrio Saltos Cabra, Orocovis, PR 00720	Coordinates: 18.200512, -66.435612

Photo #: 15	Date: 01/27/ 2023	
Photo Direction: SE		
Description: Access road to the crops from the main road.		

Photo #: 16	Date: 01/27/ 2023	
Photo Direction: E		
Description: Main access road to the site location from street, entrance.		

Appendix D

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

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