

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-01085

Project Name: PARADISO AGRICOLA LLC

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Jayuya, PR

Preparer: Patricia Carmenatty

Certifying Officer Name and Title: Permit and Environmental Compliance Officers: Sally Acevedo Cosme, Pedro de León Rodríguez, María T. Torres Bregon, Ivelisse Lorenzo, Angel Gabriel Lopez Guzman, Janette Cambrelen, Santa Ramirez and Limary Vélez Marrero.

Consultant: Behar Ybarra & Associates LLC

Direct Comments to: Puerto Rico Department of Housing:
(environmentcdbg@vivienda.pr.gov)

Project Location:

Carr. 144 km. 1.3 Jayuya Abajo, Jayuya, PR 00664

Greenhouse location: latitude 18.210910, longitude -66.619441

Parcel cadastral # 242-011-098-04-000

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

The project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO₂, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water

per day) for cultivation will be taken from an existing water intake on the property located approximately 100 feet from the container. The power needed to operate the module will come from an existing PREPA connection located approximately 100 feet from the container. Additional ground disturbance is expected for the underground electrical and water connections. Since the system recycle the water, every 3 months the system must be cleaned disposing an approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module.

The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of the new greenhouse (container). The area of potential effects (APE) measures 1,400 square meters.

A site Map is included in Figure 1, illustrating the location of the greenhouse (container) on the property. Photos of the locations are included in the Section 106 documentation, Appendix 1.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) will increase agricultural capacity while promoting and increasing food security inland wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities. This agricultural project associated with the greenhouse is in keeping with the overall objectives of the Economic Development Program.

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

The existing area for the proposed greenhouses placement is used for agricultural purposes. Therefore, there is no change in land use associated with these greenhouse placements.

Funding Information

Grant Number	HUD Program	Funding Amount
B-18-DP-72-0001 B-17-DM-72-0001 B-19-DP-78-0002 B-18-DE-72-0001	Community Planning and Development (CPD) / Community Development Block Grant - Disaster Recovery (CDBG-DR)	\$11,938,162,230.00

Estimated Total HUD Funded Amount: \$100,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$100,000.00.

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 of 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"/>	This project consists only of the purchase and installation of a 40 x 8 feet Greenery Container and will have no impact on any Airports. The project is in compliance with the HUD's Airport Hazard regulations without further evaluation. The site is located 75,807 feet from the nearest major civil airport (Mercedita International Airport in Ponce) and 228,671 feet from nearest the military airport (Luis Muñoz Marín International Airport in San Juan). See the attached Airport map Runway Protection Zone, Figure 2.
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"/>	This project is not located in a CBRS Unit. The project is located 80,716 feet northwest of the nearest Coastal Barrier Resource System, PR-56. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map, Figure 3.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located in a Zone X, Panel 72000C1105H, 4/19/2005 on the FEMA FIRM. The project does not require flood insurance or is excepted from flood insurance. There is a floodplain on the

of 1994 [42 USC 4001-4128 and 42 USC 5154a]		south side of the parcel, however, the greenhouse will not be in a floodplain zone. See attached Flood Map, Figure 4 and Figure 4.1.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project consists only of the purchase and installation of 40 x 8 feet Greenery Container for an agricultural site and is not located in a nonattainment municipality of Puerto Rico (Arecibo, Bayamón, Cataño, Guaynabo, Salinas, San Juan, Toa Baja). The installation and operation of this project will have no impact and is in compliance with the Clean Air Act without further evaluation. See attached published list of Puerto Rico Nonattainment/Maintenance Status for each country by year for all criteria pollutants in Appendix 2.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located 79,365 feet from the nearest Coastal Zone Management area and does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is a new construction. The project is in compliance with the Coastal Zone Management Act. See the attached CZMA map, Figure 5.
Contamination and Toxic Substances 24 CFR Part 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project consists of the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural project. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. There is one site of environmental concern identified within 3,000 feet from the project site. RCRA Inactive (Hazardous Waste) 110007818969 Shell Co Pr Ltd 2550 – 1,765

		<p>ft. Address: PR-144 KM 18.4 Jayuya Abajo, Jayuya, PR 00664. Coordinates: 18.210910, -66.619441.</p> <p>Based on EPA Enforcement and Compliance History Online (EPA ECHO) there are no violations reported. See Appendix 3.</p> <p>The project is in compliance with contamination and toxic substances requirements. See attached Toxics Map, Figure 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>This project will have No Effect on listed species due to the nature of the activities involved in the project. The project is 41,658 feet from the nearest final endangered species critical habitat. The scope of work includes continued agricultural use of the property with no intention to cut down trees. Additionally, the project has no critical habitats in the area. If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. As established by the USFWS Puerto Rican Boa Conservation Measures Guideline.</p> <p>https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</p> <p>This project is in compliance with the Endangered Species Act. See attached Endangered Species map, Figure 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>This project consists only of the purchase and installation of a 40 x 8 feet Greenery Container and does not include development, construction or rehabilitation that will increase residential density. The project is in compliance with</p>

		explosive and flammable hazard requirements.
<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. All areas under the project site are not prime farmland. The project is in compliance with the Farmland Protection Policy Act. See the attached Farmlands map, Figure 8.</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>The project is located in a Zone X, Panel, 72000C1105H, 4/19/2005 (Figure 4). The site is not located in a Preliminary Firm or an Advisory Base Flood Elevation special flood hazard area. Despite there is a ABFE Zone A on the south of the parcel, the greenhouse will not be in the floodplain. The project is in compliance with Executive Order 11988. See attached Flood Map (Figure 9).</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 site was visited on April 18, 2023, by SOI-qualified archaeologist. Based on this definition and the nature and scope of the undertaking, the APE has been defined as the area potentially affected by ground-disturbing activities related to the greenhouse facility. Documentation with photographs and maps was subsequently submitted to SHPO (attached Appendix 1). In a response from PR SHPO dated June 1, 2023, SHPO concurred with a finding of No Historic Properties Affected within the project's Area of Potential Effects (see attached Appendix 1). The property is not considered historic or contributing to an historic district (See attached Historic map, Figure 10). Therefore, this activity is in compliance with National Historic Preservation Act.</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>This project consists only of the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural site. The project does not include new construction for residential use or rehabilitation of an existing residential property. The site is rural in nature and there will be no impact to or from the surrounding area from a noise perspective. The Project is in compliance with HUD's Noise regulations.</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>There are no EPA sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements without further evaluation.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no wetlands located or near the project activity area. Therefore, no wetland will be affected by the project undertaking. The project is in compliance with Executive Order 11990. See the attached Wetlands map, Figure 11.</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>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project is located 289,841 feet from the nearest Wild and Scenic River. See Map, Figure 12.</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>Based on the scope of work for this project, there were no findings in this review that indicate an adverse impact on sensitive populations. This proposed activity will not have a negative impact on Environmental Justice. The project is in compliance with Executive Order 12898.</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	The proposed action is continued agricultural use of property which is compatible with a zoning code of R-G (General Rural) and existing land use is SRC (Common Rustic Land) There is no urban design associated with this rural, agricultural site.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil is currently being used for agriculture purposes. There is no change in land use since the land will continue to be used to agriculture purposes. The landslide data indicates high to extremely high landslide susceptibility. There is a slope that represents a risk; however, the owner indicates that they plan to build a wall to prevent land displacement. Therefore, no erosion is expected to occur from this project. The project will not affect the drainage in the area. There

		will be little to no additional runoff associated with the project. See Landslide Susceptibility Map, Figure 13.
Hazards and Nuisances including Site Safety and Noise	2	There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area, nor will the project generate any additional noise. Additionally, the project does not include housing or such to where inhabitants would be affected.
Energy Consumption	2	The project is the purchase and installation of a 40 x 8 feet Greenery Container on an existing agricultural farm and the power will be provided by an existing electrical connection on the property.
Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The project is not anticipated to have a significant impact on Employment and Income Patterns. However, since the project will include an economic component, it may aid in restoring some employment opportunities and income patterns.
Demographic Character Changes, Displacement	2	The proposed project will not alter the demographic characteristics of Jayuya, PR. The applicant is already located at this location and the project will provide opportunities for the continuous agricultural growth of the business.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The project consists of the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural site and will have no impact on educational and cultural facilities.

Commercial Facilities	2	The proposed project may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities.
Health Care and Social Services	2	The project consists of the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural site and will have no impact on Health Care and Social Services.
Solid Waste Disposal / Recycling	2	The proposed project will have no impact on Solid Waste Disposal / Recycling services. The products and by-products are agricultural, and any waste would be biodegradable. The remaining construction solid waste materials would be collected for transport to the local landfill.
Wastewater / Sanitary Sewers	2	The purchase and installation of the greenhouse is not expected to result in significant changes in wastewater or sanitary sewer generation. Wastewater from the project will not enter environmentally sensitive areas, nor will the project produce any noxious odors affecting the quality of life of nearby residents. The closest residence is 80 feet from the proposed location. The proposed project will have no impact on Wastewater / Sanitary Sewers.
Water Supply	2	The proposed project will not require an additional water supply. No new connections will be provided for potable water, is going to be taken from an existing water intake on the property. The proposed project will have no impact on the water supply.
Public Safety - Police, Fire and Emergency Medical	2	The project consists of the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural site and will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The proposed project will have no impact on Parks, Open Space and Recreation. The property being used is agricultural and it will continue as agricultural use.
Transportation and Accessibility	2	The project consists of the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural site

		and will have no impact on transportation and accessibility.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project will be situated on previous agriculture property and will have no impact to unique natural features or water resources.
Vegetation, Wildlife	2	The proposed project will occur on land previously used for agricultural purposes and will continue in that capacity. There may be wildlife attracted to the greenhouse but no negative impact on wildlife.
Climate Change	2	The Re-Grow Program proposed project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters. The project will not contribute to climate change and will provide a minor net benefit by allowing for increased food production.

Field Inspection (Date and completed by): April 18, 2023, Jaqueline Lopez, SOI-Qualified Archaeologist

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

FAA, National Plan for Integrated Airport Systems:

www.faa.gov/airports/planning_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.

www.fws.gov/CBRA/Maps/Locator/PR.pdf

National Park Service, National Registry of Natural Landmarks.

www.nature.nps.gov/nnl/docs/NNLRegistry.pdf

US Fish and Wildlife Service, Wild and Scenic Rivers – correspondence to Agency on October 16, 2018

National Wild and Scenic Rivers System: www.rivers.gov/puerto-rico.php

Puerto Rico Community Development Block Grant Disaster Recovery Action Plan, July 2018. www.cdbg-dr.pr.gov/en/action-plan/

Programmatic Agreement among the Federal Emergency Management Agency, the Puerto Rico State Historic Preservation Office and the Central Office for Recovery, Reconstruction and Resilience – amended to include the Puerto Rico Department of Housing.

Sierra Research for Office of Mobile Sources. US Environmental Protection Agency. Report No. SR93-03-02, Evaluation of Methodologies to Estimate Nonroad Mobile Source Usage, March 19, 1993: <http://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9100UR51.txt>

US Environmental Protection Agency, National Ambient Air Quality Standards, Nonattainment Areas for Criteria Pollutants (Green Book):
www3.epa.gov/airquality/greenbook/anayo_pr.html

US EPA, Environmental Topics, Air Topics: www.epa.gov/environmental-topics/air-topics

US Fish and Wildlife Service, Environmental Conservation Online System:
<https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=PR&status=listed>

Federal Emergency Management Agency, Flood Mapping Service:
<https://msc.fema.gov/portal/home> (compilation of numerous maps)

Puerto Rico Planning Board, Communication regarding Floodplain Management, November 29, 2018.

US Fish and Wildlife Service, National Wetlands Inventory:
www.fws.gov/wetlands/data/mapper.html (compilation of numerous maps)

US Army Corps of Engineers, Jacksonville District, Antilles Section, Communication regarding Wetlands Management, November 13, 2018.

Puerto Rico Coastal Zone Management Program Plan, September 2009.

Puerto Rico Planning Board, Communication regarding Coastal Zone Management, November 16, 2018 (No response).

US EPA, Sole Source Aquifers. Esri HERE, Garmin, NOAA, USGS, EPA.

US Fish and Wildlife Service, Caribbean Ecological Services Field Office. E-mail communication regarding October 23, 2018 letter on Threatened and Endangered Species and Critical Habitats.

NOAA Fisheries / National Marine Fisheries Service, NEPA Coordinator Southeast Regional Office. Communication on October 16, 2018 regarding designated critical habitat. (No response).

US Geological Survey, Data Release of May Showing Concentration of Landslides Caused by Hurricane Maria, <https://doi:10.5066/F7JD4VRF>

List of Permits Obtained: None required.

Public Outreach [24 CFR 58.43]: Puerto Rico Department of Agriculture has worked closely with the agricultural community. This project includes a FONSI/NOI-RROF in compliance with NEPA regulations for HUD.

Cumulative Impact Analysis [24 CFR 58.32]: In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural site.

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

The "Alternative" action would mean that the applicant would consider other locations for the new greenhouse. However, other locations may result in tree clearing prior to construction and/or need to fill in some steep area. A provision of the grant allows for economic development for businesses and will allow the applicant to start cultivation in vertical farming. With this alternative, the applicant would not be able to experience the growth needed to recover and expand their agriculture activities. The Alternative action would not allow for this economic development for this applicant. A provision of the grant allows for economic development for businesses and will allow the applicant to start growing different types of lettuce. The location for the placements of the greenhouse will be approximately 180 feet from the entrance to the farm. The existing area for the proposed placements is used for agricultural purposes.

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

The 'No-Action' alternative would mean that the applicant would not receive federal funding to provide for the purchase and installation of a 40 x 8 feet Greenery Container for an agricultural site which would inhibit the economic growth opportunity that the applicant would not otherwise have under the PRDOH Re-Grow Puerto Rico program. As a result, these owners may not be able to experience the growth needed to recover and expand their agriculture activities. A provision of the grant allows for economic development for businesses. The No-Action alternative would not allow for the economic development for this applicant.

Summary of Findings and Conclusions: The proposed activity has been found to not have any adverse effects on the environment nor is there the requirement for further consultation with any agency. There are no environmental review topics addressed that result in the need for formal compliance steps or the requirement for mitigation.

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

Determination:

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

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

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

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

Preparer Signature:  Date: 8/3/2023

Name/Title/Organization: Patricia Carmenatty / Environmental Specialist/ Behar Ybarra & Associates LLC

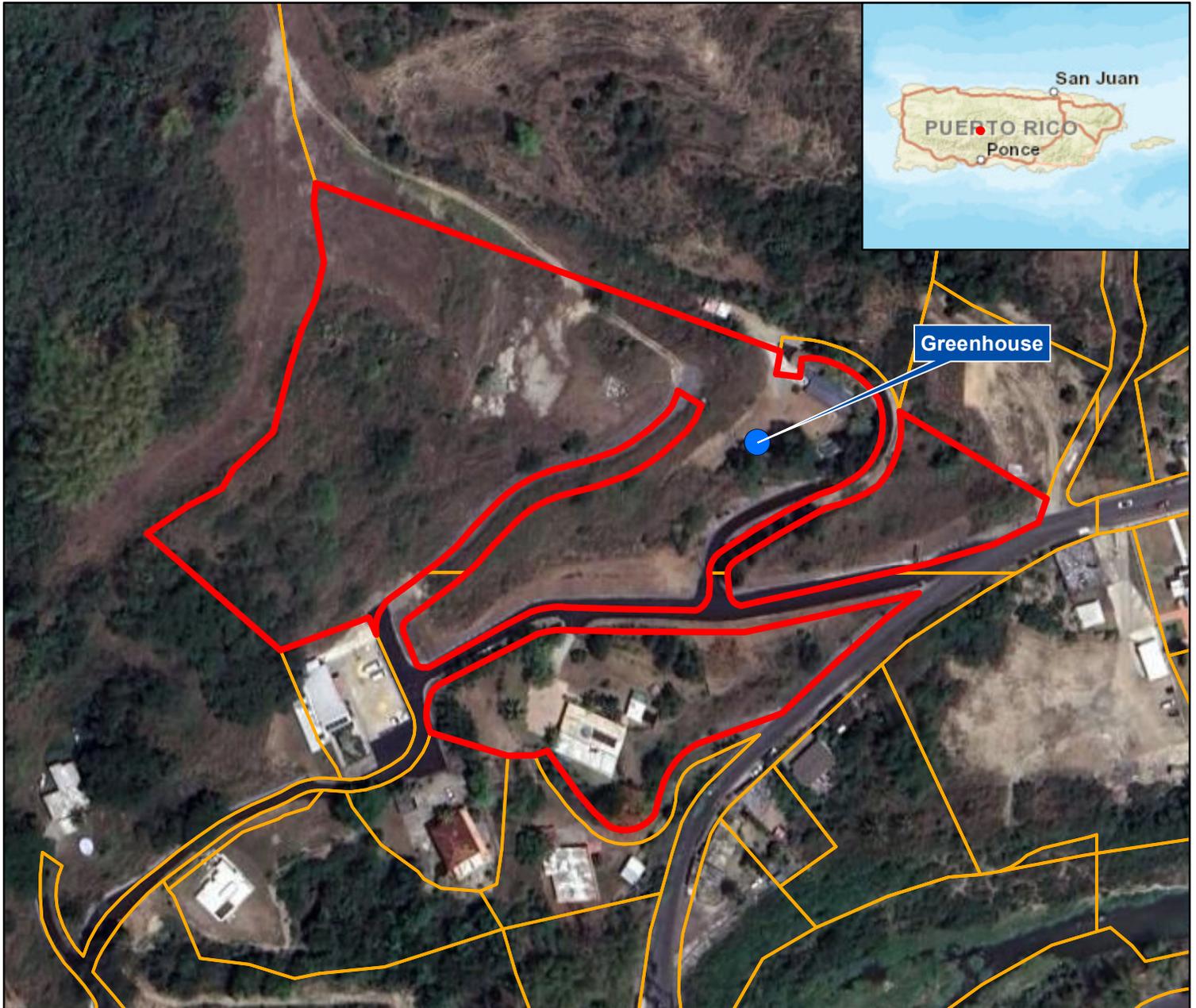
Certifying Officer Signature:  Date: August 10, 2023

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

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

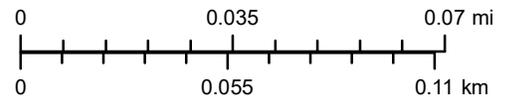
Figures

Figure 1
Location: Aerial Map
Puerto Rico Department of Housing ReGrow



Legend

-  PR-RGRW-01085
-  PR-RGRW-01085 Parcel
-  CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

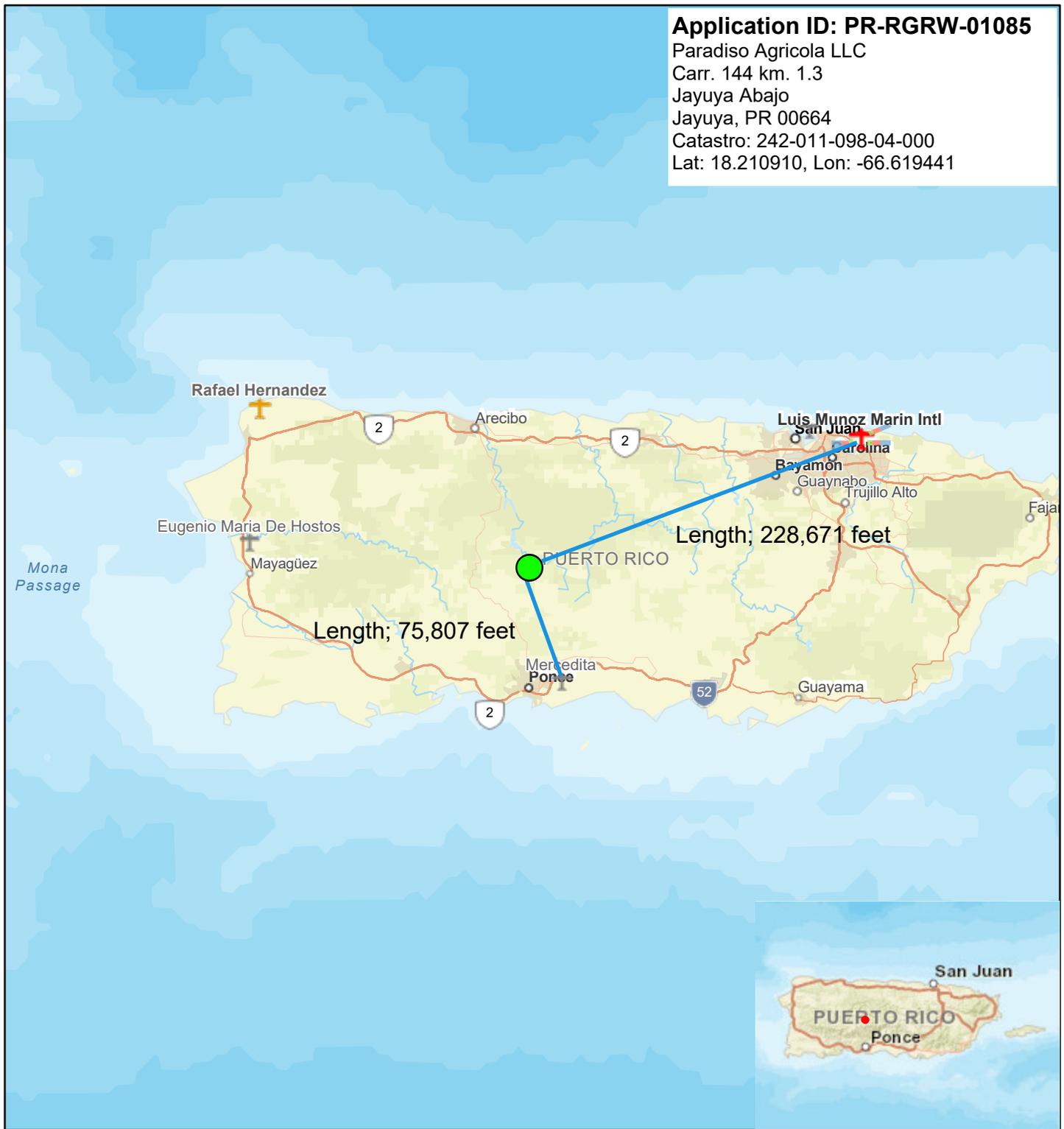


Source

Centro de Recaudación de Ingresos Municipales (CRIM)
<https://catastro.crimpr.net/cdprpc/>

Figure 2 PR-RGRW-01085 Airport

Application ID: PR-RGRW-01085
Paradiso Agricola LLC
Carr. 144 km. 1.3
Jayuya Abajo
Jayuya, PR 00664
Catastro: 242-011-098-04-000
Lat: 18.210910, Lon: -66.619441

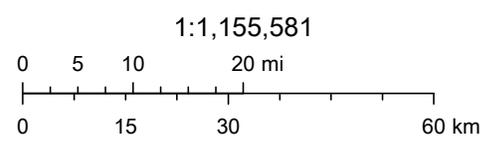


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Accident Potential Zone

- Override 1
- Override 2
- Override 3
- USA Military Airports
- USA Civil Airports

PR-RGRW-01085



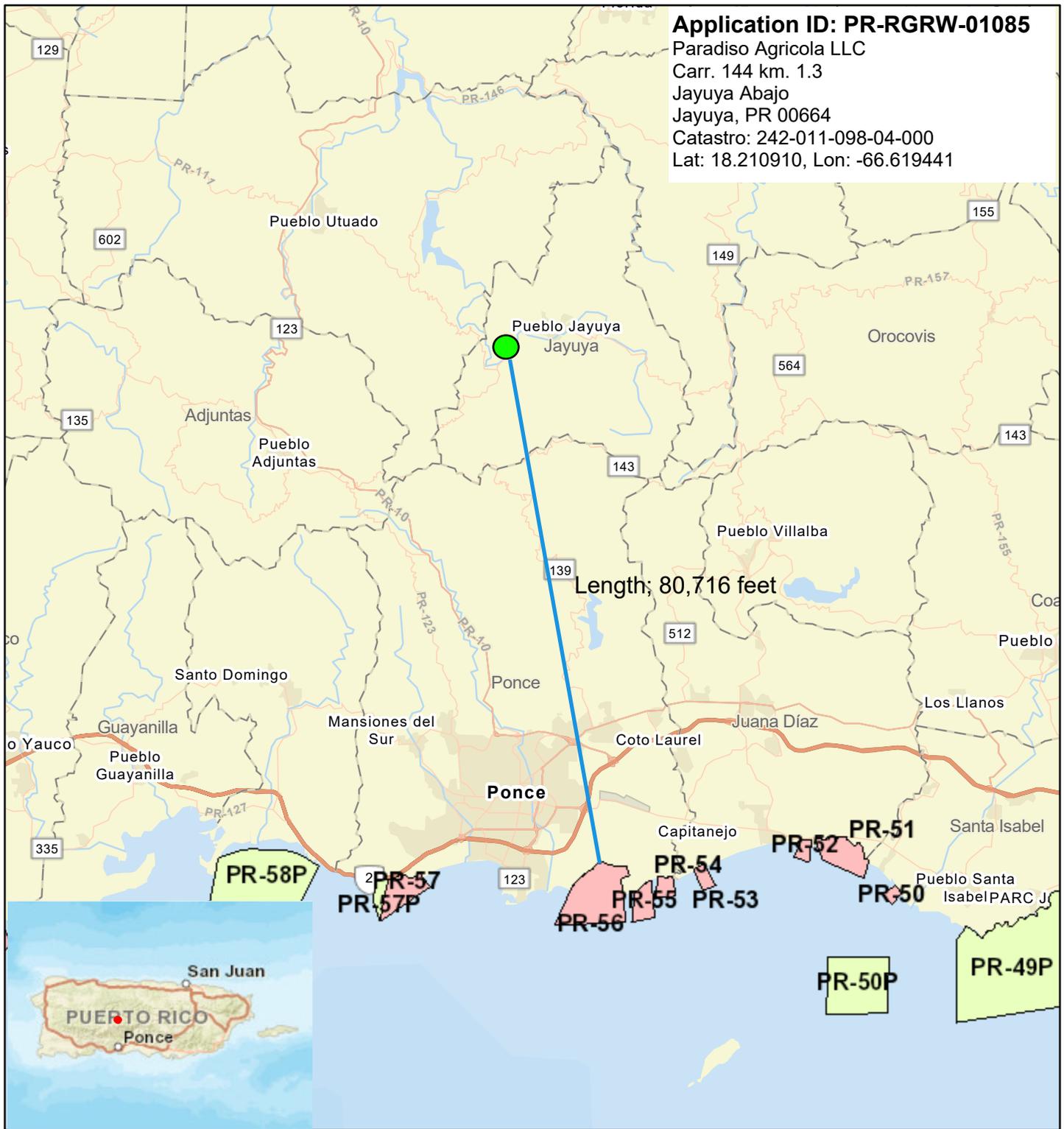
Runway Protection Zones
Major Civil and Military Airports

Source
Federal Aviation Administration (FAA)
<https://adds-faa.opendata.arcgis.com/>



PR-RGRW-01085 CBRS

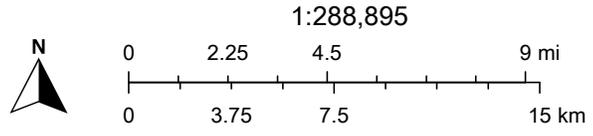
Cond. Iberia 1 Suite J-3, Calle Perseo 554, Altamira, San Juan, PR. 00920 Tel: (787)783-0290



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CBRS Units

- Otherwise Protected Area
- System Unit
- PR-RGRW-01085



Source

U.S. Fish and Wildlife Service (FWS):
<https://www.fws.gov/program/coastal-barrier-resources-act>

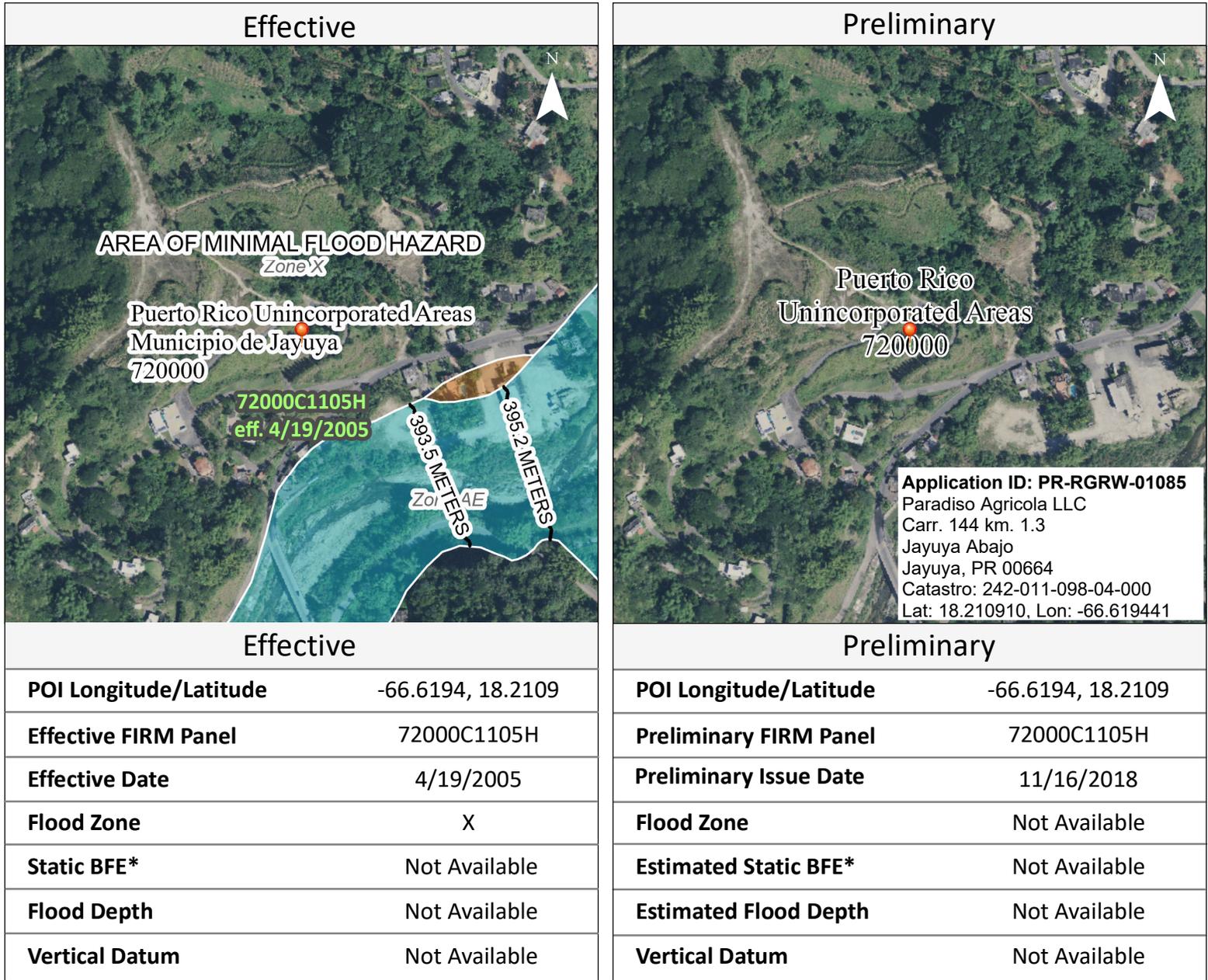
Comparison of Flood Hazard

Effective & Preliminary Flood Hazards

Figure 4



FEMA



* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	AE, A, AH, AO, VE and V Zones. Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	Shaded Zone X. Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.
Low Flood Hazard	Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.
	Insurance Note: High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to [masc.fema.gov](https://www.fema.gov) to view an official copy of the Flood Insurance Rate Maps

Figure 4.1

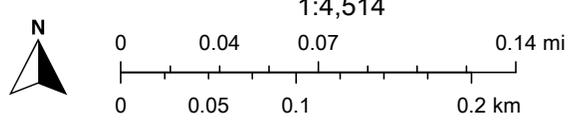
PR-RGRW-01085 Flood Hazard Map



6/12/2023, 3:45:59 PM

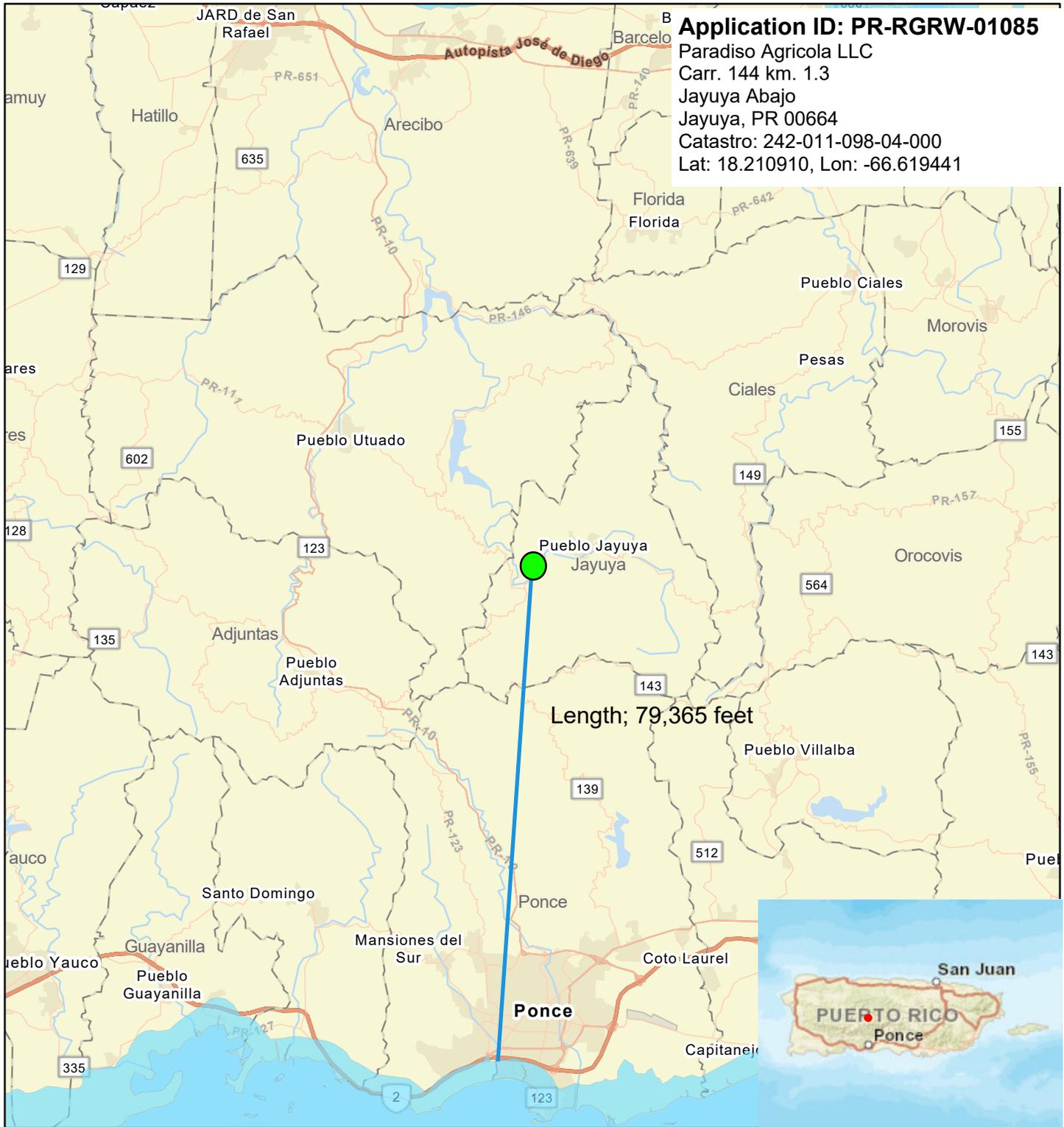
FEMA_FIRM - FEMA_FLOOD_HAZARD_AREAS

- Special Flood Hazard Areas
- Other Flood Areas
- Other Areas
- PR-RGRW-01085



Source
 Federal Emergency Management Agency (FEMA)
 FEMA's National Flood Hazard Layer
<https://www.fema.gov/flood-maps/national-flood-hazard-layer>

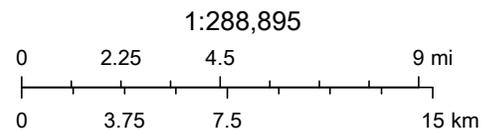
PR-RGRW-01085 CZM



4/13/2023, 12:14:29 PM

 Coastal Zone Management Act Boundary

 PR-RGRW-01085

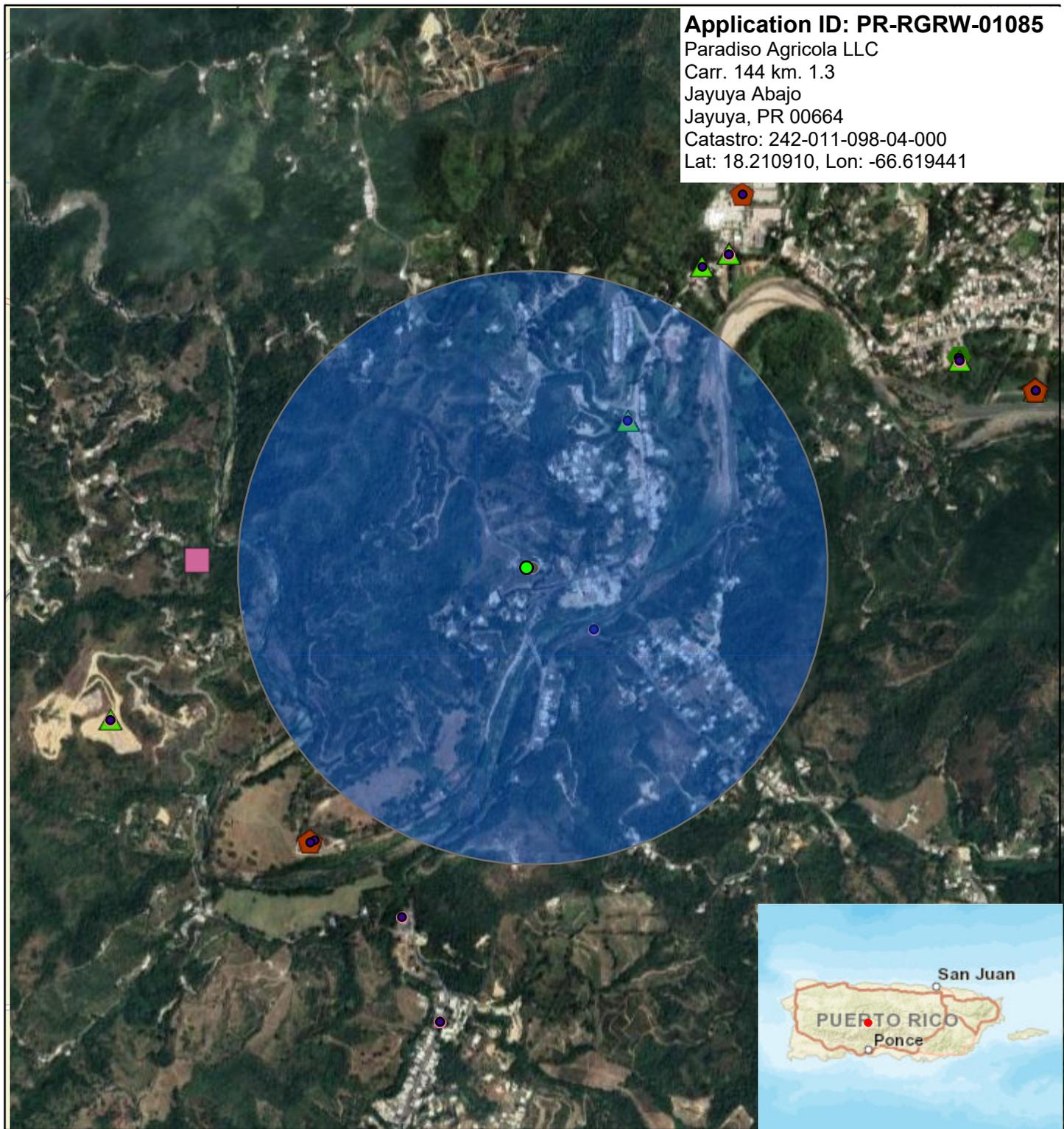


Source

National Oceanic and Atmospheric Administration (NOAA)
NOAA Office for Coastal Management (NOAA/OCM)
<https://www.fisheries.noaa.gov/inport/item/53132>

Figure 6
 PR-RGRW-01085 Toxic

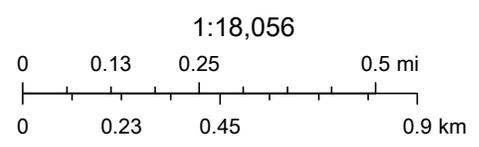
Application ID: PR-RGRW-01085
 Paradiso Agricola LLC
 Carr. 144 km. 1.3
 Jayuya Abajo
 Jayuya, PR 00664
 Catastro: 242-011-098-04-000
 Lat: 18.210910, Lon: -66.619441



4/13/2023, 12:25:06 PM

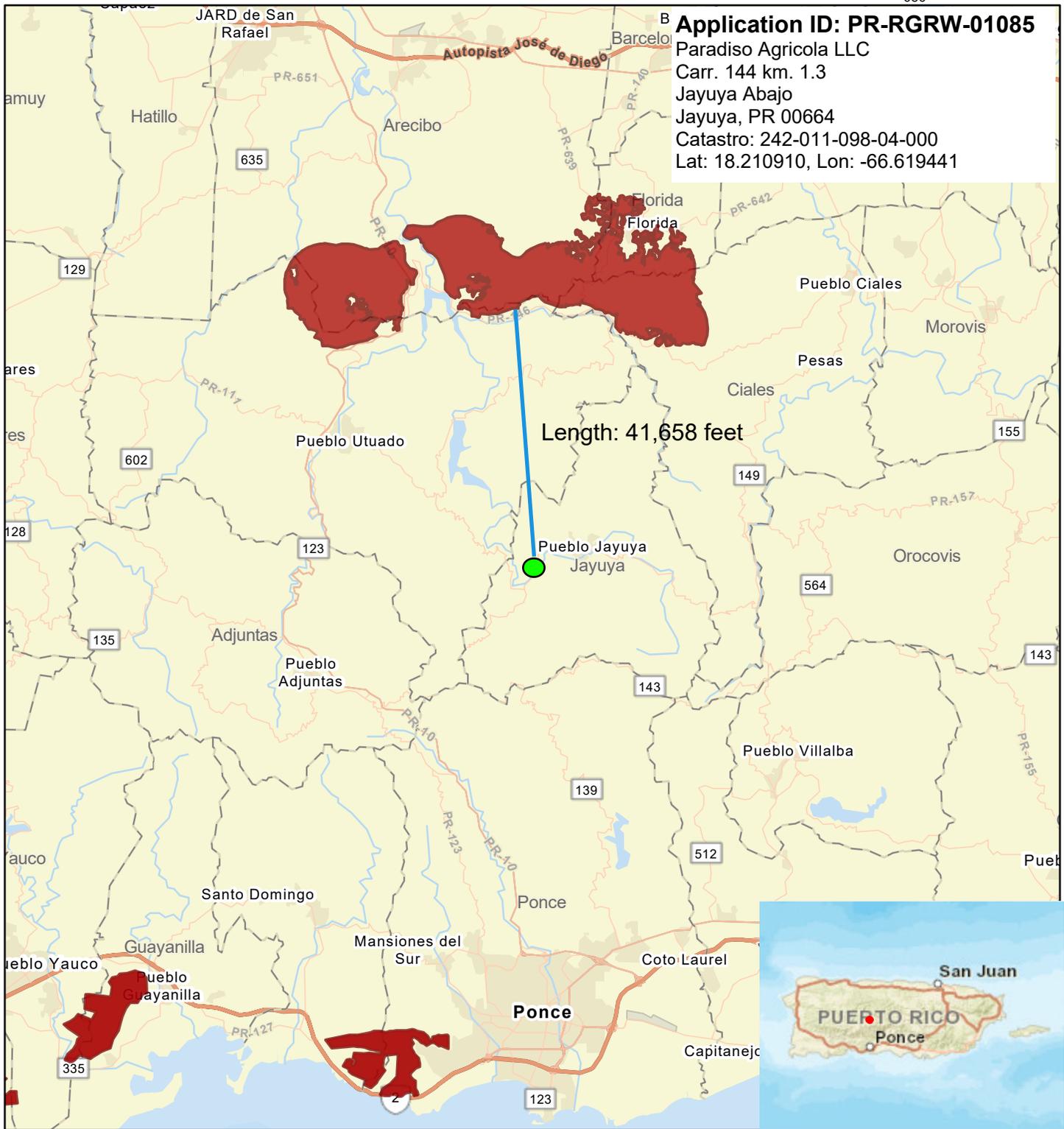
- 3000ft Buffer
- EIS
- FACILITY INTERESTS
- ICIS
- NPDES

- NPDES MAJ
- RCRA
- RCRA INACTIV
- SEMS
- PR-RGRW-01085



Source
 U.S. Environmental Protection Agency (EPA)
 Facility Registry Service (FRS)
<https://www.epa.gov/frs>

S/
 e,
 JS



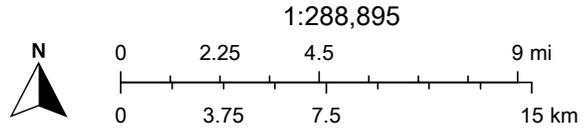
Application ID: PR-RGRW-01085
 Paradiso Agricola LLC
 Carr. 144 km. 1.3
 Jayuya Abajo
 Jayuya, PR 00664
 Catastro: 242-011-098-04-000
 Lat: 18.210910, Lon: -66.619441

Length: 41,658 feet

4/13/2023, 4:47:18 PM

Critical Habitat for Threatened & Endangered Species

- Final
- USFWS Critical Habitat - Final
- PR-RGRW-01085

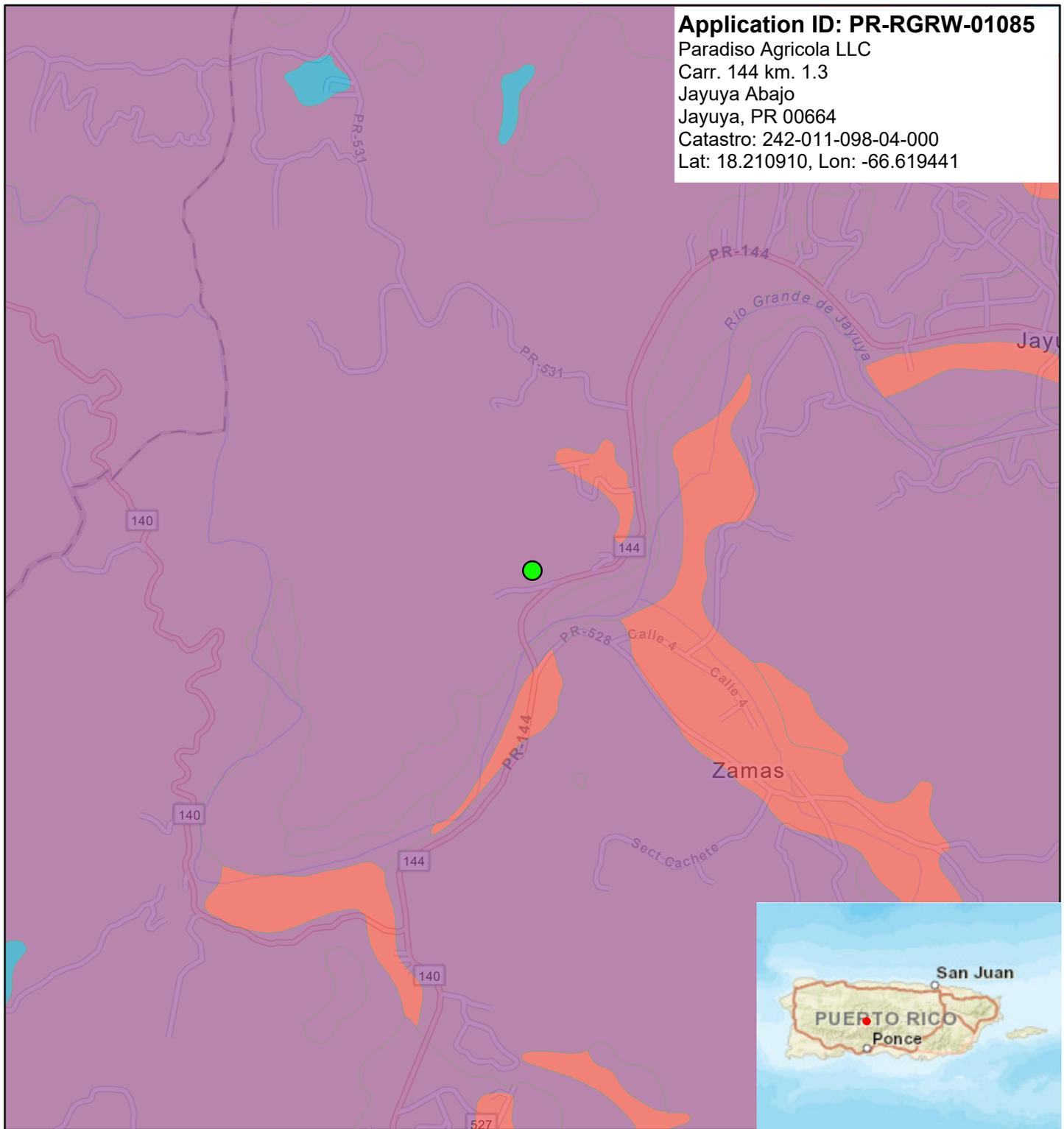


Source
 National Oceanic and Atmospheric Administration (NOAA)
 Office of Response and Restoration
<https://response.restoration.noaa.gov/>

Figure 8

PR-RGRW-01085 Farmland

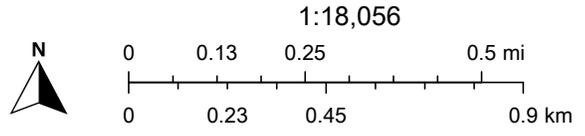
Application ID: PR-RGRW-01085
 Paradiso Agricola LLC
 Carr. 144 km. 1.3
 Jayuya Abajo
 Jayuya, PR 00664
 Catastro: 242-011-098-04-000
 Lat: 18.210910, Lon: -66.619441



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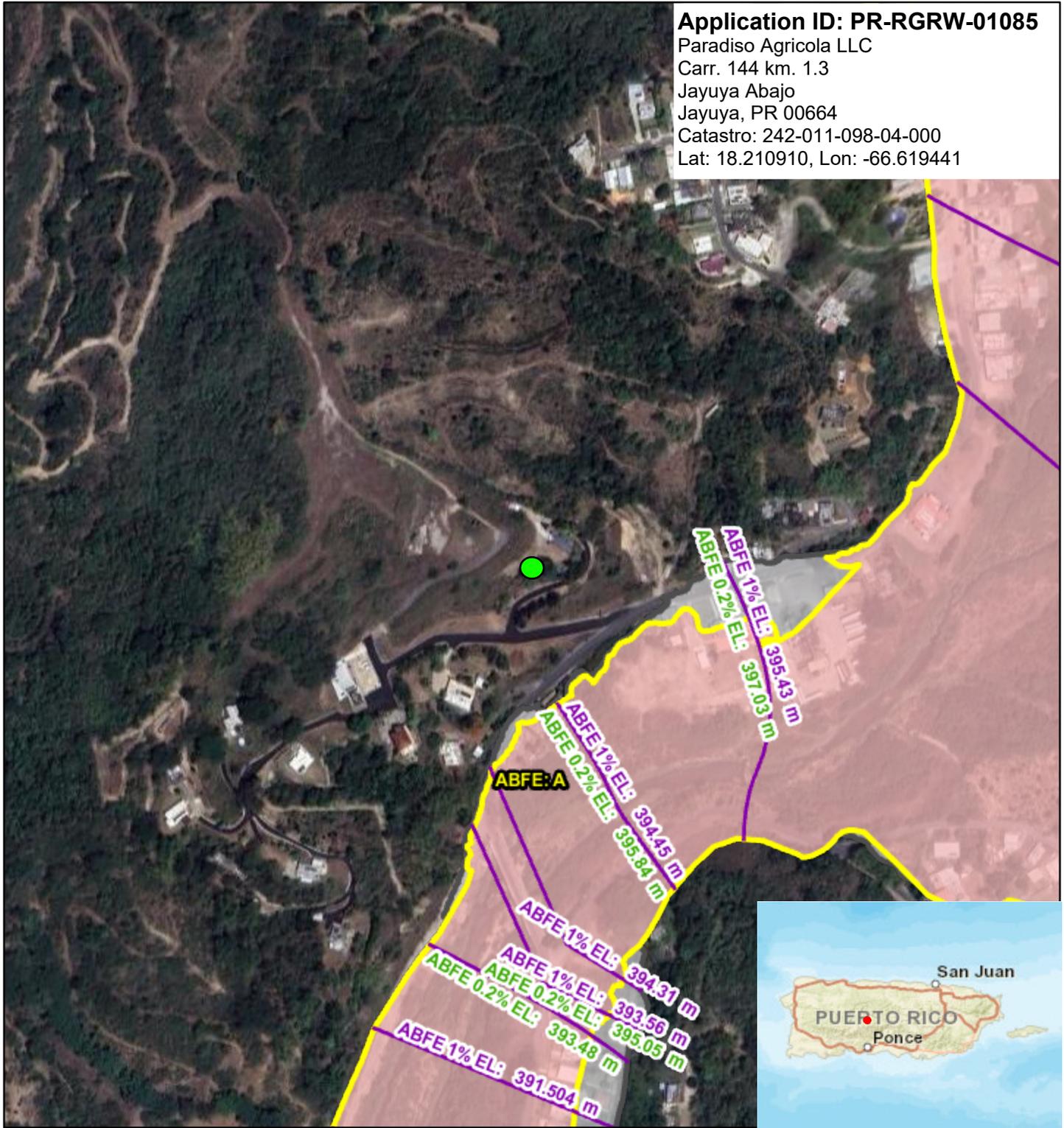
Farmland Protection

- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- PR-RGRW-01085



Source
 Natural Resources Conservation Service (NRCS)
 Gridded Soil Survey Geographic Database (gSSURGO)
<https://data.nal.usda.gov/dataset/soil-survey-geographic-database-ssurgo>

Application ID: PR-RGRW-01085
Paradiso Agricola LLC
Carr. 144 km. 1.3
Jayuya Abajo
Jayuya, PR 00664
Catastro: 242-011-098-04-000
Lat: 18.210910, Lon: -66.619441



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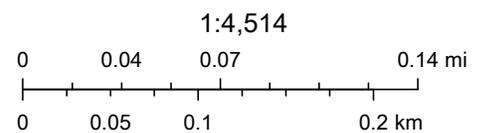
Flood Hazard Zone

- A
- X 0.2% Annual Chance Flood
- Zone/BFE Boundary

Flood Hazard Extent

- 1% Annual Chance Flood
- 0.2% Annual Chance Flood

● PR-RGRW-01085

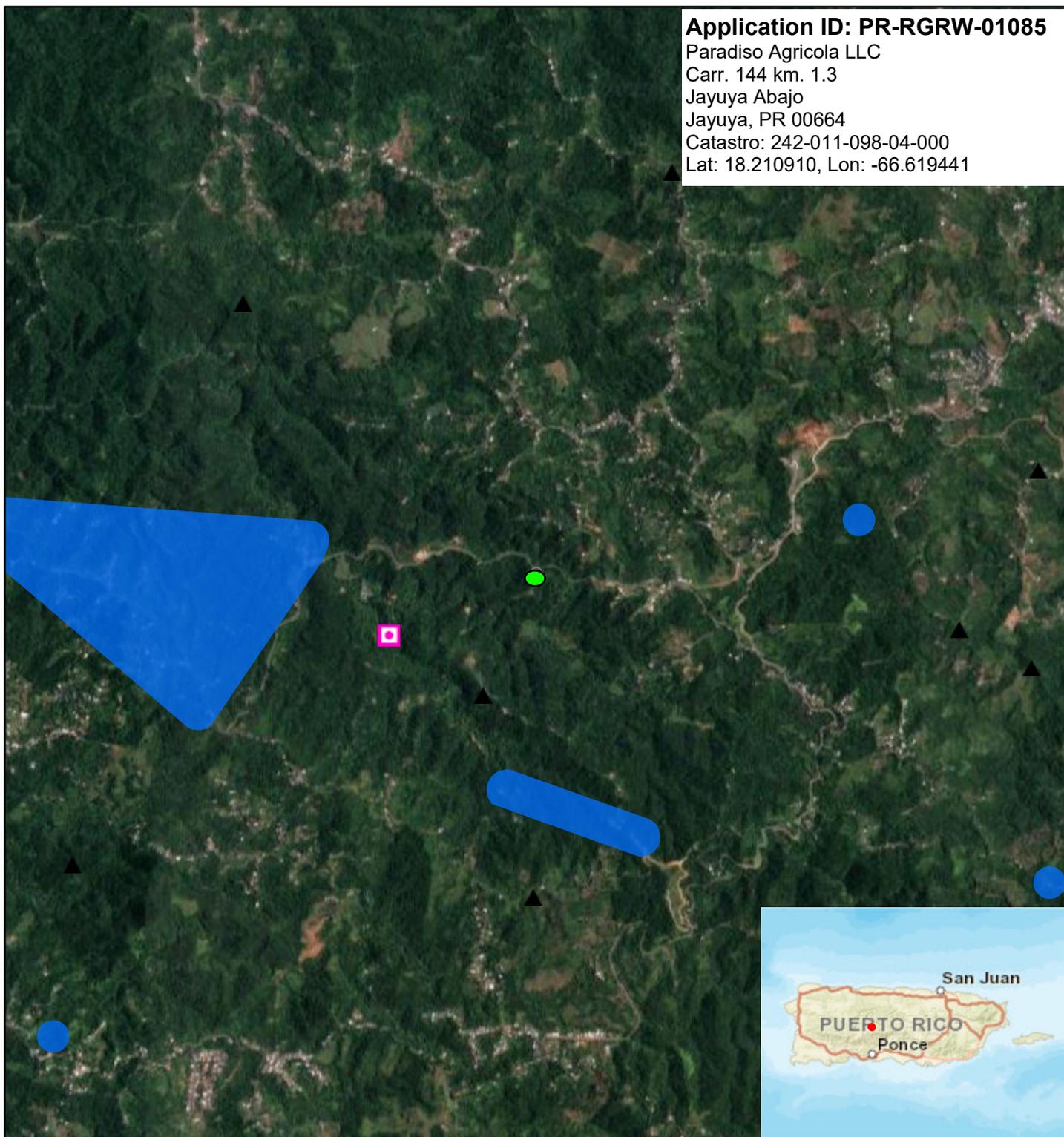


Source

FEI Federal Emergency Management Agency (FEMA)
CN FEMA's National Flood Hazard Layer
<https://www.fema.gov/flood-maps/national-flood-hazard-layer>

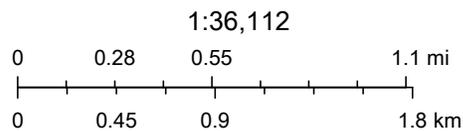
PR-RGRW-01085 Historic Preservation

Application ID: PR-RGRW-01085
 Paradiso Agricola LLC
 Carr. 144 km. 1.3
 Jayuya Abajo
 Jayuya, PR 00664
 Catastro: 242-011-098-04-000
 Lat: 18.210910, Lon: -66.619441



4/13/2023, 1:08:36 PM

- ▲ Cultural_Resources - Scenic Places
- ◻ Cultural_Resources - Cultural Value Places
- Cultural_Resources - Archeological Resources
- PR-RGRW-01085

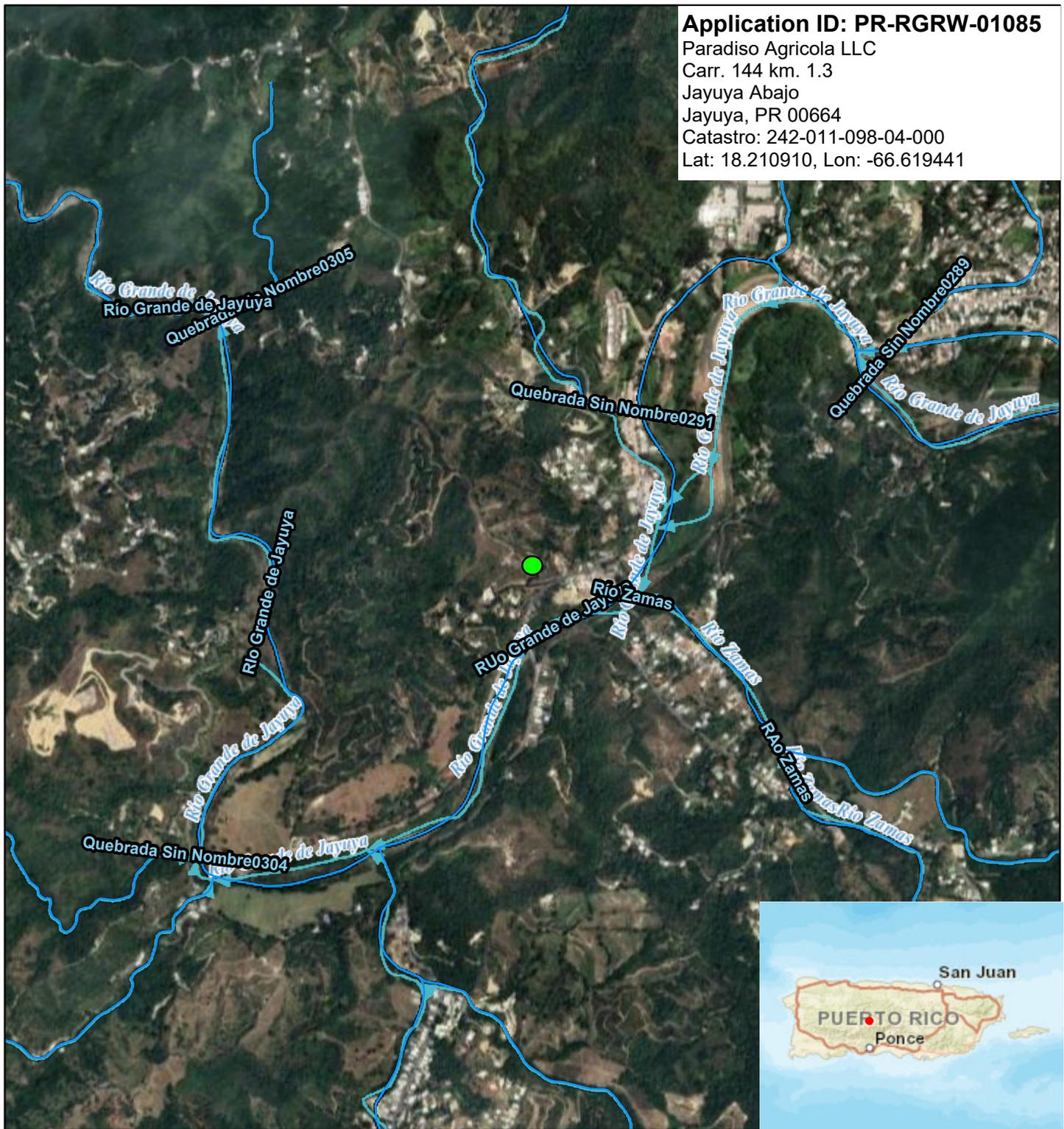


Source

National Park Service (NPS) - National Register of Historic Places (NRHP)
<https://www.nps.gov/subjects/nationalregister/index.htm>
 State Historic Preservation Office (SHPO)
<https://oech.pr.gov/Pages/default.aspx>

PR-RGRW-01085 Wetland

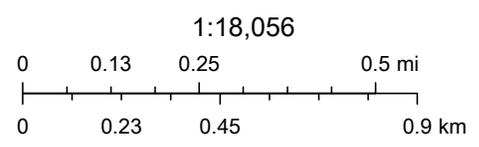
Application ID: PR-RGRW-01085
 Paradiso Agricola LLC
 Carr. 144 km. 1.3
 Jayuya Abajo
 Jayuya, PR 00664
 Catastro: 242-011-098-04-000
 Lat: 18.210910, Lon: -66.619441



4/13/2023, 1:12:55 PM

● PR-RGRW-01085

- | | |
|---|--|
| — Hidrografia - Oficina Plan de Agua | Swamp Marsh |
| Waterbody - Large Scale | Area - Large Scale |
| Estuary | Area of Complex Channels |
| Ice Mass | Area to be Submerged |
| Lake Pond | Bay/Inlet |
| Playa | Bridge |
| Reservoir | Canal/Ditch |



Source
 U.S. Fish and Wildlife Service (FWS):
 National Wetlands Inventory
<https://www.fws.gov/program/national-wetlands-inventory>

Application ID: PR-RGRW-01085

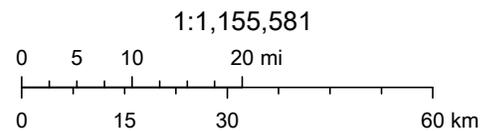
Paradiso Agricola LLC
Carr. 144 km. 1.3
Jayuya Abajo
Jayuya, PR 00664
Catastro: 242-011-098-04-000
Lat: 18.210910, Lon: -66.619441



4/14/2023, 11:22:32 AM

 National Wild and Scenic River Line

 PR-RGRW-01085

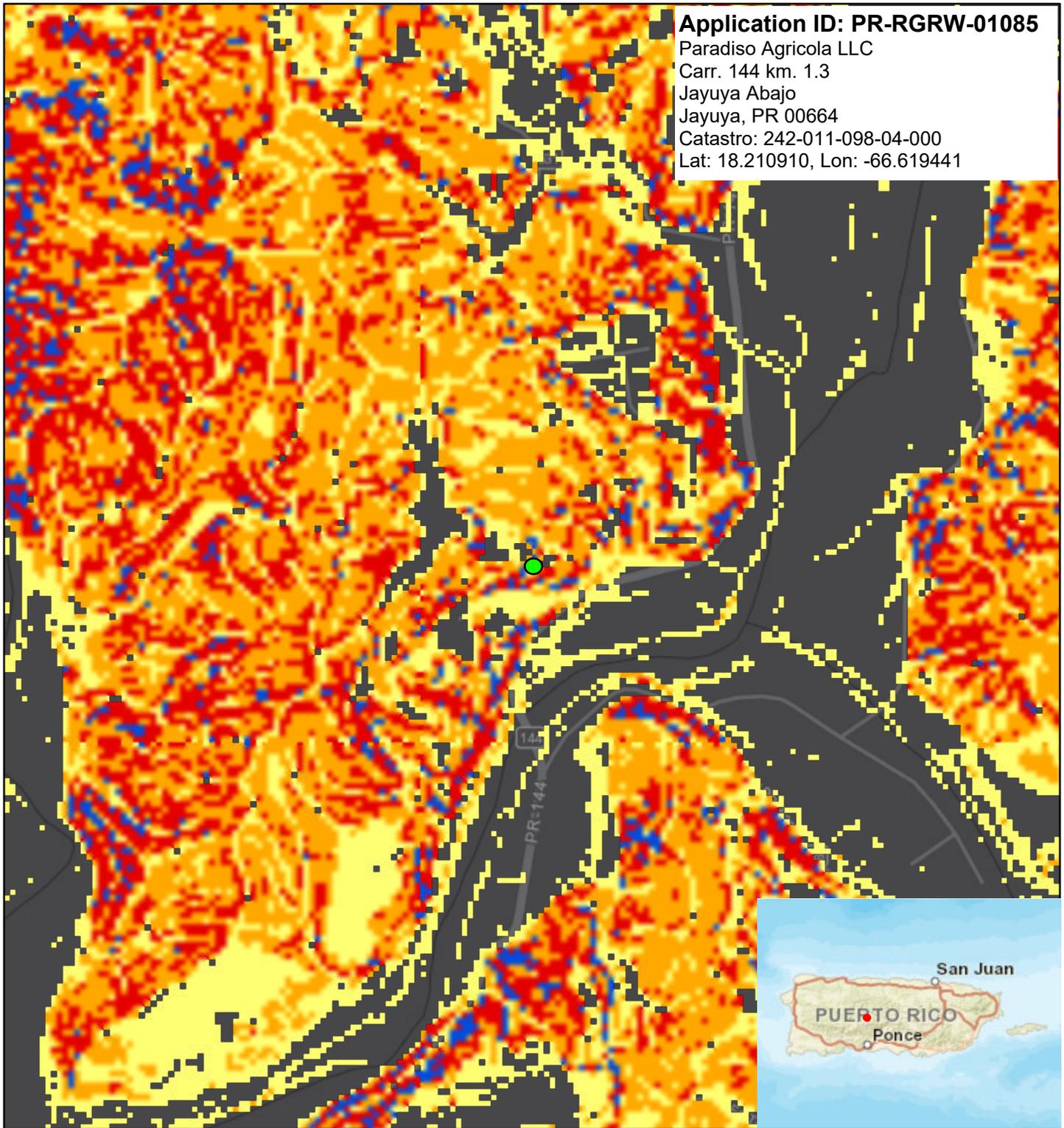


Source

U.S. Fish and Wildlife Service (FWS)
National Wild and Scenic Rivers System
<https://www.rivers.gov/mapping-gis.php>

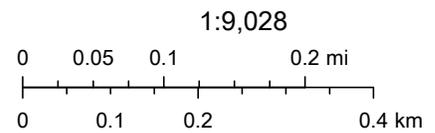
Figure 13 Landslide

Application ID: PR-RGRW-01085
Paradiso Agricola LLC
Carr. 144 km. 1.3
Jayuya Abajo
Jayuya, PR 00664
Catastro: 242-011-098-04-000
Lat: 18.210910, Lon: -66.619441



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- Landslide Susceptibility**
- Low
 - Moderate
 - High
 - Very High
 - Extremely High
 - PR-RGRW-01085



Source: Landslide data from USGS:
Esri Imagery Basemap service.

Appendix 1



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

June 1, 2023

Lauren Bair Poche

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

SHPO: 05-05-23-07 PUERTO RICO DISASTER RECOVERY, CDBG-DR RE-GROW
PR URBAN-RURAL AGRICULTURAL RE-GROW PROGRAM, PR-RGRW-01085,
PARADISO AGRÍCOLA LLC, CARR. 144 KM 1.3, JAYUYA, PUERTO RICO

Dear Ms. Poche,

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

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

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

Sincerely,

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



May 5, 2023

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

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

Section 106 NHPA Effect Determination Submittal: PR-RGRW-01085 – Paradiso Agricola LLC – Carr. 144, Km 1.3, Jayuya, Puerto Rico – No Historic Properties Affected

Dear Architect Rubio Cancela,

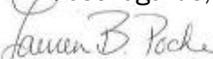
In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced projects on behalf of the Puerto Rico Department of Housing (PRDOH) 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 Paradiso Agricola LLC at Carretera 144, Km. 1.3 in the municipality of Jayuya. The proposed activities for PR-RGRW-01085, consist of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be anchored to 8 supports buried 2 feet deep. Additional ground disturbance is expected for the underground electrical and water connections.

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 REGRW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Paradiso Agrícola LLC		
Case ID: PR-RGRW-01085		City: Jayuya

Project Location: Carr. 144 Km 1.3	
Project Coordinates: 18.210910 -66.619441	
TPID (Número de Catastro): 242-011-098-04-000	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): n/a	Property Size (acres): 7.23

SOI-Qualified Archaeologist: Jaqueline López Meléndez
Date Reviewed: April 18, 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 undertaking consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO₂, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water per day) for cultivation will be taken from an existing water intake on the property located approximately 100 feet from the container. The power needed to operate the module will come from an existing PREPA connection located approximately 100 feet from the container. Additional ground disturbance is expected for the underground electrical and water connections. Since the system recycle the water, every 3 months the system must be cleaned disposing an approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module.

The project area is located at Carr. 144 Km 1.3, within the Municipality of Jayuya. Based on a review of historical aerial imagery, the general area has not been used for agricultural purposes in the past.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGRW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Paradiso Agrícola LLC	
Case ID: PR-RGRW-01085	City: Jayuya

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 APE has been defined as the area potentially impacted by ground disturbing activities related to the installation of the new greenhouse (container) plus a 15-meter buffer and the visual APE is the viewshed of the proposed project. The area of potential effects (APE) measures 1,400 square meters.

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. Review of this existing information by a historic preservation specialist retained by the Program and meeting the Secretary of the Interior's professional qualification standards (36 CFR Part 61), shows that there is one (1) archaeological site reported within 0.50 miles of the project location: Finca Agrícola Capellanía (SHPO: JY0200024) located 0.49 miles southwest (see table). Three (3) archaeological studies were conducted within 0.50 miles, all with negative results (see table). The proposed project is located in mountainous area at an elevation of 1443.57 feet (440 meters) above modern sea level. Per the USGS/NRCS Web Soil Survey, the project area is within mapped soil series: Pellejas. The project area APE is in PEF.

The closest freshwater source is Río Grande de Jayuya river, located 0.13 miles southeast (0.20 kilometers) of the project area. The south coast is approximately 15.83 miles (25.47 km) from the project area.

On April 17, 2023 we visited the project area. It has a flat topography and is located between mountains in the town of Jayuya. In the area there is grass on the surface and a huge boulder. In the project area we have Pellejas clay loam soils, 40 to 60 percent slopes (PeF). This soil is deep, very steep, and somewhat excessively drained. It is on the side slopes and ridgetops of uplands. The permeability is moderate in the upper layers and rapid in the lower layers. The available water capacity is moderate. Runoff is very rapid. Natural fertility is low to medium.

Visual inspection of the APE of the building and its surroundings found no evidence of cultural materials.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Paradiso Agrícola LLC	
Case ID: PR-RGRW-01085	City: Jayuya

Determination

Within the 0.50-mile radius, the historic site known as Finca Agricola Capellania (SHPO: JY0200024) located 0.49 miles southwest of the project area was identified. The RGRW-01085 project will have no direct or indirect effect on this resource located within the 0.50-mile radius.

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties. 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. Within 0.50 miles we have one archaeological site reported 0.49 miles southwest of the project area. There are 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-01085 is located. The closest freshwater body is approximately 0.13 miles southeast (0.20 km) of the project area. The construction of public roads and agricultural infrastructure has minimally 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	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Paradiso Agrícola LLC	
Case ID: PR-RGRW-01085	City: Jayuya

Recommendation

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

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

This Section is to be Completed by SHPO Staff Only

The Puerto Rico State Historic Preservation Office has reviewed the above information and: <ul style="list-style-type: none"> <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:

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REgROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Paradiso Agrícola LLC		
Case ID: PR-RGRW-01085	City: Jayuya	

Case ID: PR-RGRW-01085

Project Coordinates: 18.210910 -66.619441

Table of archaeological sites, historic properties and historic districts located within the project area or within a 0.50-miles radius

Name	SHPO id #	IPRC id #	Distance/Direction	Description	NRHP (listed, eligible, non-eligible, no data)
Finca Agrícola Capellanía	JY0200024	-	0.49 mi SW	19 th and 20 th Historic site	No data

Table of cultural resources surveys conducted within the project area or within a 0.50-miles radius.

Author	Phase/Title	Year	SHPO / IPRC code	Results	Distance/Direction
Marisol Martínez	IA-IB/ Reubicación de la Planta de Tratamiento de aguas usadas del Municipio de Jayuya	1998	ICP/CAT-JY-98-01-06, SHPO: 12-02-98-03	Negative	0.05 mi SE
Antonio Daubón	IB/ Improvement to the water supply authority improvements to the water supply system	1987	No data	Negative	0.05 mi SE
Jesús Figueroa	IA-IB/ Urb. Alturas del Río	2004	ICP/CAT-JY-04-03-02	Negative	0.42 mi NE

Project (PR-RGRW-01085) Location – Area of Potential Effect Map (Aerial)

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Corral, Barria 1 Suite 4-5, Calle Ponce 555, Arroyo, San Juan, PR, 00920 Tel: 787-7183-0200

Application ID: PR-RGRW-01085

Paradiso Agrícola LLC

Carr. 144 km. 1.3

Jayuya Abajo

Jayuya, PR 00664

Catastro: 242-011-098-04-000

Lat: 18.210910, Lon: -66.619441

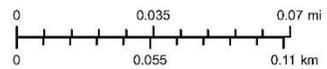
Area of Potential Effect

Puerto Rico Department of Housing ReGrow



Legend

- Area of Potential Effect
- PR-RGRW-01085 Parcel
- CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community and Google Earth



Source

Centro de Recaudación de Ingresos Municipales (CRIM)
<https://catastro.crimpr.net/cdprpc/>



Applicant: Paradiso Agrícola LLC

Case ID: PR-RGRW-01085

City: Jayuya

Project (PR-RGRW-01085) Location - Aerial Map

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Ciudad: Isern 1 Suite J-3, Calle Ponce 554, Antillas, San Juan, PR. 00920 781-677-7783-0200

Application ID: PR-RGRW-01085

Paradiso Agrícola LLC

Carr. 144 km. 1.3

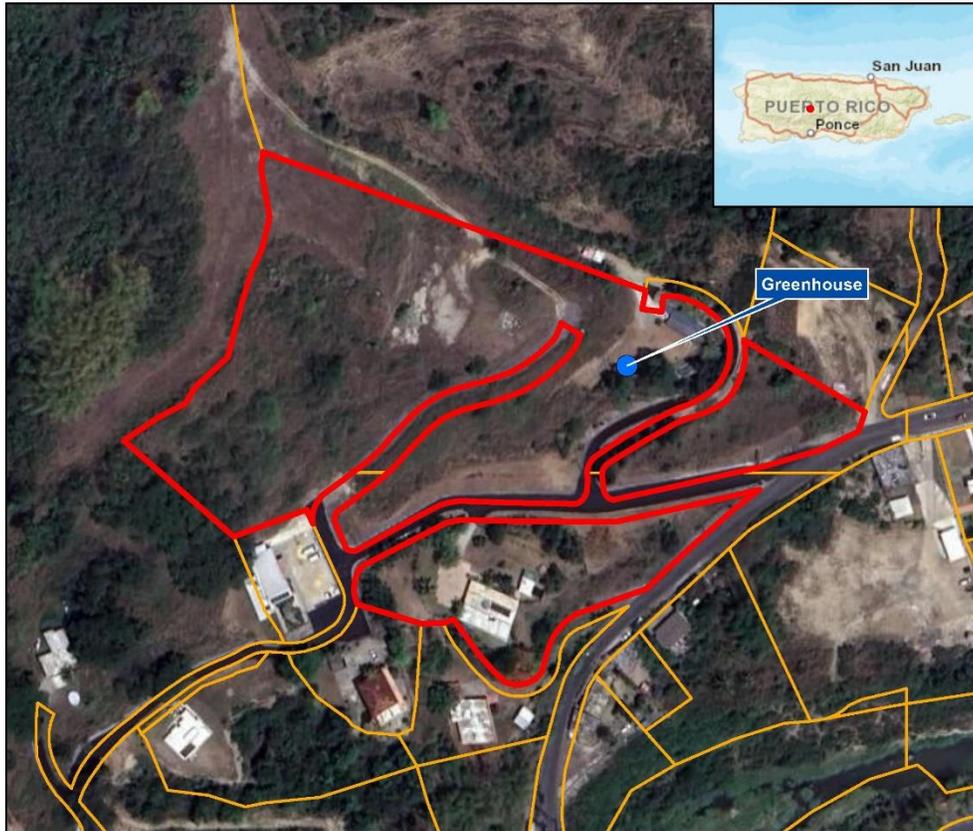
Jayuya Abajo

Jayuya, PR 00664

Catastro: 242-011-098-04-000

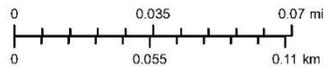
Lat: 18.210910, Lon: -66.619441

Location: Aerial Map
Puerto Rico Department of Housing ReGrow



Legend

- PR-RGRW-01085
- PR-RGRW-01085 Parcel
- CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, Incentiv P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapnyIndia, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth



Source

Centro de Recaudación de Ingresos Municipales (CRIM)
<https://catastro.crimpr.net/cdprpc/>



Applicant: Paradiso Agrícola LLC

Case ID: PR-RGRW-01085

City: Jayuya

Project (PR-RGRW-01085) Location - USGS Topographic Map

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Carril. Iberia 1 Suite J-3, Calle Parado 55-A, Arimón, San Juan, PR. 00960 Tel: (787) 769-0200

Application ID: PR-RGRW-01085

Paradiso Agrícola LLC

Carr. 144 km. 1.3

Jayuya Abajo

Jayuya, PR 00664

Catastro: 242-011-098-04-000

Lat: 18.210910, Lon: -66.619441

Location: USGS Topographic Map

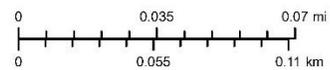
Puerto Rico Department of Housing ReGrow



Legend

- PR-RGRW-01085
- PR-RGRW-01085 Parcel

Contour Interval 20 Feet



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Source

United States Geological Survey (USGS)
National Geologic Map Database
https://ngmdb.usgs.gov/ngmdb/ngmdb_home.html

Project (PR-RGRW-01085) Location – Soils Map

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Ciudad: Benke 1 Suite 4-3, Calle Ponce 55-A, Arroyo, San Juan, P.R. 00920 Tel: (787) 7783-0200

Application ID: PR-RGRW-01085

Paradiso Agrícola LLC

Carr. 144 km. 1.3

Jayuya Abajo

Jayuya, PR 00664

Catastro: 242-011-098-04-000

Lat: 18.210910, Lon: -66.619441

Soils Map

Puerto Rico Department of Housing ReGrow

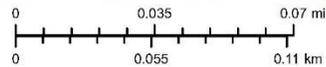


Legend

- PR-RGRW-01045
- PR-RGRW-01045 Parcel
- Soil Map Unit Symbol

Soil Map Unit Symbol

- PeF - Pellejas clay loam, 40 to 60 percent slopes
- Re - Reilly gravelly silt loam
- Rm - Riverwash



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, Incentiv P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth



Source

Natural Resources Conservation Service (NRCS)
Gridded Soil Survey Geographic Database (gSSURGO)
<https://data.nal.usda.gov/dataset/soil-survey-geographic-database-ssurgo>



Applicant: Paradiso Agrícola LLC

Case ID: PR-RGRW-01085

City: Jayuya

Project (PR-RGRW-01085) Location with Previous Investigations - Aerial Map



Application ID: PR-RGRW-01085

Paradiso Agrícola LLC

Carr. 144 km. 1.3

Jayuya Abajo

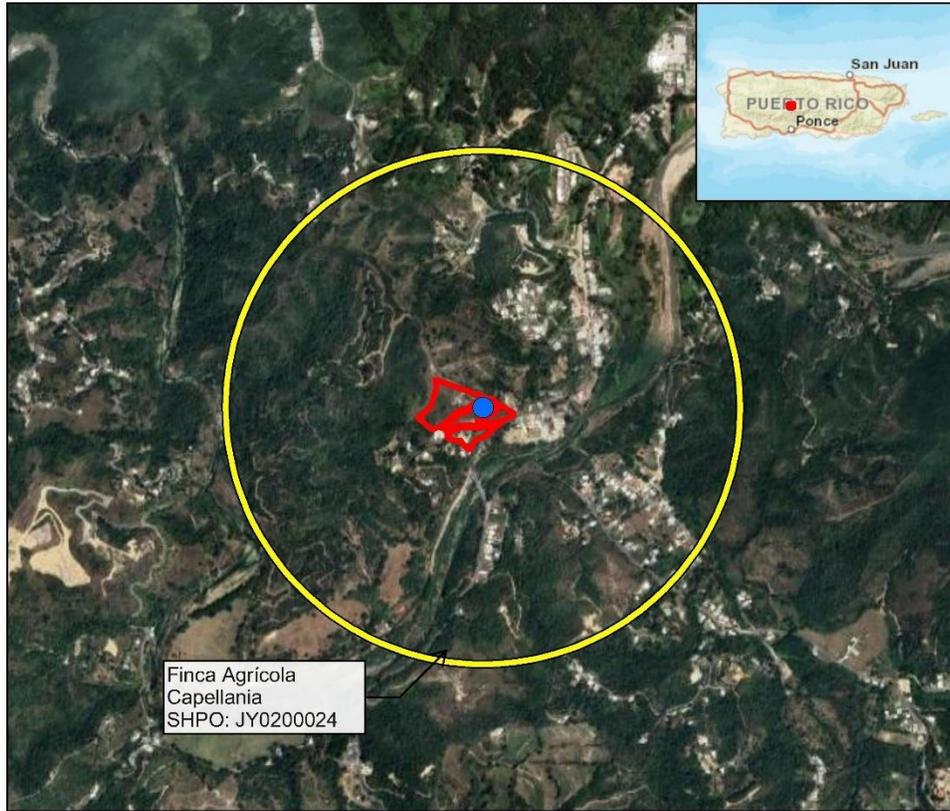
Jayuya, PR 00664

Catastro: 242-011-098-04-000

Lat: 18.210910, Lon: -66.619441

Previous Investigations: Aerial Map

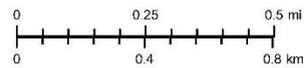
Puerto Rico Department of Housing ReGrow



Finca Agrícola
Capellania
SHPO: JY0200024

Legend

- PR-RGRW-01085
- PR-RGRW-01085 Parcel
- 0.50 Mile (0.80 km) Buffer



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

Source



Applicant: Paradiso Agrícola LLC

Case ID: PR-RGRW-01085

City: Jayuya

Project (PR-RGRW-01085) Location with Previously Recorded Cultural Resources USGS Topographic Map

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Corral, Barrio 1 Suite A-3, Calle Perales 554, Arroyo, San Juan, PR, 00982 Tel: (787) 783-6200

Application ID: PR-RGRW-01085

Paradiso Agrícola LLC

Carr: 144 km. 1.3

Jayuya Abajo

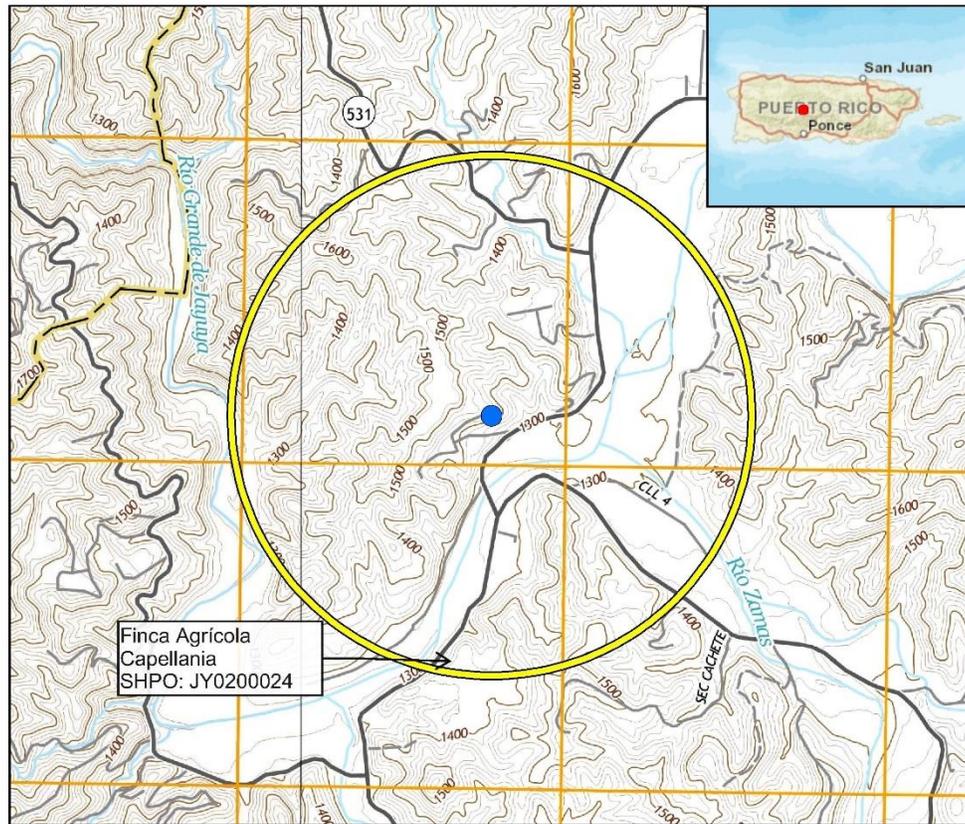
Jayuya, PR 00664

Catastro: 242-011-098-04-000

Lat: 18.210910, Lon: -66.619441

Previous Investigations: USGS Topographic Map

Puerto Rico Department of Housing ReGrow

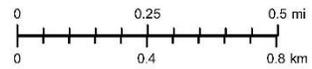


Finca Agrícola
Capellania
SHPO: JY0200024

Legend

- PR-RGRW-01085
- PR-RGRW-01045 Parcel
- 0.50 Mile (0.80 km) Buffer

Contour Interval 20 Feet



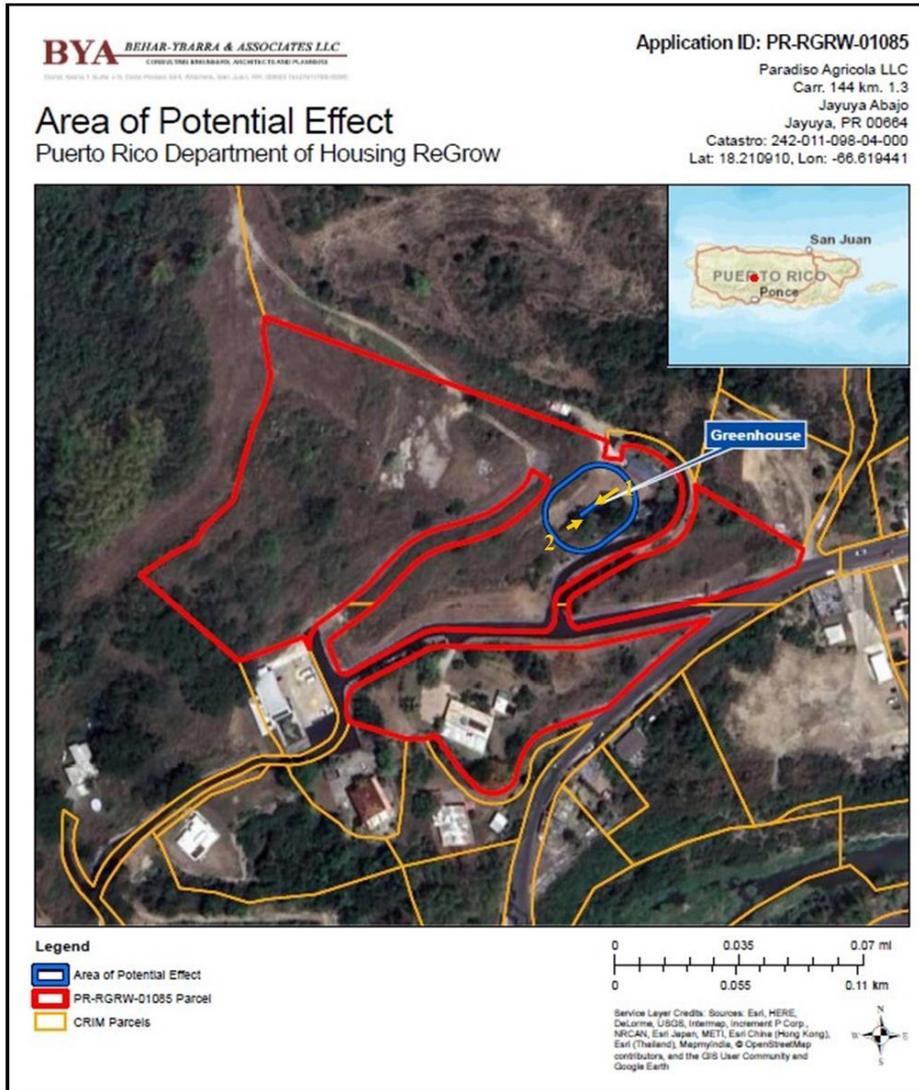
Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Source

United States Geological Survey (USGS)
National Geologic Map Database
https://ngmdb.usgs.gov/ngmdb/ngmdb_home.html

Photograph Key



Applicant: Paradiso Agrícola LLC

Case ID: PR-RGRW-01085

City: Jayuya



Photo #: 1

Description (include direction): Area where the greenhouses will be installed, looking southwest.

Date: April 17, 2023



Photo #: 2

Description (include direction): Area where the greenhouse will be installed, looking northeast.

Date: April 17, 2023



October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

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

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

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

Cordially,

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

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

Appendix 2



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 March 31, 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

Appendix 3



Detailed Facility Report

Facility Summary

SHELL CO PR LTD SS 2550

PR-144 KM 18.4 JAYUYA ABAJO, JAYUYA, PR 00664

FRS (Facility Registry Service) ID: 110007818969

EPA Region: 02

Latitude: 18.215

Longitude: -66.616667

Locational Data Source: ICIS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive
Other, (PRR000004168), Inactive Other, (PRR000005454)

Safe Drinking Water Act (SDWA): No Information

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

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)

Facility/System Characteristics

Facility NAICS (North American Industry Classification System) Codes

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

No data records returned

Facility Tribe Information

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

No data records returned

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007818969					N	18.215	-66.616667
ICIS		1400004432					N	18.215	-66.616667
RCRAInfo	RCRA	PRR000004168	Other	Inactive ()			N		
RCRAInfo	RCRA	PRR000005454	Other	Inactive ()			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007818969	SHELL CO PR LTD SS 2550	PR-144 KM 18.4 JAYUYA ABAJO, JAYUYA, PR 00664	Jayuya Municipio
ICIS		1400004432	SHELL #2550	CARR. 144 KM 18 BO JAYUYA ABAJO, JAYUYA, PR 00664	Jayuya Municipio
RCRAInfo	RCRA	PRR000004168	SHELL SS 2550	CARR PR 149 KM 18.4, JAYUYA, PR 00664	Jayuya Municipio
RCRAInfo	RCRA	PRR000005454	SHELL CO PR LTD SS 2550	RD PR 144 KM 18.4 JAYUYA ABAJO, JAYUYA, PR 00664	Jayuya Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

Enforcement and Compliance

Compliance Monitoring History Last 5 Years ▾

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

No data records returned

Entries in italics are not counted as EPA official inspections.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000004168	No	06/10/2023	0	06/09/2023
RCRA	PRR000005454	No	06/10/2023	0	06/09/2023

Three-Year Compliance History by Quarter

Statute	Program/Pollutant /Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000004168)		07/01-09 /30/20	10/01-12 /31/20	01/01-03 /31/21	04/01-06 /30/21	07/01-09 /30/21	10/01-12 /31/21	01/01-03 /31/22	04/01-06 /30/22	07/01-09 /30/22	10/01-12 /31/22	01/01-03 /31/23	04/01-06 /30/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												
RCRA (Source ID: PRR000005454)		07/01-09 /30/20	10/01-12 /31/20	01/01-03 /31/21	04/01-06 /30/21	07/01-09 /30/21	10/01-12 /31/21	01/01-03 /31/22	04/01-06 /30/22	07/01-09 /30/22	10/01-12 /31/22	01/01-03 /31/23	04/01-06 /30/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												

Informal Enforcement Actions Last 5 Years ▾

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

No data records returned

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

Formal Enforcement Actions Last 5 Years ▾

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

No data records returned

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

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

No data records returned

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Environmental Justice

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

EJScreen Indexes Shown

Compare to	<input checked="" type="radio"/> US	<input type="radio"/> State
Index Type	<input type="radio"/> Environmental Justice	<input checked="" type="radio"/> Supplemental

Related Reports

[EJScreen Report](#)

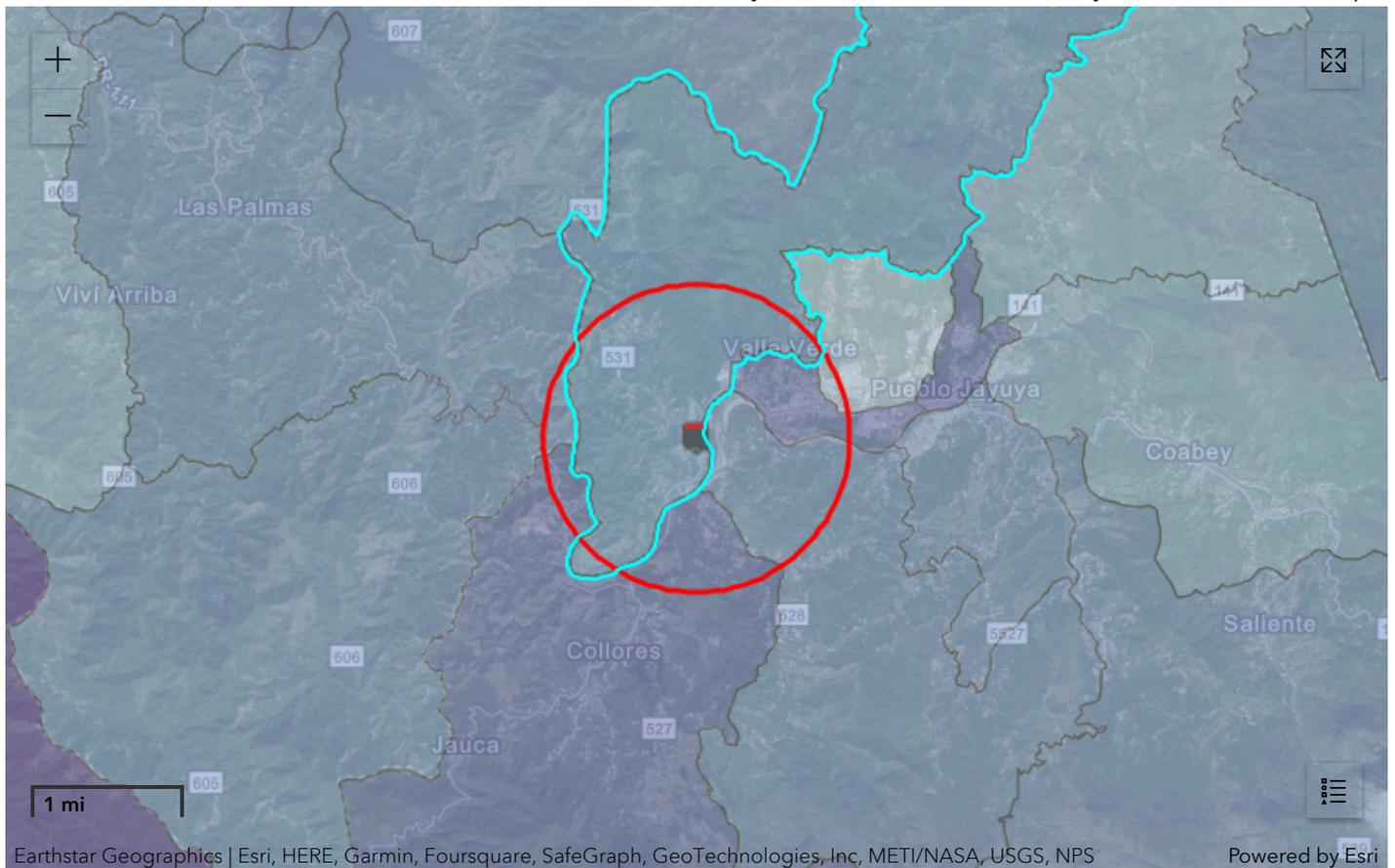
Download Data

Census Block Group ID: 720739563043

US (Percentile)

Census Block Group ID: 720739563043	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
Count of Indexes At or Above 80th Percentile	5	6
Particulate Matter 2.5	--	--
Ozone	--	--
Diesel Particulate Matter	0	--
Air Toxics Cancer Risk	81	95
Air Toxics Respiratory Hazard Index	52	72
Traffic Proximity	34	89
Lead Paint	74	96
Risk Management Plan (RMP) Facility Proximity	99	99
Hazardous Waste Proximity	40	59
Superfund Proximity	99	99
Underground Storage Tanks (UST)	87	89
Wastewater Discharge	98	99

Facility 1-mile Radius
 Facility Census Block Group



Demographic Profile of Surrounding Area (1 mile)

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

General Statistics (U.S. Census)	
Total Persons	2,022
Population Density	650/sq.mi.
Housing Units in Area	849

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	130 (6%)
Minors 17 years and younger	489 (24%)
Adults 18 years and older	1,533 (76%)
Seniors 65 years and older	246 (12%)

General Statistics (ACS (American Community Survey))

Total Persons	1,699
Percent People of Color	100%
Households in Area	613
Households on Public Assistance	57
Persons With Low Income	1,579
Percent With Low Income	93%

Geography

Radius of Selected Area	1 mi.
Center Latitude	18.215
Center Longitude	-66.616667
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)

Less than \$15,000	288 (46.98%)
\$15,000 - \$25,000	173 (28.22%)
\$25,000 - \$50,000	118 (19.25%)
\$50,000 - \$75,000	32 (5.22%)
Greater than \$75,000	2 (.33%)

Race Breakdown (U.S. Census) - Persons (%)

White	1,841 (91%)
African-American	64 (3%)
Hispanic-Origin	2,013 (100%)
Asian/Pacific Islander	0 (0%)
American Indian	17 (1%)
Other/Multiracial	100 (5%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)

Less than 9th Grade	160 (14.29%)
9th through 12th Grade	75 (6.7%)
High School Diploma	422 (37.68%)
Some College/2-year	214 (19.11%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	201 (17.95%)