

# Environmental Assessment

## Determinations and Compliance Findings for HUD-assisted Projects

### 24 CFR Part 58

#### **Project Information**

**Project ID:** PR-RGRW-01355

**Project Name:** Vista Dorado Farms LLC

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

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

**State/Local Identifier:** Puerto Rico / Corozal, 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, and Santa Ramirez.

**Consultant:** Behar Ybarra & Associates LLC

**Direct Comments to:** Angel G. Lopez-Guzman ([environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov))

#### **Project Location:**

Carr 805 KM 1.4, Interior Norte, Bo. Negros, Corozal, PR 00783

Greenhouse 1: latitude 18.292383, longitude -66.339125

Greenhouse 2: latitude 18.292633, longitude -66.339133

Warehouse: latitude 18.292442, longitude -66.338981

Cisterns 1-2: latitude 18.292589, longitude -66.339253

Cisterns 3-4: latitude 18.292650, longitude -66.339233

Parcel cadastral # 167-000-008-08-901

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

The project consists of the purchase and installation of two new greenhouses, a warehouse, an UTV, and four-1,000 gallons cisterns. The new 30' x 60' warehouse will be installed on an existing concrete slab. The two new greenhouses, one 30' x 100' and one 40' x 40' will be installed on bare soil anchored in 450 mm (1.48 feet) foundations buried at 2 feet, that will be used to cultivate bell pepper, green plantains and citrus fruits. The

project includes the acquisition of 2 worktables and a sink for the warehouse. The Four (4) cisterns will serve the new greenhouses and will be installed in groups of two next to each other. The cisterns will be used in the rainwater collection system to be used for the drip irrigation system of greenhouses. Meanwhile, for the warehouse the water will be supplied from an existing P.R.A.S.A. intake in the property. The cisterns will be placed on bare soil and the pipes to the new greenhouses will go above ground. The area where the warehouse will be placed has several concrete floors. The project should not trigger any additional energy consumption since the new warehouse will be using an existing intake of power coming from LUMA Energy.

The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of two new greenhouses, water reserves and warehouse. The area of potential effects (APE) measures 3,500 square meters.

A site Map is included in Figure 1, illustrating the location of the two new greenhouses, four water reserves and warehouse 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 new greenhouses, water reserve, maesas and sink, warehouse and the UTV 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, warehouse and water reserve is used for agricultural purposes. There is an existing greenhouse on the right side of the new warehouse proposed location set up for storage of equipment and some ground disturbance will be required. Therefore, there is no change in land use associated with these placements and some ground disturbance will be required.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B-18-DP-72-0001 B-17-DM-72-0001	CDBG-DR, Re-Grow Puerto Rico Urban-Rural Agriculture Program	\$172,500,000.00

**Estimated Total HUD Funded Amount:** \$98,152.63

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$98,152.63.

## **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.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project consists of the purchase and installation of a 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV and will have no impact on any Airports. This topic is in compliance with the HUD's Airport Hazard regulations without further evaluation. The site is located 103,513 feet from the nearest major civil airport, Fernando Luis Rivas Dominicci International Airport in San Juan. See the attached Airport map Runway Protection Zone, Figure 2.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not located in a CBRS Unit. The project is located 65,416 feet northwest of the nearest Coastal Barrier Resource System, PR-84. 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.

<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project is located in a Zone X, Panel 72000C0690H, 4/19/2005. The project does not require flood insurance or is excepted from flood insurance. See attached Flood Map, Figure 4.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists only of the purchase and installation of a 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV 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 county by year for all criteria pollutants in Appendix 2.</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project is located 62,367 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 in compliance with the Coastal Zone Management Act. See the attached CZMA map, Figure 5.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists of the purchase and installation of a 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV for an agricultural project. On-site or nearby toxic, hazardous, or radioactive substances that could affect</p>

		<p>the health and safety of project occupants or conflict with the intended use of the property were not found. There are no sites of environmental concern identified within 3,000 feet from the project site. The project is in compliance with contamination and toxic substances requirements. See attached Toxics Map, Figure 6.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input 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 48,181 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><a href="https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf">https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</a></p> <p>This project is in compliance with the Endangered Species Act. See attached Endangered Species map, Figure 7.</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists only of the purchase and installation of a 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV and does not include development, construction or rehabilitation that will increase residential</p>

		density. This project is in compliance with explosives and flammable hazard requirements.
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. 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><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project is located in a Zone X, Panel 72000C0690H, 4/19/2005 (Figure 4). The site is not located in a Preliminary Firm or an Advisory Base Flood Elevation special flood hazard area. The project is in compliance with Executive Order 11988. See attached Flood Map (Figure 9).</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The site was visited on March 30, 2023, by SOI-qualified archaeologist. Based on this definition and the nature and scope of the project, the APE has been defined as the area potentially affected by ground-disturbing activities related to the installation of two new greenhouses, water reserves and a warehouse. Documentation with photographs and maps was subsequently submitted to SHPO (attached Appendix 1). In a response from PR SHPO dated April 25, 2023, SHPO concurred with a finding of <b>No Historic Properties Affected</b> 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.</p>
<p><b>Noise Abatement and Control</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 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns</p>

<p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>		<p>and purchase of 2 worktables and a sink and an UTV 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. This topic is in compliance with HUD's Noise regulation.</p>
<p><b>Sole Source Aquifers</b>  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No <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 this citation without further evaluation.</p>
<p><b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There is a riverine wetland associated with an unnamed creek approximately located 340 feet from the project area. However, the wetland will not be affected by the project undertaking. The project is in compliance with Executive Order 11990. See the attached Wetlands map, Figure 11.</p>
<p><b>Wild and Scenic Rivers</b>  Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No <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 190,360 feet from the nearest Wild and Scenic River. See Map, Figure 12.</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b>  Executive Order 12898</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Based on the scope of work for this project, there will be no additional impact on low-income or minority residents. This proposed activity will not have a negative impact on Environmental Justice. Therefore, the proposed activity 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
<b>LAND DEVELOPMENT</b>		
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 A-P (Agricultural Productive) and existing land use is SREP-A (Special Rustic Agricultural Protection). 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 moderate landslide susceptibility, and 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 should not trigger any additional energy consumption since the project is a purchase and installation of a 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV on an existing agricultural farm and will not require any expansion to existing power facilities.

Environmental Assessment Factor	Impact Code	Impact Evaluation
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**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 greenhouses and the installation of a warehouse. 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 the farm which products will be used by Puerto Rico population. 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.
Demographic Character Changes, Displacement	2	The proposed project will not alter the demographic characteristics of Corozal, 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
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## COMMUNITY FACILITIES AND SERVICES

Educational and Cultural Facilities	2	The project consists of the purchase and installation of a 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV 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 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV 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 greenhouses and warehouse 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 approximately 600 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 connections will be provided for potable water. The cisterns will be used in the rainwater collection system to be used for the drip irrigation system of greenhouses. 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 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV 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 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV for an agricultural site and will have no impact on transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
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 or the warehouse 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.

**Additional Studies Performed:** Not applicable.

**Field Inspection** (Date and completed by): March 30, 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](http://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](http://www.fws.gov/CBRA/Maps/Locator/PR.pdf)

National Park Service, National Registry of Natural Landmarks.

[www.nature.nps.gov/nnl/docs/NNLRegistry.pdf](http://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](http://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/](http://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?Dockkey=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](http://www3.epa.gov/airquality/greenbook/anayo_pr.html)

US EPA, Environmental Topics, Air Topics: [www.epa.gov/environmental-topics/air-topics](http://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](http://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 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40' x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV for an agricultural site.

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

The "Alternative" action would mean that the applicant would continue cultivating using the existing greenhouse limiting himself to what he can produce with the existing area. The "Alternative" action would also mean that the Applicant will not have an additional capacity to expand his harvest. 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 continue cultivating bell pepper, green plantains and citrus fruits. The

location for the placement of the new warehouse will be on the right side of an existing greenhouse. The location for the placement of the new greenhouses will be at the back side of the new warehouse, each greenhouse with two water cisterns next to each other, approximately 600 feet from the entrance to the property. 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 30' x 60' warehouse, two new greenhouses, one 30' x 100' and one 40'x 40', four-1,000 gallons cisterns and purchase of 2 worktables and a sink and an UTV 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: 5/4/2023

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

Certifying Officer Signature:  Date: June 1, 2023

Name/Title: Santa D. Ramirez Lebron / 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).

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



**Cistern 3-4**  
Lat: 18.29265  
Lon: -66.339233

**Greenhouse 2**  
Lat: 18.292633  
Lon: -66.339133

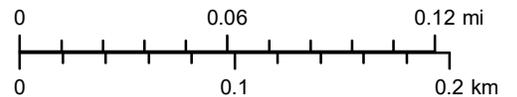
**Cistern 1-2**  
Lat: 18.292589  
Lon: -66.339253

**Warehouse**  
Lat: 18.292442  
Lon: -66.338981

**Greenhouse 1**  
Lat: 18.292383  
Lon: -66.339125

**Legend**

- PR-RGRW-01355
- PR-RGRW-01355 Parcel
- CRIM Parcels



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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth



**Source**

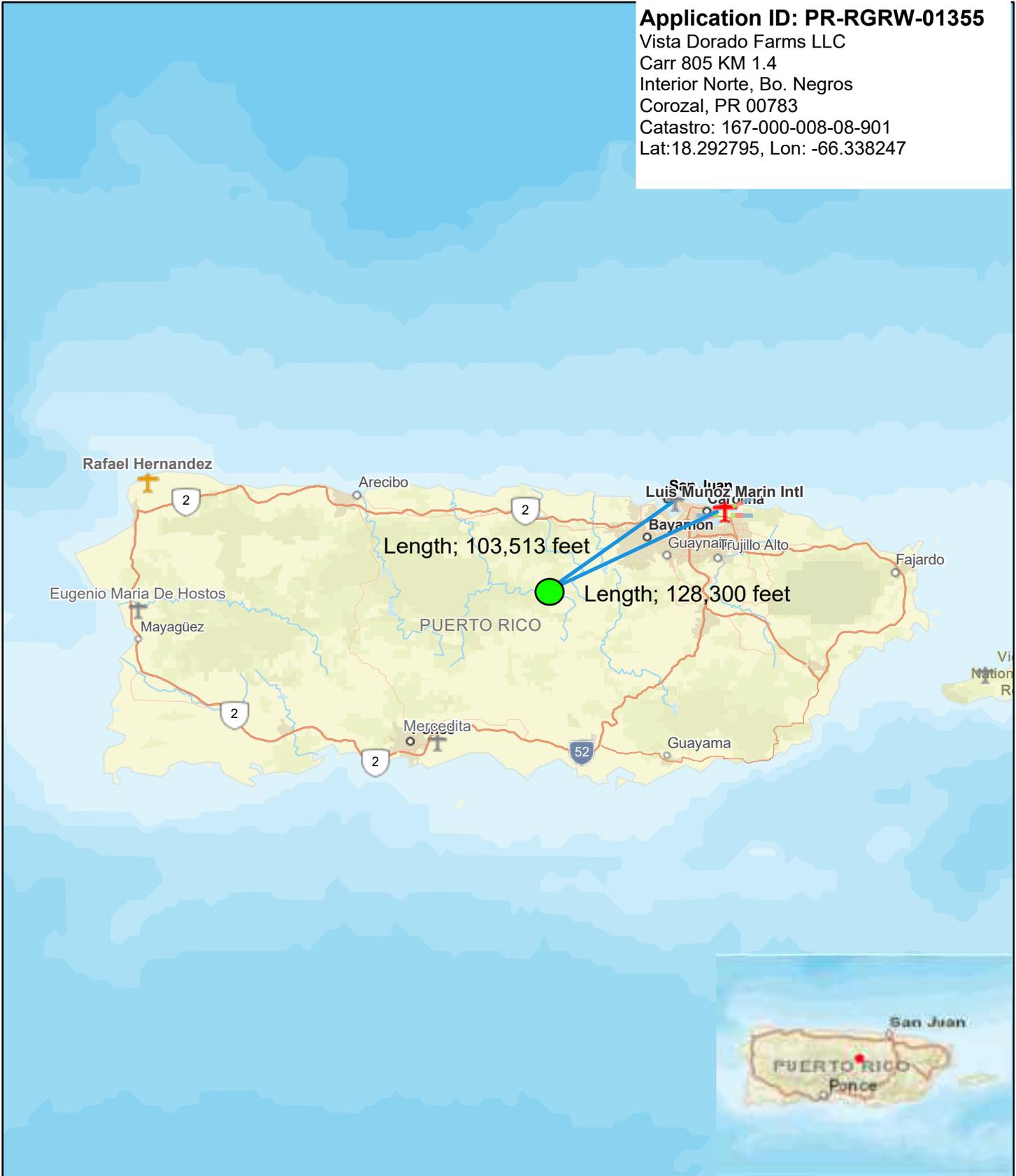
Centro de Recaudación de Ingresos Municipales (CRIM)  
<https://catastro.crimpr.net/cdprpc/>

# PR-RGRW-01355 Airport

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

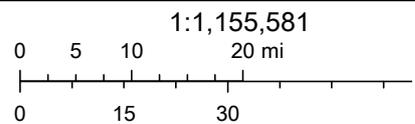
**Application ID: PR-RGRW-01355**

Vista Dorado Farms LLC  
Carr 805 KM 1.4  
Interior Norte, Bo. Negros  
Corozal, PR 00783  
Catastro: 167-000-008-08-901  
Lat:18.292795, Lon: -66.338247



4/5/2023, 8:06:52 AM

- |                         |  |                                  |
|-------------------------|--|----------------------------------|
| Accident Potential Zone |  | USA Airports - 1,000,000 or more |
|                         |  | USA Airports - 100,000 - 999,999 |
|                         |  | USA Airports - Less than 100,000 |
|                         |  | PR-RGRW-01355                    |

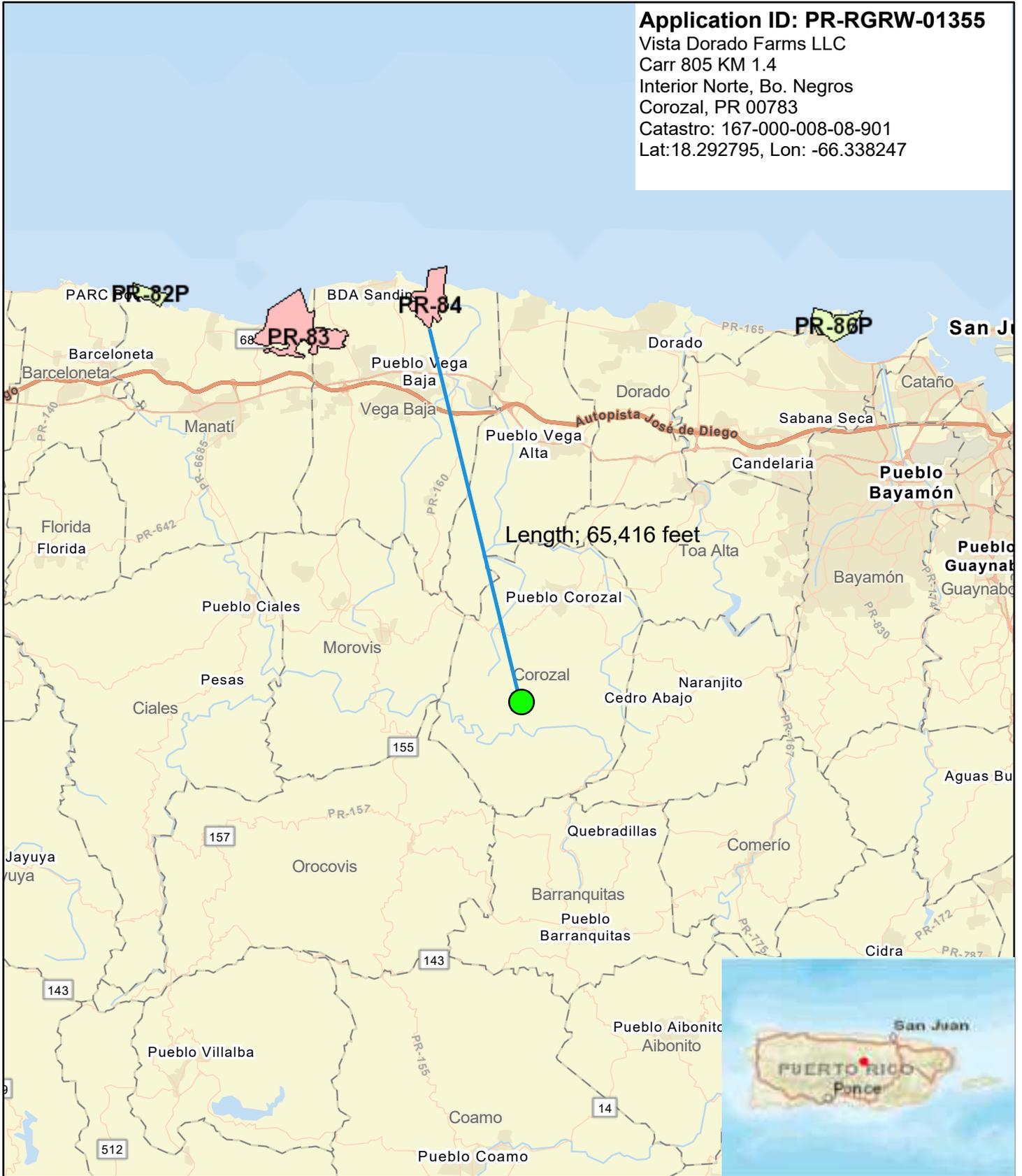


Runway Protection Zones  
Major Civil and Military Airports

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

PR-RGRW-01355 CBRS

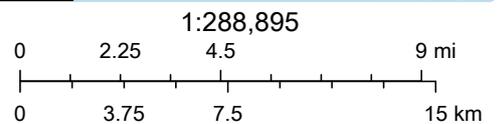
**Application ID: PR-RGRW-01355**  
 Vista Dorado Farms LLC  
 Carr 805 KM 1.4  
 Interior Norte, Bo. Negros  
 Corozal, PR 00783  
 Catastro: 167-000-008-08-901  
 Lat: 18.292795, Lon: -66.338247



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CBRS Units

- Otherwise Protected Area
- System Unit
- PR-RGRW-01355



Source

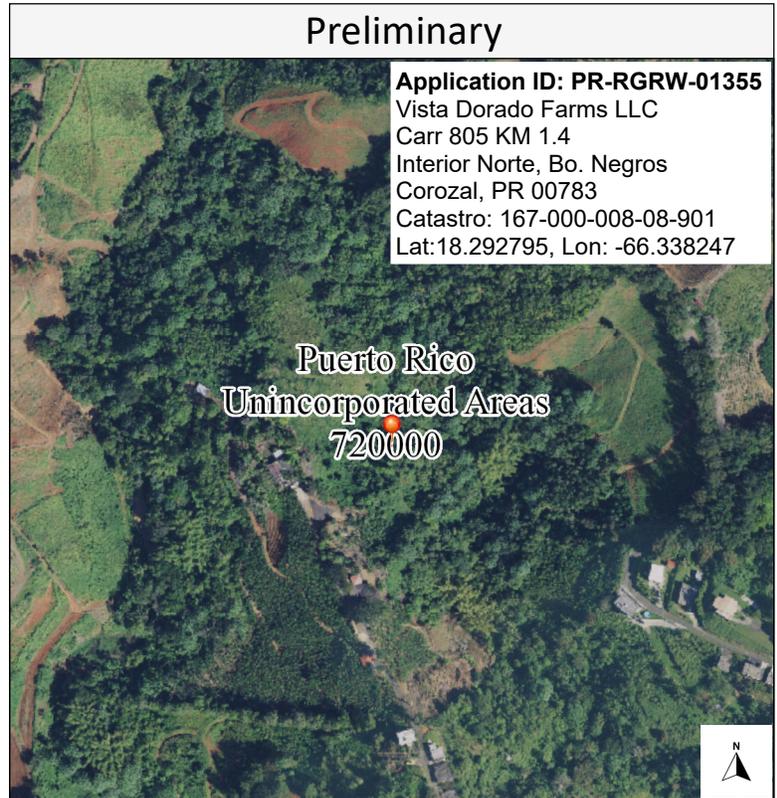
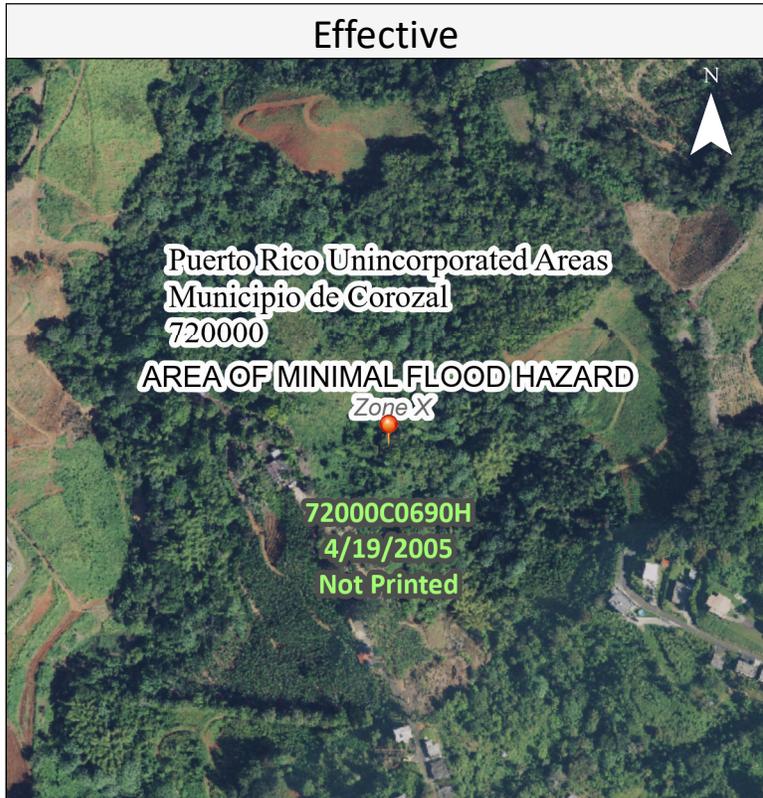
U.S. Fish and Wildlife Service (FWS):  
<https://www.fws.gov/program/coastal-barrier-resources-act>

# Comparison of Flood Hazard



Effective & Preliminary Flood Hazards

Figure 4



Effective	
POI Longitude/Latitude	-66.3382, 18.2927
Effective FIRM Panel	72000C0690H
Effective Date	4/19/2005
Flood Zone	X
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

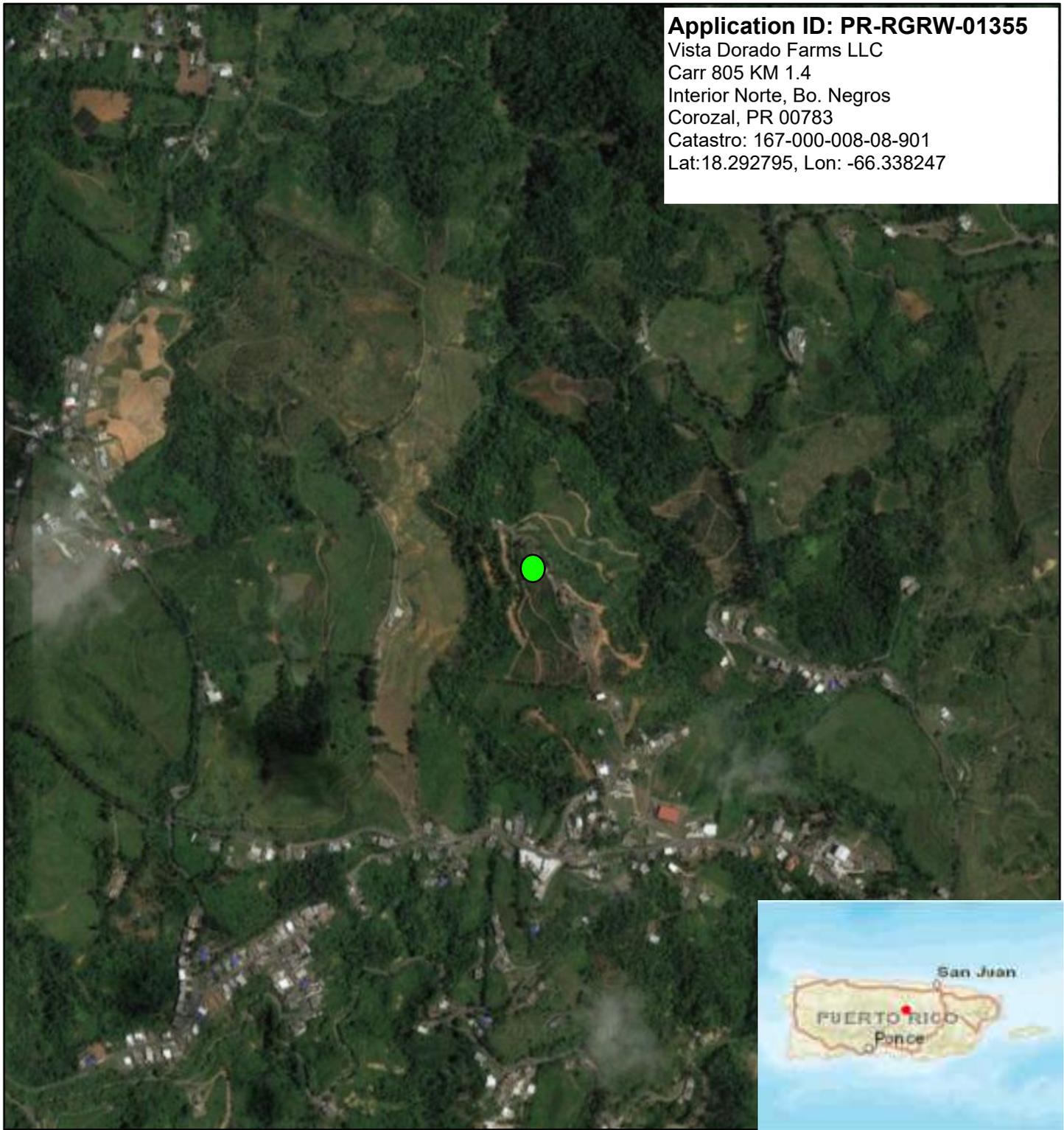
Preliminary	
POI Longitude/Latitude	-66.3382, 18.2927
Preliminary FIRM Panel	72000C0690H
Preliminary Issue Date	11/16/2018
Flood Zone	Not Available
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

\* 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	<b>AE, A, AH, AO, VE and V Zones.</b> 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	<b>Shaded Zone X.</b> 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.  <b>Unshaded Zone X.</b> 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.
Low Flood Hazard	<b>Insurance Note:</b> 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 <a href="https://www.fema.gov/national-flood-insurance-program">https://www.fema.gov/national-flood-insurance-program</a> 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 [mfc.fema.gov](https://www.fema.gov) to view an official copy of the Flood Insurance Rate Maps.

# PR-RGRW-01355 Flood Hazard Map



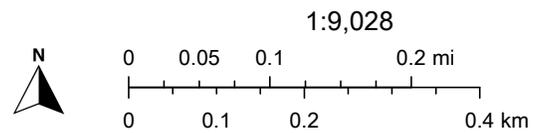
**Application ID: PR-RGRW-01355**  
Vista Dorado Farms LLC  
Carr 805 KM 1.4  
Interior Norte, Bo. Negros  
Corozal, PR 00783  
Catastro: 167-000-008-08-901  
Lat: 18.292795, Lon: -66.338247

5/26/2023, 12:44:19 PM

FEMA\_FIRM - FEMA\_FLOOD\_HAZARD\_AREAS

 Other Areas

 PR-RGRW-01355



**Source**

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

# Figure 5 PR-RGRW-01355 CZM

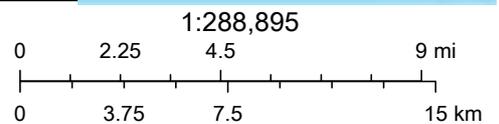
**Application ID: PR-RGRW-01355**  
 Vista Dorado Farms LLC  
 Carr 805 KM 1.4  
 Interior Norte, Bo. Negros  
 Corozal, PR 00783  
 Catastro: 167-000-008-08-901  
 Lat: 18.292795, Lon: -66.338247



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 Coastal Zone Management Act Boundary

 PR-RGRW-01355

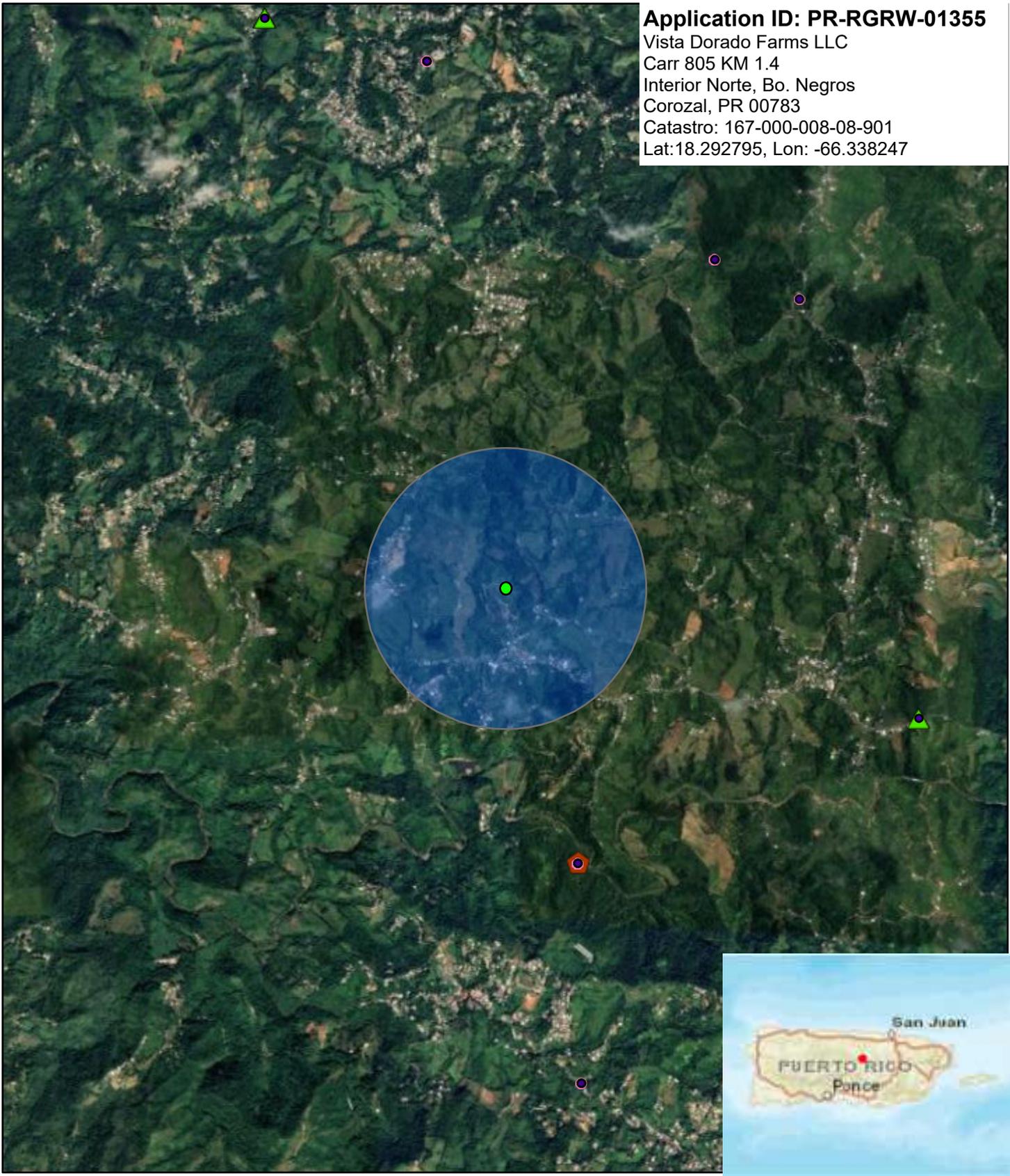


**Source**

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

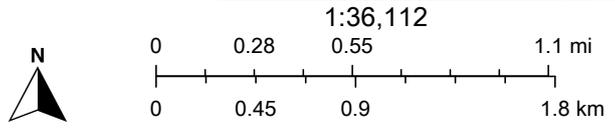
# Figure 6 PR-RGRW-01355 Toxic

**Application ID: PR-RGRW-01355**  
 Vista Dorado Farms LLC  
 Carr 805 KM 1.4  
 Interior Norte, Bo. Negros  
 Corozal, PR 00783  
 Catastro: 167-000-008-08-901  
 Lat:18.292795, Lon: -66.338247



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- BufferedFeatures
- FACILITY INTERESTS
- ICIS
- NPDES
- RCRA
- RCRA ACTIVE
- RCRA LQG
- PR-RGRW-01355



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

PR-RGRW-01355 Endangered Species

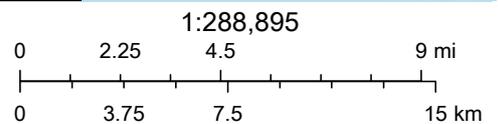
**Application ID: PR-RGRW-01355**  
 Vista Dorado Farms LLC  
 Carr 805 KM 1.4  
 Interior Norte, Bo. Negros  
 Corozal, PR 00783  
 Catastro: 167-000-008-08-901  
 Lat:18.292795, Lon: -66.338247



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Critical Habitat for Threatened & Endangered Species

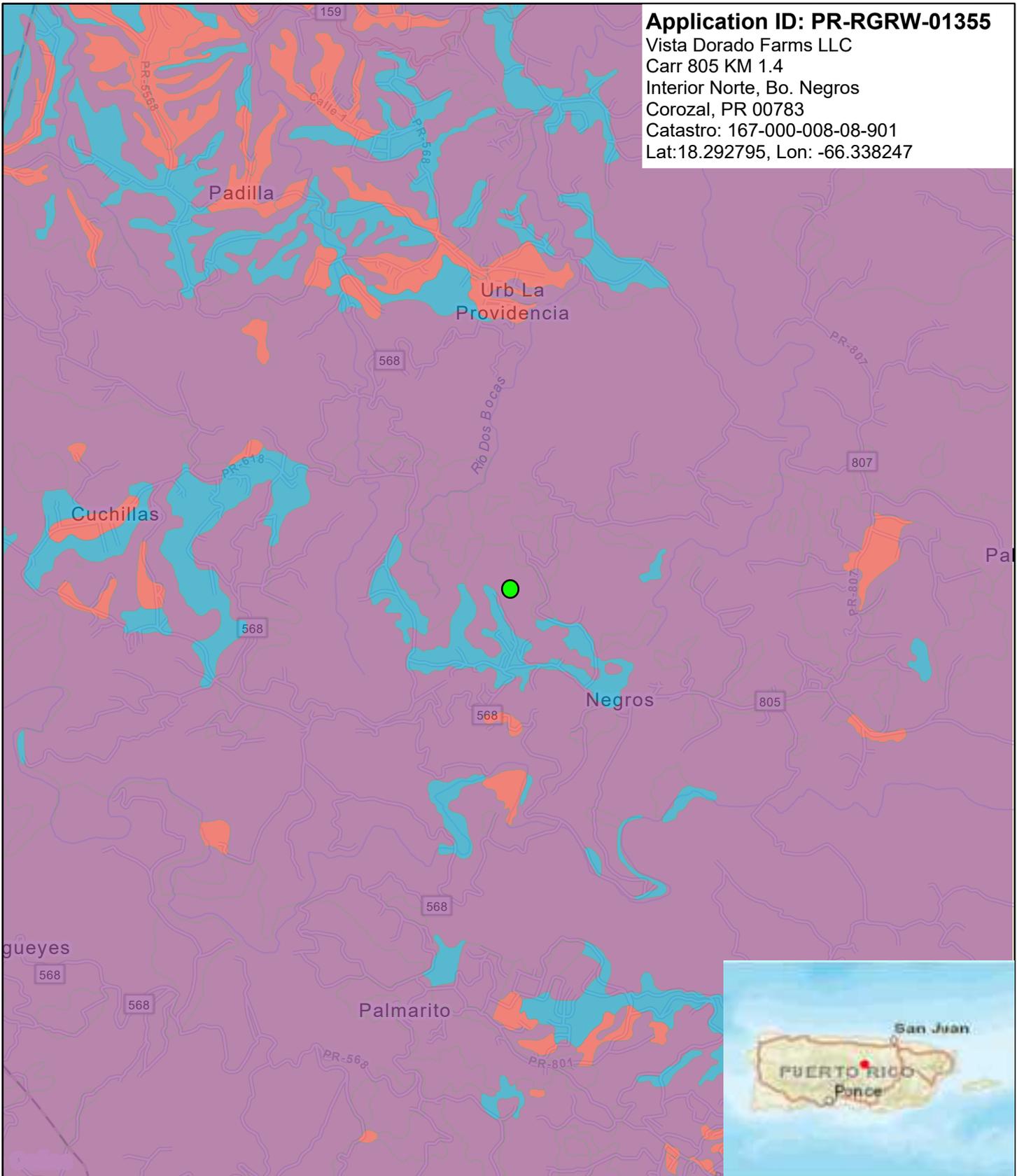
- Final
- USFWS Critical Habitat - Final
- PR-RGRW-01355



**Source**

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

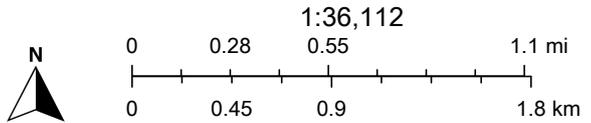
**Application ID: PR-RGRW-01355**  
 Vista Dorado Farms LLC  
 Carr 805 KM 1.4  
 Interior Norte, Bo. Negros  
 Corozal, PR 00783  
 Catastro: 167-000-008-08-901  
 Lat:18.292795, Lon: -66.338247



4/5/2023, 10:00:15 AM

**Farmland Protection**

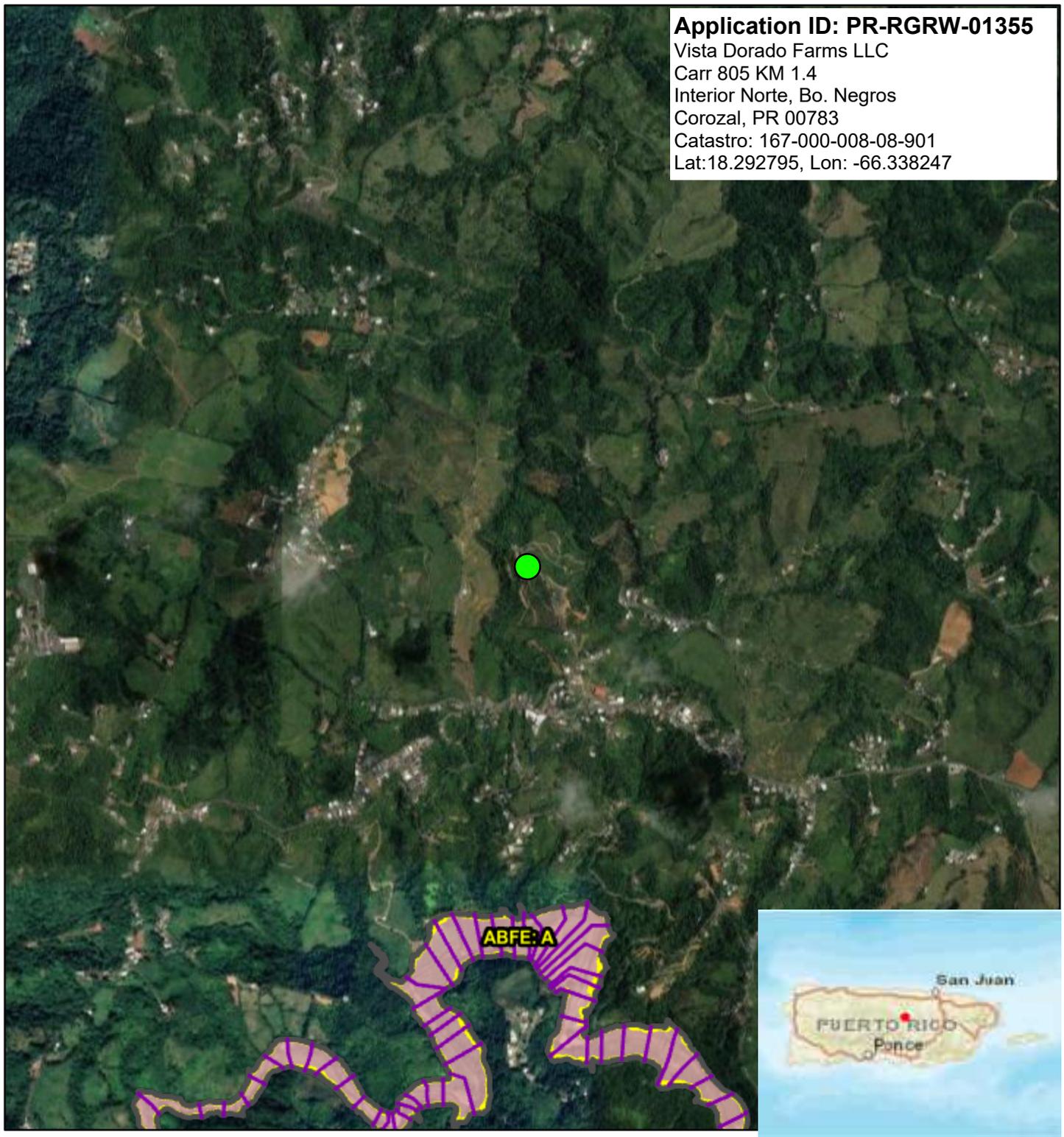
- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- PR-RGRW-01355



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

Figure 9  
 PR-RGRW-01355 ABFE

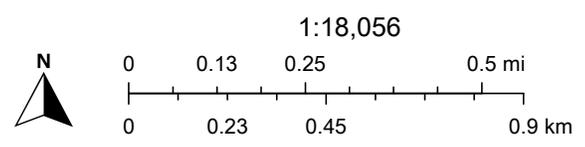
**Application ID: PR-RGRW-01355**  
 Vista Dorado Farms LLC  
 Carr 805 KM 1.4  
 Interior Norte, Bo. Negros  
 Corozal, PR 00783  
 Catastro: 167-000-008-08-901  
 Lat:18.292795, Lon: -66.338247



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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-01355



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

# PR-RGRW-01355 Historic Preservation

**Application ID: PR-RGRW-01355**

Vista Dorado Farms LLC

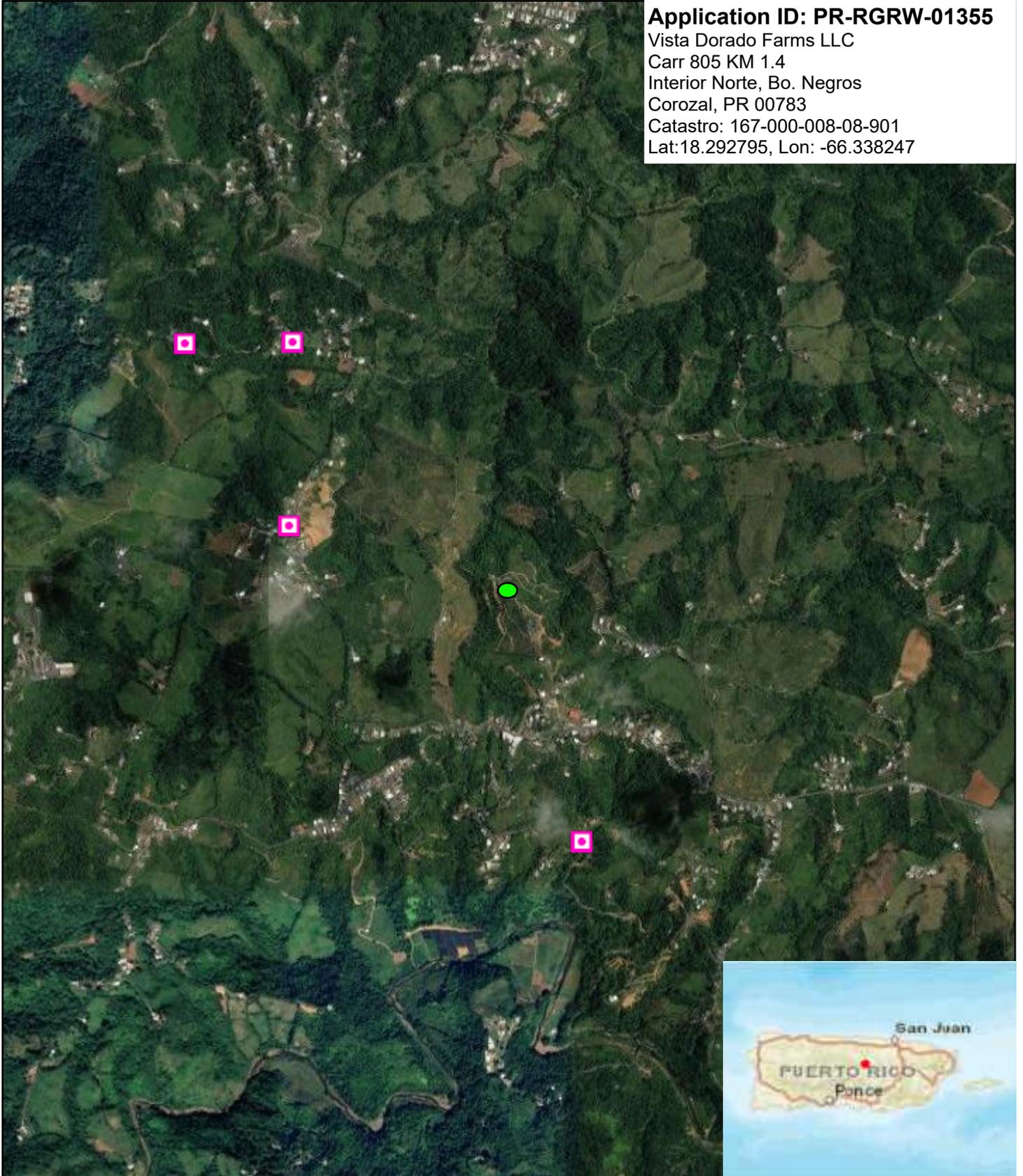
Carr 805 KM 1.4

Interior Norte, Bo. Negros

Corozal, PR 00783

Catastro: 167-000-008-08-901

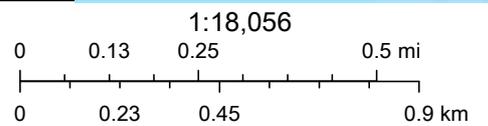
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 Cultural\_Resources - Cultural Value Places

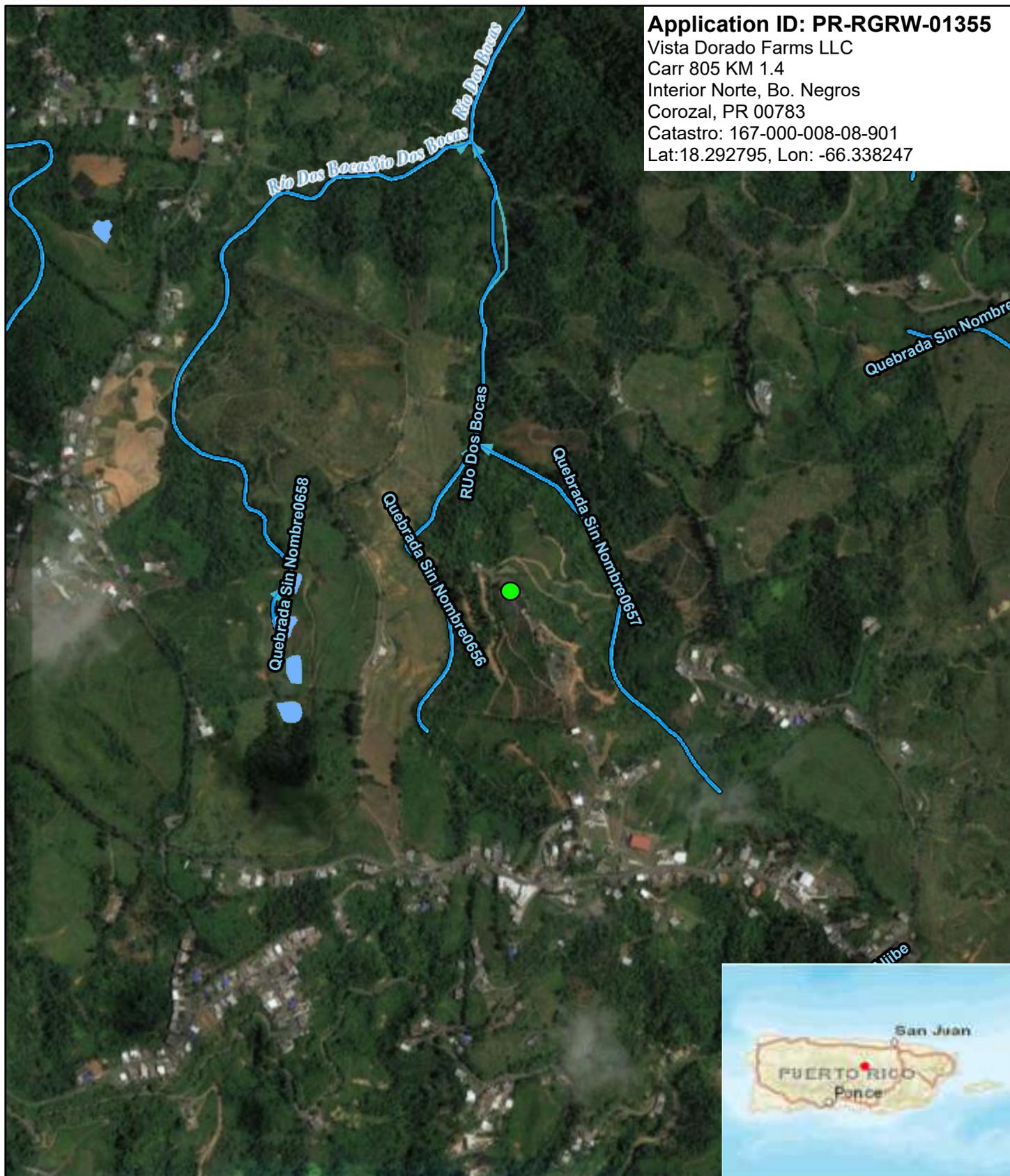
 PR-RGRW-01355



**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-01355 Wetland

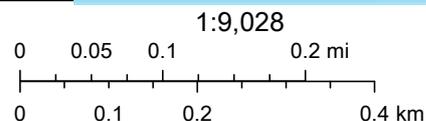


**Application ID: PR-RGRW-01355**  
 Vista Dorado Farms LLC  
 Carr 805 KM 1.4  
 Interior Norte, Bo. Negros  
 Corozal, PR 00783  
 Catastro: 167-000-008-08-901  
 Lat:18.292795, Lon: -66.338247

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 PR-RGRW-01355

- |   |  |
|---|--|
|  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              |



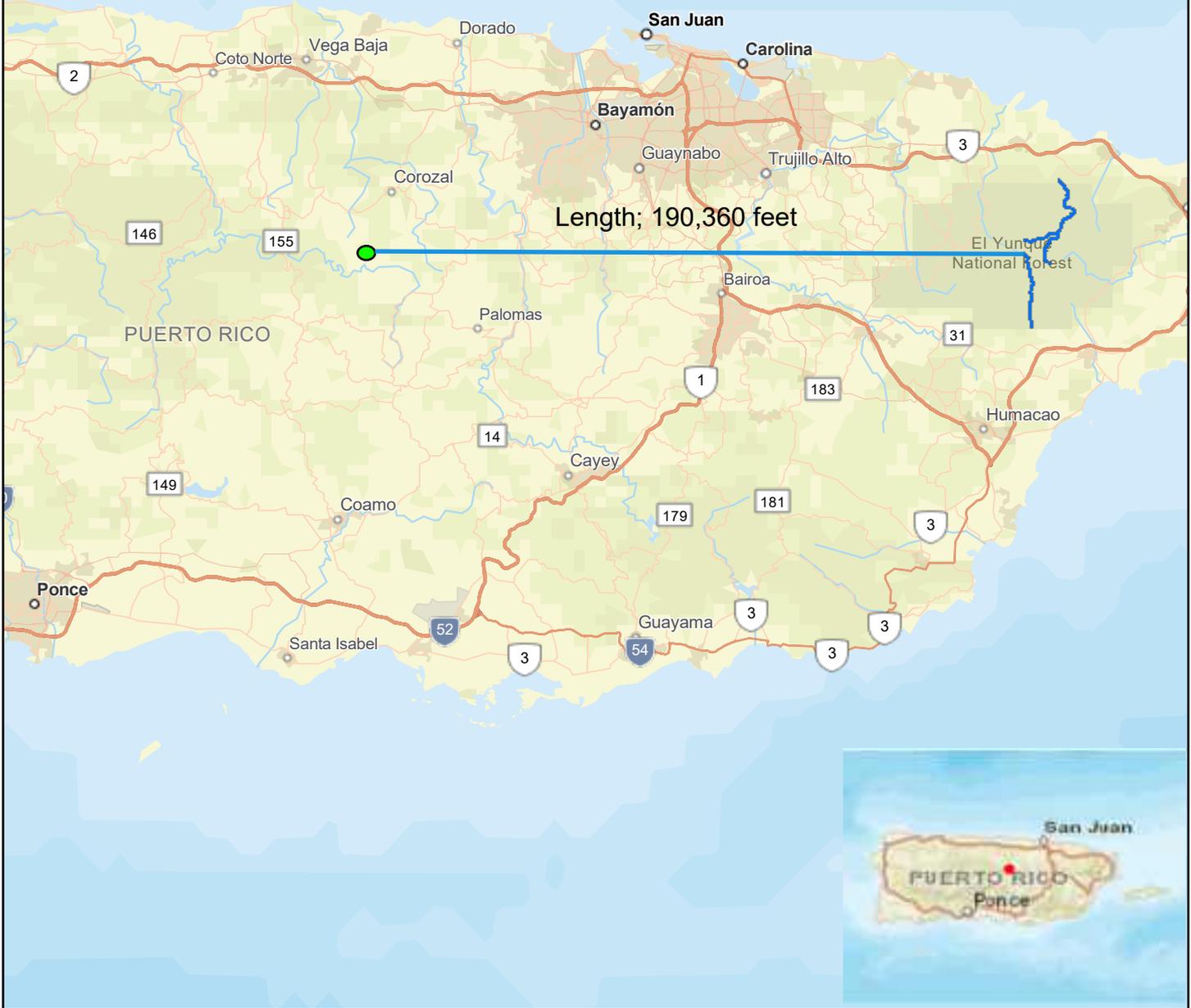
**Source**

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

PR-RGRW-01355 Wild and Scenic Rivers

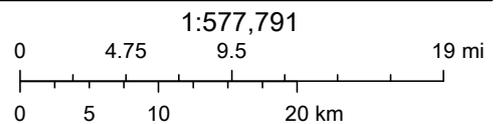
**Application ID: PR-RGRW-01355**

Vista Dorado Farms LLC  
Carr 805 KM 1.4  
Interior Norte, Bo. Negros  
Corozal, PR 00783  
Catastro: 167-000-008-08-901  
Lat:18.292795, Lon: -66.338247



4/5/2023, 10:53:29 AM

- National Wild and Scenic River Line
- PR-RGRW-01355

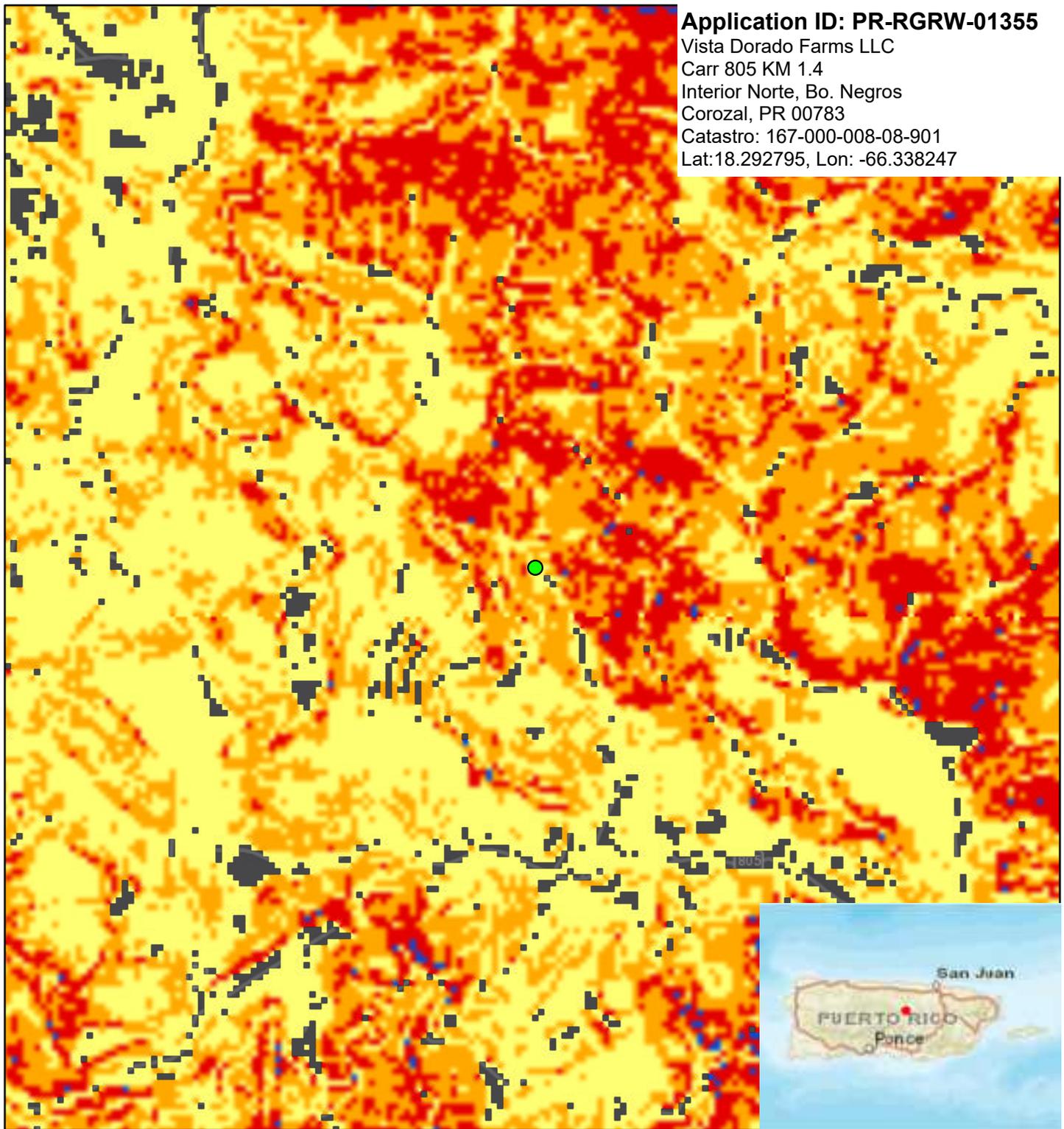


**Source**

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

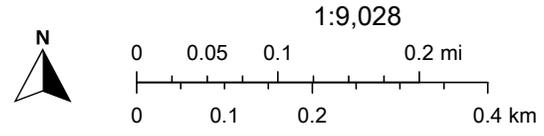
# Figure 13 Landslide

**Application ID: PR-RGRW-01355**  
Vista Dorado Farms LLC  
Carr 805 KM 1.4  
Interior Norte, Bo. Negros  
Corozal, PR 00783  
Catastro: 167-000-008-08-901  
Lat:18.292795, Lon: -66.338247



4/5/2023, 11:52:18 AM

- Landslide Susceptibility**
- Low
  - Moderate
  - High
  - Very High
  - Extremely High
- PR-RGRW-01355



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

April 25, 2023

**Lauren Bair Poche**

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

SHPO 04-20-23-05 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:  
PR-RGRW-01355 – VISTA DORADO FARMS LLC – CARR 805 KM 1.4 INTERIOR  
NORTE, BARRIO NEGROS, COROZAL, PUERTO RICO

Dear Ms. Poche,

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 20, 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-01355 – Vista Dorado Farms LLC– Carr 805 Km 1.4 Interior Norte in Bo. Negros, Corozal, 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 Vista Dorado Farms LLC at Carr 805 Km 1.4 Interior Norte in Bo. Negros, in the municipality of Corozal. The proposed project consists of the purchase and installation of two new greenhouses, a warehouse, an UTV, and four-1,000 gallons cisterns. The new 30' x 60' warehouse will be installed on an existing concrete slab. The two new greenhouses, one 30' x 100' and one 40' x 40' will be installed on bare soil anchored in 450 mm (1.48 feet) foundations buried at 2 feet. The project includes the acquisition of 2 worktables and a sink for the warehouse. The Four (4) cisterns will serve the new greenhouses and will be installed in groups of two next to each other. The cisterns will be used in the rainwater collection system to be used for the drip irrigation system of greenhouses. The cisterns will be placed on bare soil and the pipes to the new greenhouses will go above ground.

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](mailto:lauren.poche@horne.com) or phone at 225-405-7676 with any questions or concerns.

Kindest regards,



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

Architectural Historian, Historic Preservation Senior Manager

Attachments

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		
<b>Subrecipient: Vista Dorado Farms LLC</b> <b>PR-RGRW-01355</b>		
<b>Project Location</b> (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros		<b>City:</b> Corozal, PR

<b>Project Location:</b> Carr 805 Km 1.4 Interior Norte. Bo. Negros	
<b>Project Coordinates:</b> 18.29265 -66.339233, 18.292633 -66.339133, 18.292589 -66.339253, 18.292383 -66.339125	
<b>TPID</b> (Número de Catastro): 167-000-008-08-901	
<b>Type of Undertaking:</b> <input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction	
<b>Construction Date</b> (AH est.): n/a	<b>Property Size</b> (acres): 26.66

<b>SOI-Qualified Archaeologist:</b> Site Visit by: Jaqueline López Meléndez
<b>Date Reviewed:</b> March 30, 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 a two new greenhouses, a warehouse, an UTV, and four-1,000 gallons cisterns. The new 30' x 60' warehouse will be installed on an existing concrete slab. The two new greenhouses, one 30' x 100' and one 40' x 40' will be installed on bare soil anchored in 450 mm (1.48 feet) foundations buried at 2 feet. The project includes the acquisition of 2 worktables and a sink for the warehouse. The Four (4) cisterns will serve the new greenhouses and will be installed in group of two next to each other. The cisterns will be used in the rainwater collection system to be used for the for the drip irrigation system of greenhouses. The cisterns will be placed on bare soil and the pipes to the new greenhouses will go above ground.

### 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 two new greenhouses, water reserves and warehouse. The area of potential effects (APE) measures 3,500 square meters.

### Identification of Historic Properties – Archaeology

A Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), conducted background research to

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Subrecipient: Vista Dorado Farms LLC</b> <b>PR-RGRW-01355</b>	
<b>Project Location</b> (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros	<b>City:</b> Corozal, PR

identify archaeological surveys, previously recorded archaeological sites, and National Register districts within a 0.50 miles radius. Background research indicates no resources are present within the 0.50 miles study area. The closest identified cultural resource to the project area is the Pre-Columbian site known as Yacimiento Barrio Padilla (not confirmed) (SHPO: CA0100006) located 2.44 miles northwest of the project area.

Within the 0.50 miles radius there are no reported archaeological surveys.

The project area does not have cultural resources that are included in or eligible for the National Register of Historic Places (NRHP) or in a Traditional Urban Center or Historic District.

On March 1, 2023, we visually inspected the project area. The project area is located in the mountainous rural area of Corozal. The use of machinery to create different terraces and access roads to the different areas of the farm is evident because the topography is not flat. The surface is exposed in a large part of the farm. The area where the warehouse will be placed has several concrete floors. In this place there was a previous structure that was affected by Hurricane Maria in 2017. The area where the greenhouse 1 and the cisterns will be placed are covered with grass, bushes and vines. This part of the property is located in an area with a lower level. The area where greenhouse 2 will be placed has no vegetation and the surface is exposed. There is a small concrete floor in this area.

## Determination

Within the 0.50 miles radius there are no reported archaeological sites. The Pre-Columbian site Yacimiento Barrio Padilla (not confirmed) (SHPO: CA0100006) located 2.44 miles northwest is the closest archaeological site to the RGRW-01355 project. Within 0.50 miles there are no reported archaeological surveys. During the surface survey we noted that the project will be developed in the mountainous urban area of Corozal. The property has suffered alterations to its original topography for the construction of structures and roads. We observed the cuts and the surface looking for cultural remains with negative results.

Review of existing archaeological background information and the results of the surface walkover to the project area indicate that there are no historic properties or cultural resources within the 0.50-miles radius study area or within the project APE.

Review of existing background information found that the proposed project area is not within the boundaries or visual APE of an eligible / listed National Register of Historic Places (NRHP) nor to a Traditional Urban Center / Historic District. Visual inspection of the APE of the project and its surroundings found no evidence of cultural materials.

We have concluded that the undertaking will not affect any historic properties and that a determination of No Historic Properties Affected is appropriate for this project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REgROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient: Vista Dorado Farms LLC</b> <b>PR-RGRW-01355</b>	
<b>Project Location</b> (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros	<b>City:</b> Corozal, PR

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

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

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

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

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



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR

### Project (PR-RGRW-01355) Location – Area of Potential Effect Map (Aerial)

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Corol. Iberia 1 Suite J-3, Calle Ponce 664, Atorres, San Juan, PR, 00909 Tel: (787) 763-6200

Application ID: PR-RGRW-01355

Vista Dorado Farms LLC

Carr 805 KM 1.4

Interior Norte, Bo. Negros

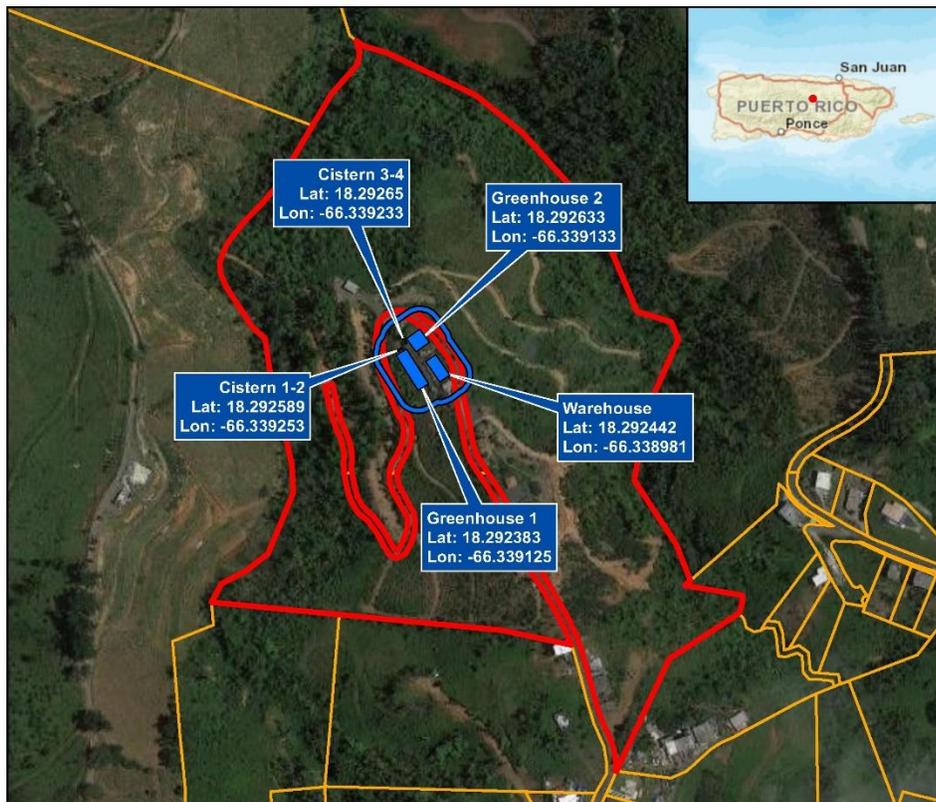
Corozal, PR 00783

Catastro: 167-000-008-08-901

Lat: See List Below, Lon: See List Below

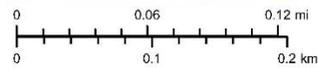
## Area of Potential Effect

Puerto Rico Department of Housing ReGrow



**Legend**

- PR-RGRW-01355 Applicant Structure
- Area of Potential Effect
- PR-RGRW-01355 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/>



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR

### Project (PR-RGRW-01355) Location - Aerial Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Carr. Iturrutegui Suite 313, Calle Ponce 504, Arterena, San Juan, PR 00909 (912)717-7993-0292

Application ID: PR-RGRW-01355

Vista Dorado Farms LLC

Carr 805 KM 1.4

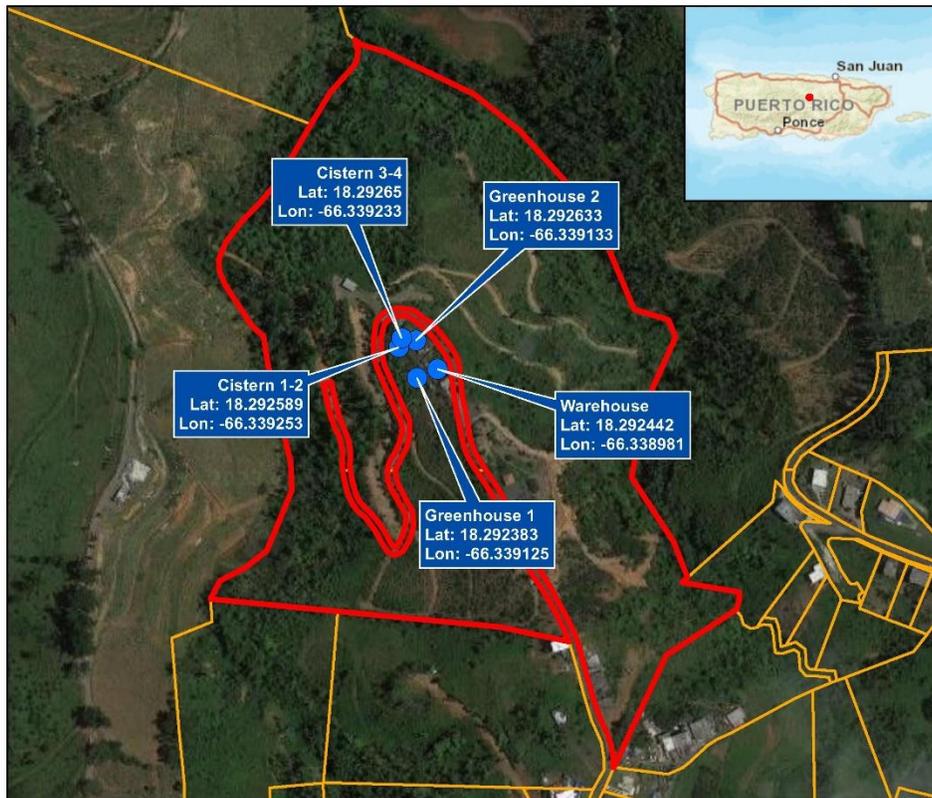
Interior Norte, Bo. Negros

Corozal, PR 00783

Catastro: 167-000-008-08-901

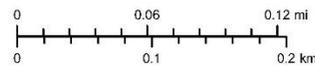
Lat: See List Below, Lon: See List Below

Location: Aerial Map  
Puerto Rico Department of Housing ReGrow



**Legend**

- PR-RGRW-01355
- PR-RGRW-01355 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/cdrpc/>



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR

### Project (PR-RGRW-01355) Location - USGS Topographic Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
100rd. Iboeta 1 Suite J-3, Calle Ponce 584, Atravesa, San Juan, PR, 00900 Tel:787/753-0200

Application ID: PR-RGRW-01355

Vista Dorado Farms LLC

Carr 805 KM 1.4

Interior Norte, Bo. Negros

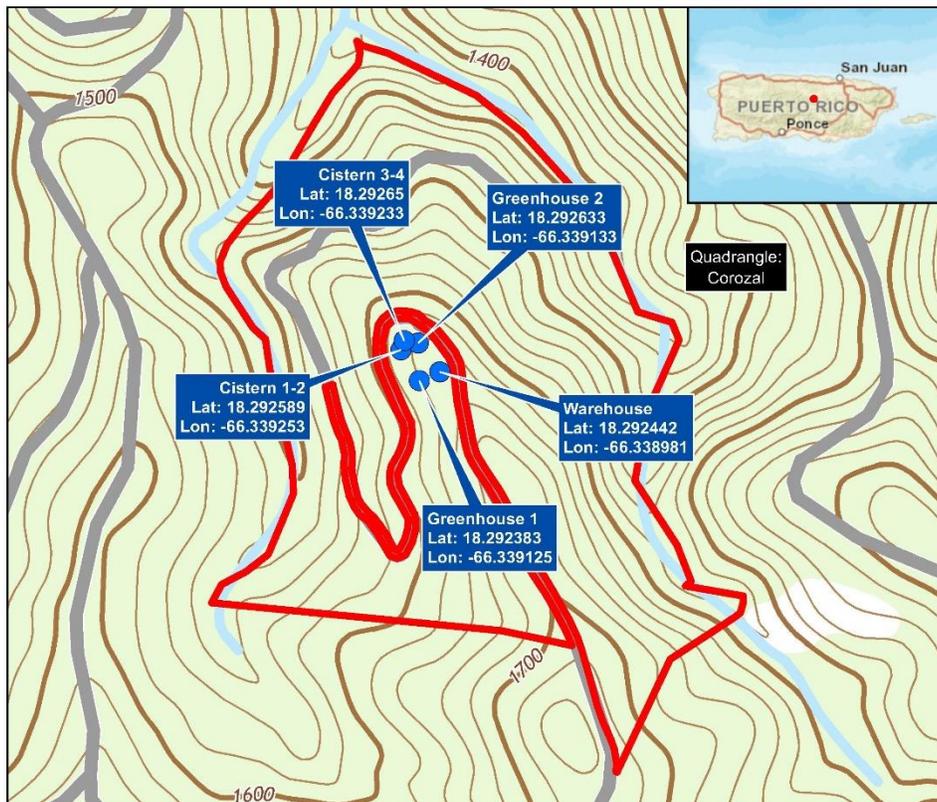
Corozal, PR 00783

Catastro: 167-000-008-08-901

Lat: See List Below, Lon: See List Below

### Location: USGS Topographic Map

Puerto Rico Department of Housing ReGrow

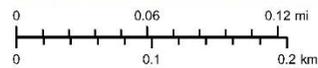


**Legend**

● PR-RGRW-01355

▭ PR-RGRW-01355 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](https://ngmdb.usgs.gov/ngmdb/ngmdb_home.html)



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR

### Project (PR-RGRW-01355) Location – Soils Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Corol. Boria 1 Suite J-3, Calle Perseus 554, Atarés, San Juan, PR, 00900 Tel:787793-0290

Application ID: PR-RGRW-01355

Vista Dorado Farms LLC

Carr 805 KM 1.4

Interior Norte, Bo. Negros

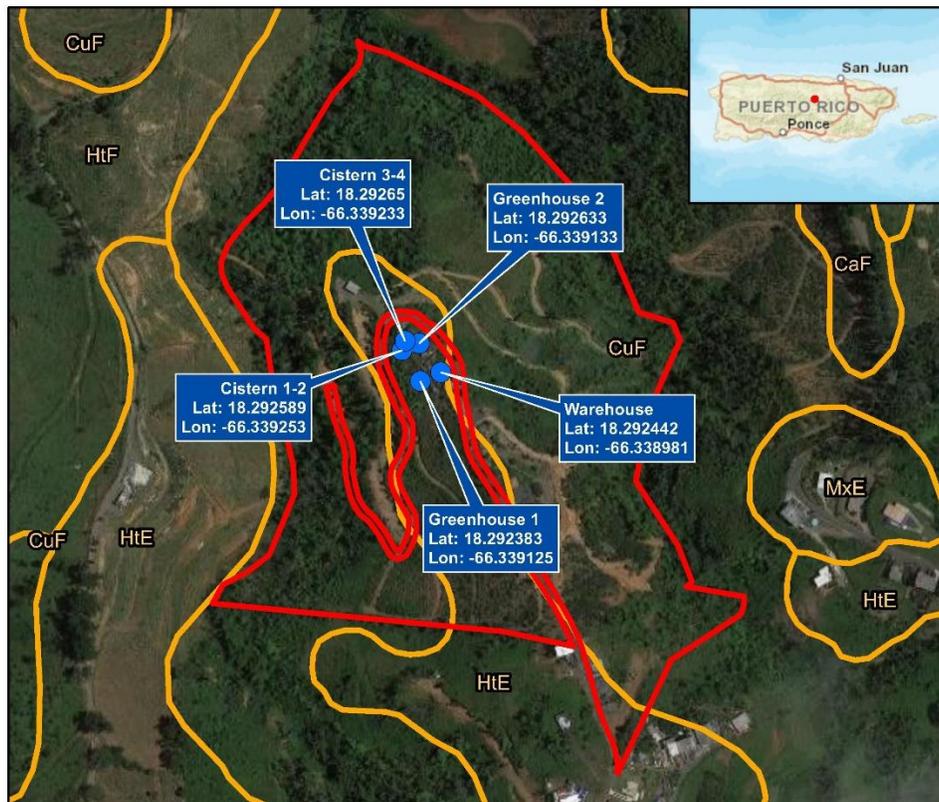
Corozal, PR 00783

Catastro: 167-000-008-08-901

Lat: See List Below, Lon: See List Below

## Soils Map

Puerto Rico Department of Housing ReGrow



**Legend**

- PR-RGRW-01355
- PR-RGRW-01355 Parcel
- Soil Map Unit Symbol

**Soil Map Unit Symbol**

- CaF - Caguabo clay loam, 40 to 60 percent slopes
- CuF - Consumo clay, 40 to 60 percent slopes
- HiE - Humatas clay, 20 to 40 percent slopes
- HiF - Humatas clay, 40 to 60 percent slopes
- MxE - Mucara clay, 20 to 40 percent slopes

0 0.06 0.12 mi

0 0.1 0.2 km

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



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR

**Project (PR-RGRW-01355) Location with Previous Investigations - Aerial Map**

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Ciudad, Isernia 1 Suite J-3, Calle Pinaros SEA, Attereha, San Juan, PR, 00950 TEL:787-795-0290

Application ID: PR-RGRW-01355

Vista Dorado Farms LLC

Carr 805 KM 1.4

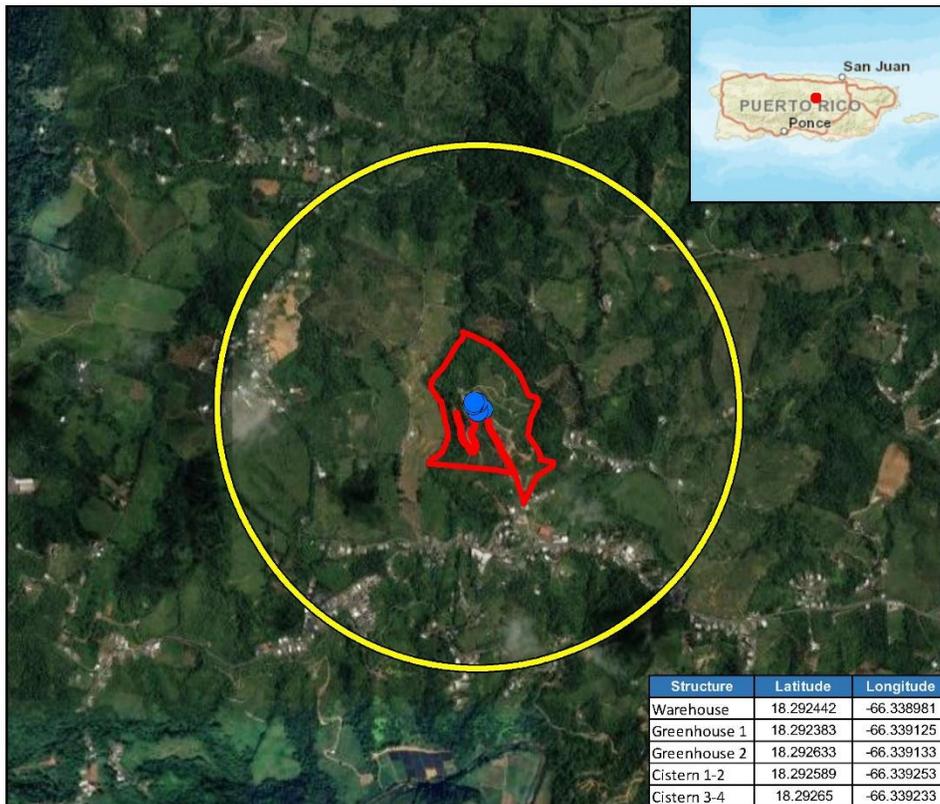
Interior Norte, Bo. Negros

Corozal, PR 00783

Catastro: 167-000-008-08-901

Lat: See List Below, Lon: See List Below

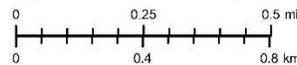
**Previous Investigations: Aerial Map**  
Puerto Rico Department of Housing ReGrow



Structure	Latitude	Longitude
Warehouse	18.292442	-66.338981
Greenhouse 1	18.292383	-66.339125
Greenhouse 2	18.292633	-66.339133
Cistern 1-2	18.292589	-66.339253
Cistern 3-4	18.29265	-66.339233

**Legend**

- PR-RGRW-01355
- PR-RGRW-01355 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



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR

### Project (PR-RGRW-01355) Location with Previously Recorded Cultural Resources USGS Topographic Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Corpor. Berne 1 Suite J-5, Calle Ponce 854, Atlix, San Juan, PR. 00912 Tel: (787) 793-0202

Application ID: PR-RGRW-01355

Vista Dorado Farms LLC

Carr 805 KM 1.4

Interior Norte, Bo. Negros

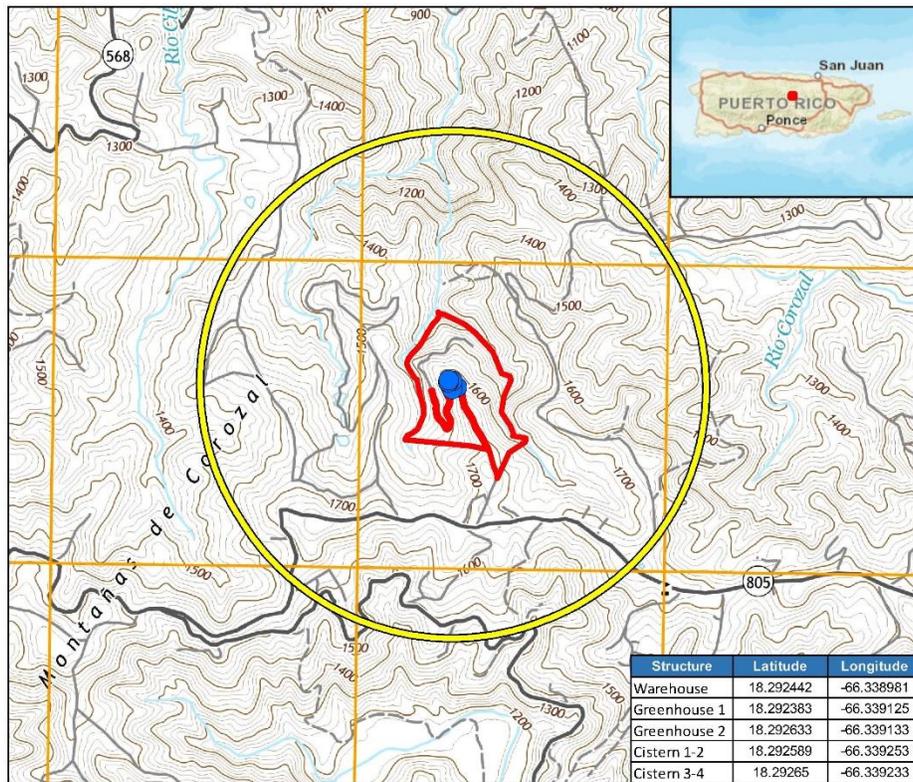
Corozal, PR 00783

Catastro: 167-000-008-08-901

Lat: See List Below, Lon: See List Below

#### Previous Investigations: USGS Topographic Map

Puerto Rico Department of Housing ReGrow

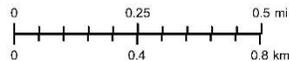


Structure	Latitude	Longitude
Warehouse	18.292442	-66.338981
Greenhouse 1	18.292383	-66.339125
Greenhouse 2	18.292633	-66.339133
Cistem 1-2	18.292589	-66.339253
Cistem 3-4	18.29265	-66.339233

#### Legend

- PR-RGRW-01355
- PR-RGRW-01355 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), NavnyIndia, 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](https://ngmdb.usgs.gov/ngmdb/ngmdb_home.html)

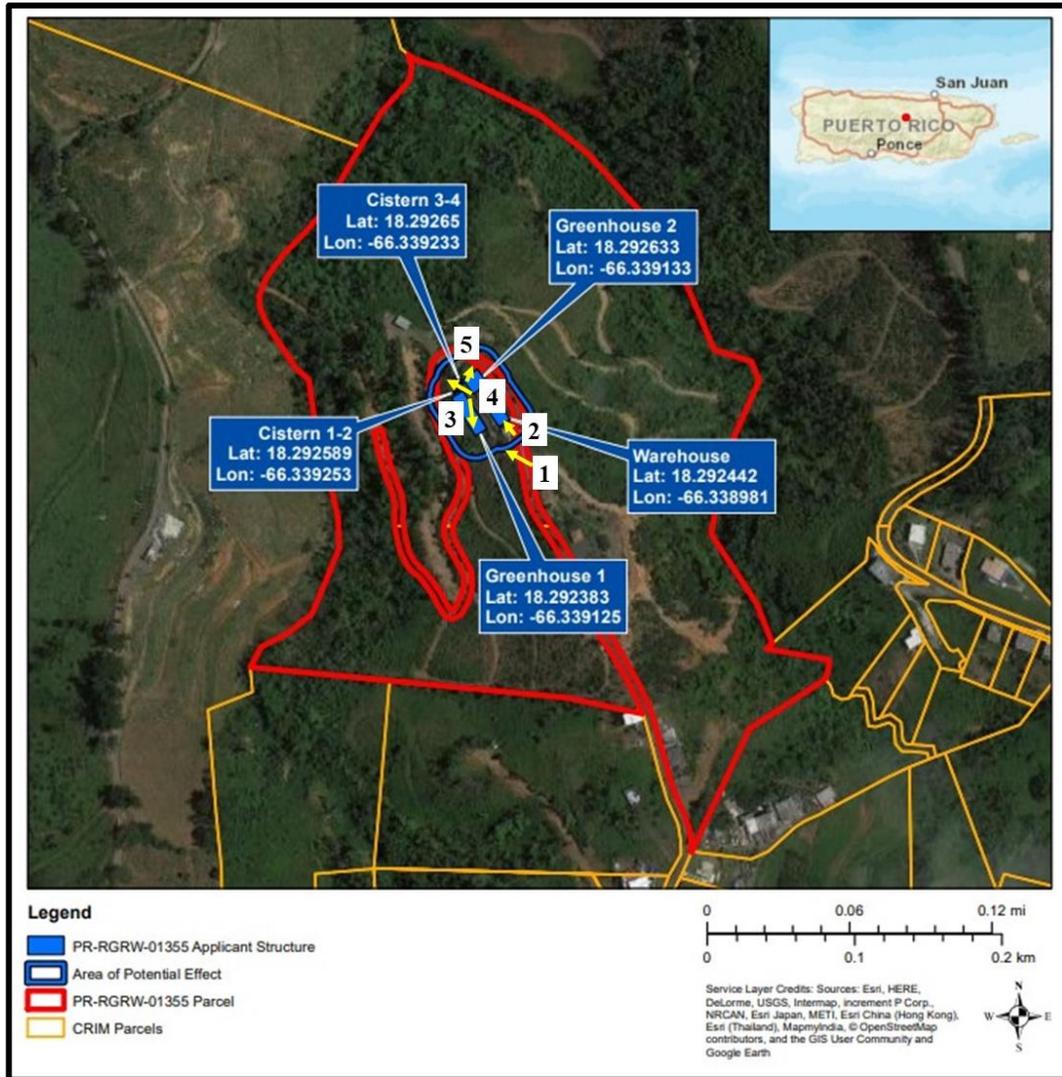
Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR

### Photograph Key



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR



Photo #: 1

Description (include direction): General view of project area, looking northwest.

Date: March 1, 2023



Photo #: 2

Description (include direction): Area where the Warehouse will be built, looking northwest.

Date: Date: March 1, 2023

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

REGROW PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR



Photo #: 3

Description (include direction): Area where the Greenhouse 1 and cistern 1 and 2 will be placed, looking southeast.

Date: March 1, 2023



Photo #: 4

Description (include direction): Area where the cistern 2 and 3 will be placed, looking northwest.

Date: Date: March 1, 2023

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

REGROW PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Subrecipient: Vista Dorado Farms LLC

PR-RGRW-01355

Project Location (Street Address): Carr 805 Km 1.4 Interior Norte. Bo. Negros

City: Corozal, PR



Photo #: 5

Description (include direction): Area where the Greenhouse 2 will be placed, looking northeast.

Date: March 1, 2023



October 20, 2022

**Arch. Carlos A. Rubio Cancela**

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

**Re: Authorization to Submit Documents**

Dear Arch. Rubio Cancela:

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

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

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

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

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

Change the State:

Important Notes

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

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

Important Notes